

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, SEPTEMBER 8, 2022**

The Planning and Zoning Commission met in regular session on Thursday, September 8, 2022, at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Vice-Chairman, Paul Hendricks; Commissioners Justin Kennedy, John Adler and Dennis Swingle. Commissioner Lokia Works attended via RingCentral. Commissioner Jon Cocks 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**

Mauricio Dardano, 770 Meandering, expressed thoughts related to the preliminary plat for 661 Meandering.

Tom Field, 6306 Luftin, expressed thoughts related landscaping at 661 Meandering.

**APPROVAL OF MINUTES:** Consider, discuss and take necessary action on approval of the revised July 14, 2022 Regular meeting minutes and the August 11, 2022 regular meeting minutes.

Commissioner Swingle made a motion to approve the revised July 14, 2022 regular meeting minutes and the August 11, 2022 regular meeting minutes. Commissioner Kennedy seconded and the motion unanimously.

**DISCUSSION – PRELIMINARY PLAT – FIELD ADDITION:** Consider and make a recommendation on a request for approval of a Preliminary Plat of the Field Addition. The 15.0+/- acre tract of land is located at 661 Meandering Way, and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Tom Field, Thompson Realty, representing owners, Lonnie and Antionette Tillinghast.

Mr. Roberts gave a staff report on this item. He stated the request is a cul de sac with the development of 3 new lots in addition to the current residence; the current residence will remain on a 7 acre tract. He stated a cash in lieu of park land dedication in the amount of \$11,969 will be collected at the time of final plat. He stated the request meets the design standards and staff is recommending approval.

Tom Field, applicant representative, spoke to the commission regarding the request.

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

Commissioner Hendricks made a motion to approve the preliminary plat for the Field Addition located at 661 Meandering Way. Commissioner Swingle seconded and the motion passed unanimously.

**PUBLIC HEARING – CUP – 301 OAKWOOD:** Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (greenhouse). The 1.4-acre lot is located at 301 Oakwood Trail and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Cortney Baker.

Mr. Roberts stated gave a staff report on this item. He stated the request is for a 117 sq. ft. greenhouse that has already been constructed. He reviewed the ordinance related to greenhouses and photos of the greenhouse location. He stated notifications were sent out and one letter of opposition was received. He stated the request meets all setbacks and design standards; and staff is recommending approval.

Dr. Courtney Baker, applicant, addressed the commission regarding the request.

Chairman Borsattino opened the public hearing.

No one came forward to speak.

Chairman Borsattino closed the public hearing.

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

Commissioner Hendricks made a motion to approve the request for a conditional use permit for a greenhouse located at 301 Oakwood Tr. Commissioner Kennedy seconded and the motion passed unanimously.

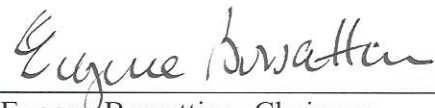
**Adjourn.**

Chairman Borsattino adjourned the commission from the meeting at 7:30 p.m.

Respectfully submitted,



Tenitrus Bethel,  
Town Secretary



Eugene Borsattino, Chairman  
Planning and Zoning Commission

