

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, MAY 12, 2022**

The Planning and Zoning Commission met in regular session on Thursday, May 12, 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, and Dennis Swingle. Commissioners John Adler and Lokia works were 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**

No one came forward to speak.

**APPROVAL OF MINUTES:** Consider, discuss and take necessary action on approval of the April 14, 2022 Regular meeting.

Commissioner Cocks made a correction to the submitted minutes.

Commissioner Cocks made a motion to approve the April 14, 2022, Regular meeting minutes with noted corrections. Commissioner Swingle seconded and the motion passed unanimously.

**ACTION/DISCUSSION – PINNACLE ESTATES FINAL PLAT:** Consider and make a recommendation on a request for approval of a Final 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 reviewed a staff report related to this item. He stated back in January the Council approved the preliminary plat. He reviewed the layout and elevations of the development; 18 lots with 3 common areas that will be maintained by the HOA. He stated the request meets the design standards of the RE-2 Ranch Estate district and staff is recommending approval.

Warren Corwin, applicant, spoke to the commission regarding the request.

Commissioner Cocks made a motion to approve a request for a final plat of the Pinnacle Estates. Commissioner Kennedy seconded and the motion passed unanimously.

**PUBLIC HEARING – NATURE SCHOOL OF FAIRVIEW:** Continue the 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 735 Country Club Drive and is zoned for a (PC) Planned Center District. Applicant: Adam Panter of myInceptiv, LLC representing Marron Investment Group, LLC.

Mr. Roberts stated the traffic impact analysis has not been completed and once completed TxDOT requires a minimum of 3 weeks to review the findings.

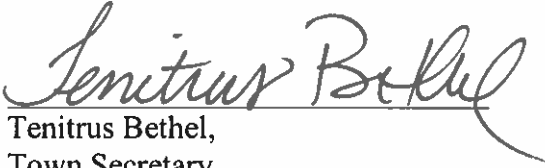
The Commission and Mr. Roberts had an extended discussion related to this item.


Commissioner Cocks made a motion to continue the public hearing to a date certain of July 14, 2022 at 7:00 p.m. Commissioner Swingle seconded and the motion passed unanimously.

**Adjourn.**

Chairman Borsattino adjourned the commission from the meeting at 7:07 p.m.

Respectfully submitted,

  
Tenitrus Bethel,  
Town Secretary

  
Eugene Borsattino, Chairman  
Planning and Zoning Commission

