

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 9, 2021**

The Planning and Zoning Commission met in regular session on Thursday, December 9, 2021, 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, and Lakia Works. Commissioners Jon Cocks and Dennis Swingle were absent. Staff member present was Planning Manager, Israel Roberts; Town Secretary, Tenitrus Bethel; Town Engineer, James Chancellor; and Staff Engineer, Danielle Oglesbee.

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

CITIZENS COMMENT

No one came forward to speak.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the October 26, 2021 Joint Council-PZ meeting.

Commissioner Hendricks made a motion to approve the October 26, 2021 joint meeting minutes. Commissioner Kennedy seconded the motion, and the motion was unanimously approved.

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 unanimously approved.

ACTION/DISCUSSION – FAIRVIEW TOWN HOMES: Consider and discuss a request for approval of a Preliminary Plat of the Fairview Townhomes Addition. The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of the Fairview Village Road/Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Justin Cooley, Range Water Development LLC representing Travis Parker Associates, LTD.

Mr. Roberts gave a staff report related to this item.

Commissioner Henricks made a motion to approve the preliminary plat of the Fairview Townhomes Addition. Commissioner Lakia seconded the motion, and the motion was unanimously approved.

PUBLIC HEARING – 1200 HARPER LANDING CUP: Hold a public hearing, consider and discuss a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court. The 2.0-acre site is located at 1200 Harper Landing and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Luke Morrow.

Mr. Roberts gave a presentation related to this item. He stated the request is for a 120'x 60' multi use sports court with lighting. He stated the construction of the project was halted by the Town's building official as a permit was not issued for the sports court. He stated 24 notifications were sent out and 10 letters of support were received; 7 within the notification area and no letter of opposition. He stated staff is recommending approval.

Luke Morrow, applicant, spoke to the commission regarding the request.

Chairman Borsattino opened the public hearing.

Justin Jinright, 571 Kentucky Ln, expressed his thoughts related to the lighting of the sports court.

Chairman Borsattino closed the public hearing.

The Commission and staff had an extended discussion related to the height of the light, hours of use and the permitting process. The Commission recommended the height of the lights be lowered from the requested 22 feet to 20 feet and to limit the time of use from 7:00 am – 10:00 pm.

Commissioner Adler made a motion to approve the request for a conditional use permit for a multi-use sport court with added conditions related to light height and time of use. Commissioner Works seconded the motion, and the motion passed unanimously.

PUBLIC HEARING – BLUE GRASS FARMS: Conduct a public hearing, consider and take necessary action on a request to amend the zoning to reflect a revised development plan for a portion of the Blue Grass Farms subdivision. The 6.4-acre site is located at 431 and 451 Kentucky Lane and is zoned for the (PC) Planned Center District. Applicant: Jenerette Development representing owners Marvin Molodow and Jenerette Development.

Mr. Roberts gave a staff report related to this item. He stated the request is to subdivide two lots to create 3 total lots. He reviewed zoning revision ordinances and the comprehensive plan density requirements. He stated notifications were sent out and one letter of opposition was received. He stated staff is recommending approval.

Chairman Borsattino opened the public hearing.

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

Chairman Borsattino closed the public hearing.

The Commission and staff had a discussion related to lot frontages.

Commissioner Adler made a motion to approve the request to amend the zoning to reflect a revised development plan for a portion for the Blue Grass Farms subdivision. Commissioner Works seconded the motion and the motion passed unanimously.

CAPITAL IMPROVEMENT ADVISORY COMMITTEE (CIAC): The Planning and Zoning Commission acting as the Capital Improvements Advisory Committee (CIAC), to consider, discuss, and take any necessary action regarding the 2021 Impact Fee Study.

John Brown ad hoc member to the CIAC joined the meeting.

Mr. Chancellor reviewed the state requirements to amend impact fees and introduced the representatives from Kimley Horn.

Anthony Samarripas, Kimley Horn, gave a presentation and reviewed the purpose of impact fees, benefits, recoverable and non-recoverable costs and the maximum calculation of assessable fees.

Pete Kelly, Kimley Horn, reviewed the impact fee components, roadway impact fee calculations and calculations per service unit.

Lisa Barber, Kimley Horn, reviewed water and wastewater impact fees and the calculation per service unit.

Mr. Samarripas reviewed next steps, questions and the public hearing.

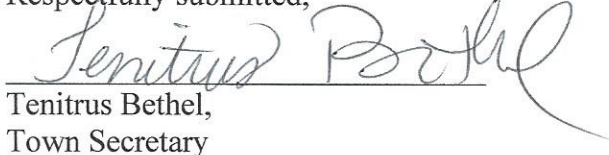
The Commission, Kimley Horn representatives and staff had an extended discussion regarding impact fees.

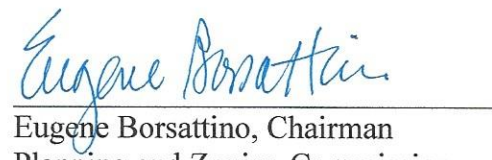
No action was taken.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 8:27 p.m.

Respectfully submitted,


Tenitrus Bethel,
Town Secretary


Eugene Borsattino, Chairman
Planning and Zoning Commission

