

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 14, 2022**

The Planning and Zoning Commission met in regular session on Thursday, April 14, 2022, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners Jon Cocks, Justin Kennedy, John Adler, Lakeria Works and Dennis Swingle. 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

No one came forward to speak.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the March 10, 2022 Regular meeting.

Commissioner Cocks made a correction to the submitted minutes.

Commissioner Cocks made a motion to approve the March 10, 2022 Regular meeting minutes with noted corrections. Commissioner Kennedy seconded and the motion passed unanimously.

PUBLIC HEARING –CUP-440 KENTUCKY: Hold a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) to accommodate the expansion of an existing accessory structure. The 3.06 -acre lot is located at 440 Kentucky Lane.

Mr. Roberts reviewed a staff report related to this item. He stated code enforcement contacted the owners due to the accessory structure not being permitted. He reviewed the other accessory structures on the property and stated the new addition was 311 sq. ft. He stated 51 notices were sent out and the applicant circulated a petition of which 28 letters of support were received, 10 within the notification area. He stated staff is recommending approval.

Applicant was present.

The Commission and applicant had a discussion related to the request.

Commissioner Borsattino opened the public hearing.

No one came forward to speak.

Commissioner Borsattino closed the public hearing.

The Commission and applicant had an extended discussion related to compliance.

Commissioner Cocks made a motion to approve the request for a CUP to accommodate the expansion of an existing accessory structure. Commissioner Adler seconded and the motion passed unanimously.

PUBLIC HEARING – NATURE SCHOOL OF FAIRVIEW: Hold a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) to accommodate an expansion to the Nature School of Fairview. The 3.5-acre site is located at 340 Country Club Drive and is zoned for a (PC) Planned Center District. Applicant: Adam Panter of myInceptive, LLC representing Marron Investment Group, LLC.

Mr. Roberts gave a staff report related to this item. He stated the request is to add a 2-story 10,000 sq. ft. building for school use on the south side with improvements to the driveway. He reviewed the building renderings and stated there is a plan to add a splash pad and a treehouse play area. He reviewed the history of the school and use. He stated after a discussion with the architect it was stated that the expansion of the school would increase enrollment by 140 new students. He stated TxDOT advised that a Traffic Impact Analysis would need to be completed before this project could move forward; and until the traffic impact analysis is completed this public hearing would need to be continued until which time that results are presented.

The Commission and staff had an extended discussion related to the expansion of 1378.

Applicant was present.

Commissioner Borsattino opened the public hearing.

Applicant spoke to the commission regarding the request.

Adam Panter, architect, stated he is working with a consultant to begin the study.

Sacha Marin, applicant, spoke to the request.

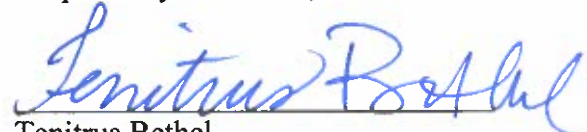
The Commission, applicant and staff had an extended discussion related to the expansion of 1378 and the addition of a turn lane.

Commissioner Adler made a motion to continue the public hearing to a date certain of May 12, 2022 at 7:00 p.m. Commissioner Works seconded and the motion passed unanimously.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:35 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Eugene Borsattino, Chairman
Planning and Zoning Commission

