

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 13, 2020**

The Planning and Zoning Commission met in regular session on Thursday, February 13, 2020 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Gregg Custer; Vice-Chairman John Cox as well as Commissioners Eugene Borsattino, Richard Robison, Jeannette Grazioli and Geoff Sebastian. Staff member present was Planning Manager, Israel Roberts; Town Manager, Julie Couch; Town Engineer, James Chancellor; and Town Secretary, Tenitrus Bethel.

1. Call to Order

Chairman Custer called the meeting to order at 7:00 p.m. and declared a quorum present.

2. Consider and take action regarding December 12, 2019 minutes.

Commissioner Cox made a motion to approve the December 12, 2019 minutes.

Commissioner Grazioli seconded the motion and the motion was approved unanimously.

3. Citizens Comment

Cynthia Brugge, 960 Patrician, expressed her thoughts related to drainage.

4. Action Items

- a. Consider and take necessary action on a request for approval of a Preliminary Plat of the Lexington Heights Addition (formerly Chamberlain Place, Ph. 2). The 16.8-acre site is located west of Stoddard Road, south of Country Club Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Mark Cope, Cope Equities, LLC., representing owners Sam and Donna Price.

Mr. Roberts gave a staff report on this item. He stated in 2015 the preliminary plats for Phase I and II of the Chamberlain Place Addition was approved and Phase I final platted in 2016; the Phase II was not final platted. He indicated per Town ordinance a preliminary plat is valid for 6 months after approval. He reviewed the preliminary plat. He stated the design standards have been met and staff is recommending approval.

Commissioner Robison inquired about the submission of a utility plan with the preliminary plat. Mr. Roberts stated the utility plan is submitted as a portion of the engineering review submittal.

Matt Moore, applicant, addressed the Commission and spoke to the request.

Commissioner Cox inquired about onsite detention. The Commission and Mr. Moore had a general discussion related to detention.

Mr. Chancellor reviewed the topographical map of the property and discussed water flow.

The Commission and Mr. Chancellor has an extended discussion related to this item.

Commissioner Borsattino made a motion to approve the preliminary plat for the Lexington Heights Addition. Commissioner Robison seconded the motion and the motion was unanimously approved.

5. Discussion Item

- a. Consider, discuss and take any necessary action related to application submittal process and related items

Commissioner Robison expressed his thoughts related to the submittal process and recommended topographical survey be included in the agenda packet.

Mr. Roberts reviewed the submittal process for zoning requests.

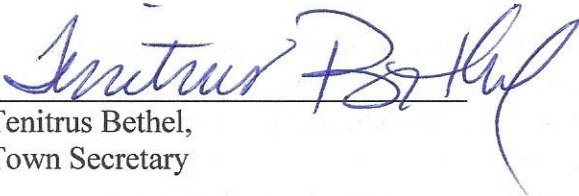
Mr. Chancellor reviewed the submittal process as it relates to engineering.

The Commission and staff had an extended discussion related to this item.

6. Adjourn.

Chairman Custer adjourned the commission from the meeting at 8:02 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Gregg Custer, Chairman
Planning and Zoning Commission

