

**FAIRVIEW PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 9, 2024**

The Planning and Zoning Commission met in regular session on May 9, 2024 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair Eugene Borsattino and Vice Chair John Adler; and Commissioners Jon Cocks, Justin Kennedy, Lokia Works, Dennis Swingle, and Willis White.

Staff present: Town Manager, Julie Couch; Town Attorney, Clark McCoy; Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson.

**1. Call to Order**

Chair Borsattino called the meeting to order at 7:01 PM and declared a quorum was present.

There were approximately one hundred and fifty (150) members of the public present in the audience when the meeting was called to order.

**2. Citizen's Comments (for Non-Public Hearing Items)**

Chair Borsattino called for citizen's comments.

Victoria Higgins, 3980 Summit Court, spoke regarding a change of venue for future Town meetings regarding the LDS Temple.

**3. Action/Discussion Items**

- a. Approve the minutes of the April 11, 2024, Regular meeting of the Planning and Zoning Commission

Chair Borsattino called for this item.

The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Kennedy, to approve the minutes of the April 11, 2024, Regular meeting of the Planning and Zoning Commission in a vote of Yes 7, No 0, Abstained 0.

**4. Public Hearings**

- a. Conduct a public hearing, consider and discuss and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (greenhouse). The 3.6-acre lot is located at 100 Seattle Slew and is

zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Timothy and Charlotte Czmiel.

Chairman Borsattino called for the item.

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

The Commission and staff had discussion regarding this item.

Chairman Borsattino opened the public hearing.

Renee Powell, 91 Affirmed Lane, spoke in favor.

Chairman Borsattino closed the public hearing.

The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Works, to approve a request for approval of a Conditional Use Permit (CUP) for an accessory structure located at 100 Seattle Slew in a vote of Yes 7, No 0, Abstained 0.

- b. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Chairman Borsattino called for the item.

Mr. Roberts spoke regarding this item.

The applicant spoke regarding this item.

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

Chairman Borsattino opened the public hearing.

Marlo Ballard, 130 Horseshoe Bend, Fairview, TX, spoke in opposition.

Steven Foradori, 190 Horseshoe Bend, Fairview, TX, spoke in opposition.

Rick Dunham, 151 Horseshoe Bend, Fairview, TX, spoke in opposition.

Brittney Hooper, 671 Oak Mont Court, Fairview, TX, spoke in favor.

Teegan Braithwaite, 1340 Stacy Rd, Fairview, TX, spoke in favor.

Ben Brown, 717 Mustang Drive, Fairview, TX, spoke in opposition.

Gary Carter, 1000 Timber Lane, Fairview, TX, spoke in opposition.

Marji Smith, 281 Paddock Trail, Fairview, TX, spoke in opposition.

Helen Dunham, 151 Horseshoe Bend, Fairview, TX, spoke in opposition.

Scott Fleming, 410 Forest Oaks Drive, Fairview, TX, spoke in opposition.

Mary Freeman, 600 Wilson Creek , McKinney, TX, spoke in favor.

Lee Moore, 1840 Hammerly Drive, Fairview, TX, spoke in opposition.

John Urban, 455 Long Cove Drive, Fairview, TX, spoke in favor.

Joel Schuh, 694 Forest Oaks Drive, Fairview, TX, spoke in opposition.

Mark Cope, 2840 Hidden Creek Lane, McKinney, TX, spoke in favor.

Doug Bailey, 417 Black Diamond, Fairview, TX, spoke in favor.

Joan Dowd, 458 Long Cove Drive , Fairview, TX, spoke in favor.

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

Julie Snow, 120 Weston Drive, Fairview, TX, spoke in favor.

Holly Snow, 120 Weston Drive, Fairview, TX, spoke in favor.

Gretchen Wilde, no address given, Fairview, TX, spoke in opposition.

Melissa McKneely, no address given, Allen, TX, spoke in favor.

Nikki Butler, 681 Oak Mont Court, Fairview, TX, spoke in favor.

Bryan Countryman, 205 Newchester Drive, Fairview, TX, spoke in favor.

Tamer Elmenayer, no address given, Allen, TX, spoke in opposition.

[name could not be transcribed], no address given, spoke in favor.

[name could not be transcribed], no address given, Frisco, TX, spoke in favor.

Clay Medley, 710 Oakdale Circle, Fairview, TX, spoke in opposition.

Rose Oswald, 411 Palomino Way, Fairview, TX, spoke in opposition.

Joshua Willard, 350 Kentucky Lane, Fairview, TX, spoke in opposition.

Pamela [no last name given], 199 Newchester, Fairview, TX, spoke in opposition.

Nicki Smith, 1670 Ashcroft, Fairview, TX, spoke in opposition.

Devika Dandona, 1010 Three Oaks Dr, Fairview, TX, spoke in opposition.

Autum Wagner, 2007 Terry Court, Melissa, TX, spoke in favor.

Jason Jones, 380 Collinwood, Fairview, TX, spoke in favor.

Ron Corley, 2309 Brinlee Branch Lane, McKinney, TX, spoke in favor.

Richard Carron, 1356 Shadow Creek Drive, Fairview, TX, spoke in opposition.

Elizabeth Hardwick, no address given, Allen, TX, spoke in favor.

Art Rascon, Area Authority for the Church of Latter-Day Saints, spoke.

Corbin Peterson, no address given, spoke in opposition.

Patrick Grazioli, 79 Stone Hinge Drive, Fairview, TX, spoke in opposition.

Chairman Borsattino closed the public hearing.

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

Commissioner Cocks motioned to approve the CUP with no limitations. The motion failed to gain a second. The motion failed.

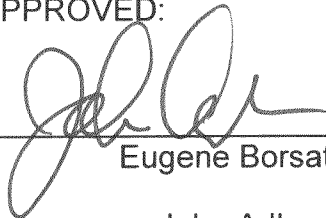
The Commission passed the motion by Vice Chair Adler, seconded by Commissioner Works, to deny a request for approval of a Conditional Use Permit (CUP) for a religious facility located on the north side of Stacy Road, west of Meandering Way in a vote of Yes 6, No 1, Abstained 0. Commissioner Cocks voting No.

## 5. **Adjourn**

Chair Borsattino adjourned the meeting at 9:43 PM.

These minutes were approved by the Planning and Zoning Commission on July 11, 2024.

APPROVED:

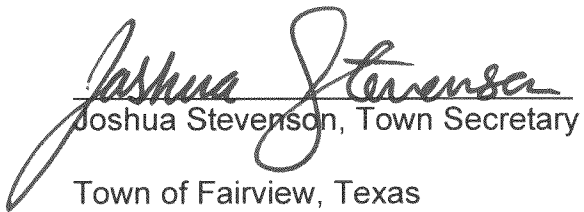


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Eugene Borsattino, Chair

John Adler, Vice Chair

ATTEST:



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Joshua Stevenson, Town Secretary

Town of Fairview, Texas

