

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 13, 2022**

The Planning and Zoning Commission met in regular session on Thursday, January 13, 2022, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners John Adler, Justin Kennedy, Jon Cocks and Dennis Swingle. Commissioner Lakia Works was absent. Staff members present were Planning Manager, Israel Roberts; Town Secretary, Tenitrus Bethel; and Town Engineer, James Chancellor.

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

CITIZENS COMMENT

Victoria Higgins, 3980 Summit Ct, expressed her thoughts related to the development of the Campbell property.

Kevin Higgins, 3980 Summit Ct, expressed his thoughts related to drainage.

Randy Sandifer, 4090 Summit Ct, expressed his thoughts related to internet service.

David Roberts, 3960 Summit Ct, expressed his thoughts related to drainage and internet service.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the December 9, 2021 Regular meeting.

Commissioner Kennedy made a motion to approve the December 9, 2021 Regular meeting minutes. Commissioner Adler seconded the motion, and the motion was approved 5-1. Commissioner Cocks abstained.

ACTION/DISCUSSION – PINNACLE ESTATES: Consider and make a recommendation on a request for approval of a Preliminary Plat of Pinnacle Estates Addition. The 44.1-acre tract of land is located on the north side of East Stacy Road, east of Heritage Ranch and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Warren Corwin, Corwin Engineering representing owner JA Pinnacle Development, LLC.

Mr. Roberts gave a staff report related to this item. He stated the request is for the development of 18 – 2 acre lots, 3 common areas that will be HOA owned and maintained. He stated the lot minimum is 2 acres with a 200 ft frontage except for those lots in the cul de sac that have a minimum frontage of 90 feet. He reviewed the process and timeline as it relates to the approval of preliminary plats. He stated staff is recommending a cash in lieu of parkland dedication in the amount of \$53,862; the dedication of parkland for this development would be approximately half an acre. He reviewed the tree ordinance as it relates to the removal of trees. He stated the request meets design standards and staff is recommending approval.

The Commission and staff had an extended discussion related to drainage, park land dedication and the removal of the pond.

Tony Prutch, applicant, spoke to the Commission regarding the request.

Commissioner Cocks made a motion to approve the preliminary plat of the Pinnacle Estates Addition. Commissioner Swingle seconded the motion, and the motion was unanimously approved.

ACTION/DISCUSSION – TRIPLE CROWN ESTATES: Consider and make a recommendation on a request for approval of a Final Plat of the Triple Crown Estates Addition. The 28+/- tract of land is located on the north side of Stacy Road, west of Kentucky Lane and is zoned for a (PC) Planned Center District. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

Mr. Roberts gave a staff report related to this item and reviewed the request details. He stated the request is for 10 – 1.5 acre lots with a 10-acre lot noted as lot #11. He stated the request meets the design standards and he reviewed the monument signage. He stated staff is recommending approval.

Justin Jinright, applicant, addressed the commission regarding the request.

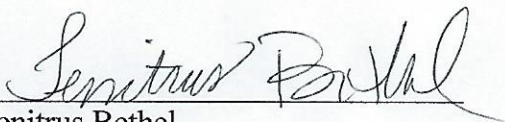
The Commission and staff had a discussion related to drainage.

Commissioner Adler made a motion to approve the final plat of the Triple Crown Estates Addition. Commissioner Cocks seconded the motion, and the motion passed unanimously.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:45 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

