

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, MARCH 9, 2023**

The Planning and Zoning Commission met in regular session on Thursday, March 9, 2023, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners John Adler and Dennis Swingle. Commissioners Jon Cocks, Justin Kennedy Lokia Works were absent. Staff members present were Planning Manager, Israel Roberts; and Town Secretary, Tenitrus Bethel.

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

**CITIZENS COMMENT**

No one came forward.

**APPROVAL OF MINUTES:** Consider, discuss and take necessary action on approval of the December 8, 2022, regular meeting minutes.

Commissioner Hendricks made a motion to approve the December 8, 2022, regular meeting minutes. Commissioner Swingle seconded and the motion passed unanimously.

**DISCUSSION – FIELD ADDITION:** Consider and make a recommendation on a request for approval of a Final Plat of the Field Addition. The 15.0+/- acre tract of land is located at 661 Meandering Way and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Tom Field, Thompson Realty, representing owners, Lonnie and Antionette Tillinghast.

Mr. Roberts reviewed the staff report on this item. He stated the request has not been amended since the Commission's approval of the preliminary plat in September 2022. He stated it meets the RE-2 design standards.

Ricardo Doi, applicant representative, was present.

The Commission and staff had an extended discussion related to drainage, the cul de sac orientation, landscape buffer and ROW dedication.

Mr. Doi addressed concerns related to the landscape buffer.

Commissioner Adler made a motion to approve the final plat of the Field Addition with the added condition of a landscape plan being submitted to the Council. Commissioner Swingle seconded and the motion passed unanimously.

**PUBLIC HEARING – MW – LINCOLN OFFICE BUILDING REVISED SITE PLAN:**

Conduct a public hearing, consider, and make a recommendation on a request for approval of Major Warrants associated with a revised site plan to accommodate an accessory structure and a revision to the Master Sign Plan for the Lincoln Office Building. The 8.72-acre site is located at

195 Murray Farm Road, at the northwest corner of Murray Farm Road and Convention Drive and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Trey Braswell, Kimley-Horn and Associates representing Fairview Office, LLC.

Chairman Borsattino opened the public hearing.

Trey Bradswell, Kimley-Horn applicant representative, addressed the commission.

The Commission and the applicant had a discussion related to the accessory structure.

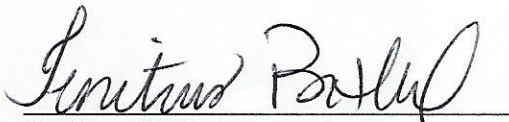
Chairman Borsattino closed the public hearing.

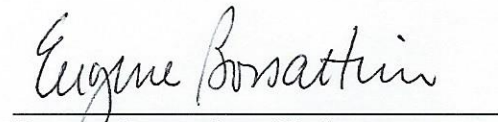
Commissioner Hendricks made a motion to approve the request for a major warrant to accommodate an accessory structure and a revision to the Master Sign Plan for the Lincoln Office Building located at 195 Murray Farm Rd. Commissioner Adler seconded and the motion passed unanimously.

**Adjourn.**

Chairman Borsattino adjourned the commission from the meeting at 7:16 p.m.

Respectfully submitted,

  
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Tenitrus Bethel,  
Town Secretary

  
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Eugene Borsattino, Chairman  
Planning and Zoning Commission

