

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, JULY 13, 2023**

The Planning and Zoning Commission met in regular session on Thursday, July 13, 2023, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners Justin Kennedy, Jon Cocks, Dennis Swingle, John Adler. Commissioner Lokia Works was absent. Staff members present were Planning Manager, Israel Roberts; Town Engineer James Chancellor; 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 to speak.

**APPROVAL OF MINUTES:** Consider, discuss and take necessary action on approval of the May 11, 2023 regular meeting minutes.

Commissioner Swingle made a motion to approve the May 11, 2023, regular meeting minutes. Commissioner Kennedy seconded and the motion passed 4-0. Commissioners Cocks and Adler abstained.

**ITEM FOR DISCUSSION – CHAMBERLAIN PARK:** Consider and make a recommendation on a request for approval of a Preliminary Plat of the Chamberlain Park Addition. The 16.8-acre site is located west of Stoddard Road, south of Country Club Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Jason Trafton of Ion Design Group.

Chairman Borsattino introduced the item.

Mr. Roberts reviewed the staff report and stated the request reflected the potential development of a twelve (12) lots, single-family subdivision with one (1) common area lot that would be maintained by the homeowners association. He stated that this design is identical to the previous layout for the Lexington Height Addition, that was approved in 2021, however, that approval has expired. This request conforms with all district design standards.

James Chancellor, Town Engineer, discussed the drainage and detention pond associated with the proposal.

The Commission and Staff had an extended discussion regarding the detention pond, its function, and its placement on Lot 4, Block A.

Jason Trafton, applicant representative, was present.

Commissioner Cocks made a motion to table this request to give the applicant more time to address concerns regarding the location of the detention pond.

Additional discussion between the applicant, Staff and the Commission was held. Staff committed to the Commission that they would discuss with the applicant an alternate alignment for Lot 4, Block A and the detention pond area, by the corresponding Town Council meeting in August.

Commissioner Cocks withdrew the motion.

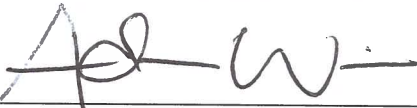
The Commission, Staff and the application continued with general discussion concerning the detention pond.

Commissioner Cocks made a motion to approve the request as presented. Commissioner Adler seconded the motion, and was approved unanimously.

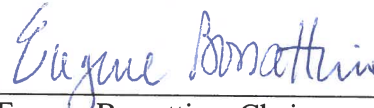
**Adjourn.**

Chairman Borsattino adjourned the commission from the meeting at 7:23 p.m.

Respectfully submitted,



Adam Wilbourn  
Alternate Town Secretary



Eugene Borsattino, Chairman  
Planning and Zoning Commission

