

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 8, 2024**

The Planning and Zoning Commission met in regular session on Thursday, February 8, 2024, at 7:00 p.m. at 372 Town Place, Fairview, Texas.

Commissioners Present: Chairman Eugene Borsattino and Vice chair John Adler; and Commissioners Jon Cocks, Lokia Works, Dennis Swingle, and Willis White.

Commissioners Absent: Commissioner Justin Kennedy.

Town Council Present: Councilmember Rich Connelly.

Staff Present: Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson.

There were forty-two (42) members of the public present in the audience.

CALL TO ORDER:

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

CITIZENS COMMENT:

Chairman Borsattino called for citizen comments.

There were none.

ACTION ITEM - MINUTES OF THE JANUARY 11, 2024 REGULAR MEETING OF THE PLANNING & ZONING COMMISSION:

Chairman Borsattino introduced agenda item 3(A), Consider, discuss, and take any necessary action on approval of January 11, 2024 Regular Meeting Minutes.

Commissioner Cocks motioned to approve the minutes as presented. Commissioner Willis seconded, and the motion passed unanimously by commissioners present.

ACTION ITEM - PRELIMINARY REPLAT FOR THE CREEKWOOD ADDITION:

Chairman Borsattino introduced agenda item 4(A), Consider, discuss and take necessary action on a request for approval of a Preliminary Replat of the Creekwood Addition. The 28.4-acre tract of land is located at the southwest corner of Stacy Road and Country Club road and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Brock Corbett, Kimley-Horn & Associates, representing owners Creekwood United Methodist Church.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The Commission and staff had discussion regarding this item.

Commissioner Cocks motioned to approve the Preliminary Replat for the Creekwood Addition as presented. Commissioner Works seconded, and the motion passed unanimously by commissioners present.

PUBLIC HEARING – CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE AT 1010 YOUNG TRAIL:

Chairman Borsattino introduced agenda item 5(A), Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 0.88-acre lot is located at 1010 Young Trail and is zoned for a (PC) Planned Center District. Owner/Applicant: Guy Quota.

Mr. Roberts spoke regarding this item. Staff recommends approval.

The applicant spoke regarding this item.

The Commission and staff had discussion regarding this item.

Chairman Borsattino opened the public hearing.

No one requested to speak.

Chairman Borsattino closed the public hearing.

Vicechair Adler motioned to approve the conditional use permit as presented. Commissioner Works seconded, and the motion passed unanimously by commissioners present.

PUBLIC HEARING – MAJOR WARRANT FOR CONTINUAL OPERATION OF THE OAK STREET NURSERY:

Chairman Borsattino introduced agenda item 5(B), Conduct a public hearing, consider and make a recommendation on a request for a Major Warrant for the continual operation and expansion of the Oak Street Nursery. The 7.14 acre tract of land is located at 1030-1040 Hwy 5, on the east side of Hwy 5, north of Country Club and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Don Paschal, Paschal Consulting representing owners CAAG Land Co, LLC (Oak Street Nursey).

The applicant spoke regarding this item.

Mr. Roberts spoke regarding this item. Staff recommends approval.

Chairman Borsattino opened the public hearing.

No one requested to speak.

Chairman Borsattino closed the public hearing.

The Commission and staff had discussion regarding this item.

Commissioner Cocks motioned to approve the major warrant for the Oak Street Nursery as presented. Vicechair Adler seconded, and the motion passed unanimously by commissioners present.

PUBLIC HEARING – VARIOUS MAJOR WARRANTS FOR PROPOSED SINGLE-FAMILY SUBDIVISION AT THE CORNER OF HWY 5 AND MEANDERING WAY:

Chairman Borsattino introduced agenda item 5(C), Conduct a public hearing, consider and make a recommendation on a request for approval of various Major Warrants for a proposed single-family residential subdivision. The 7.3-acre site is located at the northeast corner of Highway 5 and Meandering Way, and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Applicant: Jason Rose, J. Rose Architects and Planners, representing owners Kharrat Family, LP.

Mr. Roberts spoke regarding this item.

The Commission, applicant, and staff had discussion regarding this item.

Chairman Borsattino opened the public hearing.

David Dietz, at 5136 Pond Springs Circle, Fairview TX, spoke in opposition.

The applicant responded to questions.

Joyce Frame, at 5137 Pond View Lane, Fairview TX, spoke in opposition.

The applicant responded to questions.

Mauricio Dardano, at 770 Meandering Way, Fairview TX, spoke in opposition.

George Parker, at 780 Meandering Way, Fairview TX, spoke in opposition.

David Dietz, at 5136 Pond Springs Circle, Fairview TX, spoke again.

Maurita Clark, at 411 Varnum Way, Fairview TX, spoke in opposition.

Anju Patel, at 5138 Pond Springs Circle, Fairview TX, spoke in opposition.

Mary Price, at 579 Meandering Way, Fairview TX, spoke in opposition.

Alberto Villasenor, at 1043 Hawkswood, Allen, TX representing the adjacent 4-acre parcel, spoke in opposition.

Mary Price, at 579 Meandering Way, Fairview TX, spoke again.

Maurita Clark, at 411 Varnum Way, Fairview TX, spoke again.

Mike Garvey, at 408 Braddock Drive, Fairview TX, spoke in opposition.

Chairman Borsattino closed the public hearing.

The applicant spoke again regarding this item.

The Commission, applicant, and staff had continued discussion.

Commissioner Cocks motioned to approve major warrant #1 related to transition buffering along the eastern property line. Vice chair Adler seconded, and the motion passed with a vote of 5-1. Commissioner Works voting no.

Commissioner Cocks motioned to approve major warrant #2 related to alley trees. Vice chair Adler seconded, and the motion passed unanimously by commissioners present.

Commissioner Cocks motioned to approve major warrant #3 related to the Front build-to-zone (BTZ) along HWY 5. Commissioner Swingle seconded, and the motion passed unanimously by commissioners present.

Commissioner Cocks motioned to approve major warrant #4 related to street trees along HWY 5 and Meandering Way. Commissioner Swingle seconded, and the motion passed with a vote of 5-1. Vice chair Adler voting no.

Commissioner Cocks motioned to approve major warrant #5 related to dwelling unit size. The motion failed due to a lack of a second.

Vice chair Adler motioned to deny major warrant #5 related to dwelling unit size. Commissioner Works seconded, and the motion passed with a vote of 5-1. Commissioner Cocks voting no.

ADJOURNMENT:

Chairman Borsattino adjourned the commission from the meeting at 8:42 p.m.

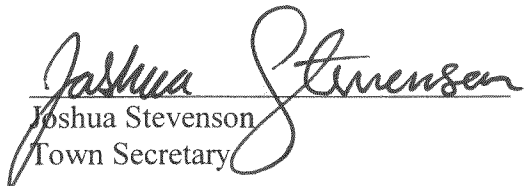
These minutes were approved by the Planning and Zoning Commission on March 14, 2024.

APPROVED:



Eugene Borsattino, Chairman

ATTEST:


Joshua Stevenson
Town Secretary