

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 11, 2022**

The Planning and Zoning Commission met in regular session on Thursday, August 11, 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, and Dennis Swingle. Commissioner Lakia Works was absent. Staff members present were Planning Manager, Israel Roberts; 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 July 14, 2022 Regular meeting minutes.

Commissioner Cocks made a motion to approve the July 14, 2022, Regular meeting minutes. Commissioner Kennedy seconded and the motion unanimously.

PUBLIC HEARING – HANCOCK ADDITION: Hold a public hearing, consider and make a recommendation on a request for approval of the J. Hancock Addition. The total 33.78-acre site area includes Lot 2 of the Haines Addition and 23.78-acres of unplatted property at 4558 and 4600 County Road 317, partially located within the Town of Fairview (22.786-acres) and 10.994-acres of land within the Town of Fairview ETJ.

Mr. Roberts stated gave a staff report on this item. He stated the request is to plat the land for a future subdivision. He indicated the property is located within the Town limits as well as the ETJ and as such the subdivision enforcement rights occur only within the town limits. He stated staff is recommending approval.

Chairman Borsattino opened the public hearing.

No one came forward to speak.

Chairman Borsattino closed the public hearing.

The Commission and staff had a discussion related to annexation and flood plain.

Commissioner Hendricks made a motion to approve the request for the Hancock Addition. Commissioner Cocks seconded and the motion passed unanimously.

PUBLIC HEARINGS – NATURE SCHOOL: Continue 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.

Chairman Borsattino opened the public hearing.

Mr. Roberts reviewed the history of the site and reviewed the request. He stated the applicant plans to construct and a 2-story 10,000 sq ft structure with additional parking, a new cul de sac and a private drive off of Country Club. He reviewed the landscape plan, building features and building height limits. He reviewed the TXDoT roadway impact study and the reconstruction of Country Club. He stated there is a maximum student limit of 210 children and he indicated a certificate of occupancy would not be release until the road striping has been completed. He stated 19 notices were sent out and 8 letter of support have been received. He stated staff is recommending approval.

Adam Panter, applicant architect addressed the commission regarding the request.

Fiona Sasha, Nature School Director, spoke to the commission regarding maximum capacity.

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

Chairman Borsattino closed the public hearing.

The Commission and staff had a discussion related to this item.

Commissioner Adler made a motion to approve the request for a conditional use permit to accommodate an expansion to the Nature School of Fairview. Commissioner Cocks seconded and the motion passed unanimously.

PUBLIC HEARING – CUP – 901 BARKSDALE: Hold a public hearing, consider and make a recommendation on a request for a Conditional Use Permit (CUP) for a multi-use sports court. The 2.3-acre site is located at 901 Barksdale Creek Lane and is zoned for the (RE-1) One-acre Ranch Estate District.

Chairman Borsattino opened the public hearing.

Mr. Roberts gave a staff report and reviewed the site layout. He stated the sport court would have no fencing, meets RE-1 setback requirements and meets screening requirements. He stated 21 notices were send out and 1 letter of support from an adjacent neighbor was received.

Kevin Jensen, applicant, spoke to the commission regarding the request.

The Commission and applicant and a discussion related to this topic.

Commissioner Borsattino closed the public hearing.

Commissioner Kennedy made a motion to approve the request for a conditional use permit for a sports court to be located at 901 Barksdale. Commissioner Swingle seconded and the motion passed unanimously.

PUBLIC HEARING – CUP – 530 COTTONWOOD: Hold a public hearing, consider and make a recommendation on a request for a Conditional Use Permit (CUP) for a multi-use sports court. The 1.09-acre site is located at 530 Cottonwood Place and is zoned for the (RE-1) One-acre Ranch Estate District.

Chairman Borsattino opened the public hearing.

Mr. Roberts gave a staff report related to this item. He stated the request is for a 1,800 sq. ft. multi-use sport court, with a 15-foot setback, no lighting, the soft netting meets requirements and additional screening to be added. He stated 29 notices were sent out and 6 letters of support have been received.

Dave Hansen, applicant, addressed the commission regarding the request.

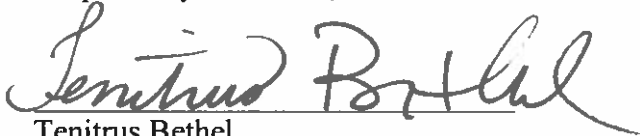
Chairman Borsattino closed the public hearing.

Commissioner Kennedy made a motion to approve the request for a conditional use permit for a sports court to be located at 530 Cottonwood. Commissioner Adler seconded and the motion passed unanimously.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:44 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Eugene Borsattino, Chairman
Planning and Zoning Commission

