

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

The Planning and Zoning Commission met in regular session on Thursday, December 8, 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; 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.

APPROVAL OF MINUTES: Consider, discuss and take necessary action on approval of the September 8, 2022 regular meeting minutes.

Commissioner Hendricks made a motion to approve the September 8, 2022 regular meeting minutes. Commissioner Kennedy seconded and the motion passed 5-1. Commissioner Cocks abstained.

DISCUSSION – TREE CITY USA: The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will consider and take action regarding the Town’s Annual Tree City USA Recertification Application.

Mr. Chancellor reviewed the requirements and qualifications for recognition. He stated the Town meets all requirements and staff is recommending approval.

Commissioner Cocks made a motion to authorize Town staff to submit the Town of Fairview Tree City USA recertification application for 2022. Commissioner Kennedy seconded and the motion passed unanimously.

The Commission and staff had an extended discussion related to additional signage.

PUBLIC HEARING – CUP – 530 KENTUCKY: Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) to accommodate an additional accessory structure for a garden shed. The 2.0-acre lot is located at 530 Kentucky Lane and is zoned for the (PC) Planned Center District. Owner/applicant: Michael Schepers.

Chairman Borsattino opened the public hearing.

Mr. Roberts stated gave a staff report on this item. He stated the request is for a 400 sq. ft. garden shed. He indicated in 2013 the applicant received approval of a 2,100 sq. ft. accessory structure which exceeds the allowance for this zoning district. He stated the request meets all design standards. He stated notices were sent and staff received 4 letters of support and 1 in opposition; staff is recommending approval.

Michael Schepers, applicant, was present.

No one came forward to speak.

Chairman Borsattino closed the public hearing.

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

Commissioner Kennedy made a motion to approve the request for a conditional use permit for a garden shed located at 530 Kentucky. Commissioner Cocks seconded and the motion passed unanimously.

PUBLIC HEARING – AMEND CPDD AND MW FOR SMOKING ESTABLISHMENT:

Hold a public hearing, consider and make a recommendation on a request for an amendment to the (CPDD) Commercial Planned Development District regarding smoking establishments and Hold a public hearing, consider and make a recommendation on a request for a Major Warrant for a smoking establishment/cigar lounge. The site is located within the Fairview Town Center at 352 Town Place and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant: Martin Corboy.

Mr. Roberts advised the chairman to open the public hearing agenda items 5b and 5c simultaneously.

Chairman Borsattino opened the public hearing items 5b and 5c.

Mr. Roberts reviewed the process to date, discussed the text amendment language and reviewed the previously approved major warrants approved the space.

Martin Corboy, applicant was present.

No one came forward to speak.

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

Chairman Borsattino closed the public hearing items 5b and 5c.

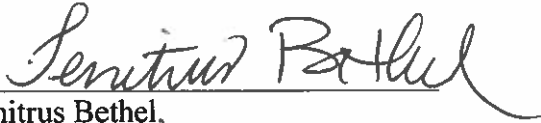
Commissioner Cocks made a motion to approve a request for an amendment to the CPDD regarding smoking establishments. Commissioner Swingle seconded and the motion passed unanimously.

Commissioner Adler made a motion to approve a request for a major warrant for a smoking establishment/cigar lounge. Commissioner Swingle seconded and the motion passed unanimously.

Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:22 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Eugene Borsattino, Chairman
Planning and Zoning Commission

