

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 11, 2024**

The Planning and Zoning Commission met in regular session on July 11, 2024 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Vicechair John Adler, and Commissioners Jon Cocks, Justin Kennedy, and Willis White.

Commissioners absent: Chair Eugene Borsattino, and Commissioners Dennis Swingle and Lakia Works.

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

1. Call to Order

Vicechair Adler called the meeting to order at 7:00 PM and declared a quorum was present.

There were seven (7) members of the public present when the meeting was called to order.

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

Vicechair Adler called for citizen's comments.

There were none when called.

3. Action/Discussion Items

- a. Approve the minutes of the May 9, 2024, Regular meeting of the Planning and Zoning Commission

Vicechair Adler called for the item.

The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Kennedy, to approve the minutes of the May 9, 2024, Regular meeting of the Planning and Zoning Commission in a vote of Yes 4, No 0, Abstained 0.

- b. Consider, discuss and take necessary action on a request for approval of a Replat of the Southern Springs Farms Addition and 5.6-acres of unplatted property into three (3) lots. The 11.3-acre tract of land is located west of the intersection of Orr Road and Fitzhugh Mill Road and is zoned for the (RE-2)

Two-acre Ranch Estate District. Applicant: Brandon Davidson, Corwin Engineering representing owners Dan and Joanie Anderson, and Ted and Ruth Kerico.

Vicechair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Kennedy, to approve a request for approval of a Replat of the Southern Springs Farms Addition and 5.6-acres of unplatted property into three (3) lots in a vote of Yes 4, No 0, Abstained 0.

4. **Public Hearings**

- a. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Major Warrant to allow a dooryard frontage, in lieu of stoop frontage, for buildings with less than four (4) residential units within the Fairview Townhome Addition. The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Mike Molge, Kimley-Horn and Associates, representing owners Impression Homes Murray Manor, LLC.

Vicechair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

Vicechair Adler opened the public hearing.

No one requested to speak.

Vicechair Adler closed the public hearing.

The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Kennedy, to approve a request for approval of a Major Warrant to allow a dooryard frontage, in lieu of stoop frontage, for buildings with less than four (4) residential units within the Fairview Townhome Addition in a vote of Yes 4, 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 accessory structures (greenhouse & covered patio). The 2.01-acre lot is located at 440

Michelle Way and is zoned for the (RE-2) Two-acre Ranch Estate District.
Applicant: Holden Snider, Weisz Selection Outdoor Living, representing owners Adam and Jevanna Cherrington.

Vicechair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

The applicant spoke regarding this item.

Vicechair Adler opened the public hearing.

No one requested to speak.

Vicechair Adler closed the public hearing.

The Commission continued discussion regarding this item.

The Commission passed the motion by Commissioner Kennedy, seconded by Commissioner Cocks, to approve a request for approval of a Conditional Use Permit (CUP) for accessory structures (greenhouse & covered patio) at 440 Michelle Way in a vote of Yes 4, No 0, Abstained 0.

- c. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court.
The 1.9-acre site is located at 910 Katherine Court and is zoned for a (RE-1.5) Ranch Estate District. Applicant: Jennifer Bradley, Land Pro Creations representing owners Uma and Prashanth Reddy.

Vicechair Adler called for the item.

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

The Commission and staff had discussion regarding this item.

Vicechair Adler opened the public hearing.

No one requested to speak.

Vicechair Adler closed the public hearing.

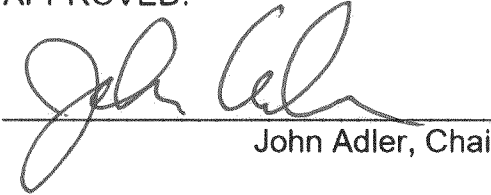
The Commission passed the motion by Commissioner Cocks, seconded by Commissioner Kennedy, to approve a request for approval of a Conditional Use Permit (CUP) for a multi-use sports court at 910 Katherine Court in a vote of Yes 4, No 0, Abstained 0.

5. **Adjourn**

Vicechair Adler adjourned the meeting at 7:23 PM.

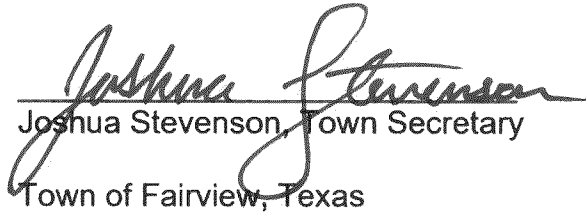
These minutes were approved by the Planning and Zoning Commission on August 8, 2024.

APPROVED:



John Adler, Chair

ATTEST:



Joshua Stevenson, Town Secretary
Town of Fairview, Texas