

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 14, 2021**

The Planning and Zoning Commission met in regular session on Thursday, January 14, 2021 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Commissioners and John Cox, John Adler, Jeannette Grazioli, Richard Connelly and Richard Robison. Those present via teleconference were Commissioners Paul Hendricks. Staff member present was Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Tenitrus Bethel.

**1. Call to Order**

Chairman Borsattino called the meeting to order at 7:00 p.m. and declared a quorum present.

**2. Citizens Comment**

No one came forward to speak.

**3. Consider and take action regarding December 10, 2020 minutes.**

Commissioner Cox made a motion to approve the minutes. Commissioner Grazioli seconded the motion, and the motion was approved 5-0. Commissioners Adler and Connelly abstained.

**4. Public Hearings**

- a. Conduct a public hearing, consider and take necessary action on a request to rezone a 16.8-acre tract of land from the (RE-3) Three-acre Ranch Estate District to a (PC) Planned Center District with modified (RE-1.5) One-and-one-half-acre Ranch Estate District standards. The site is located at 800 Country Club Road, on the south side of Country Club Road, east of Stoddard Road. Applicant: Tim Jackson, representing owners Bruce and Shannon Kelly. (ZA2020-03)

Mr. Roberts gave a staff report related to the request. He stated the development would include 10-single family lots, including the existing home, a common lot area and a pond; each lot would be developed under the RE-1.5 design standards except the lots will be 1.2 acres. He stated accessibility to Country Club is via a split entry and no homesite adjacent to Country Club will have direct access; there will be no direct or indirect access to Hart Rd. He further reviewed the lot conditions.

Mr. Roberts stated as of today 5 letter of support and 2 letters of opposition were received. He stated staff is recommending approval.

Bruce Kelly, applicant, was in attendance online.

Tim Jackson, Tim Jackson Homes, spoke with the Commission in relation to the request.

Chairman Borsattino opened the public hearing.

Zeev Zanzuri, 160 Horseshoe Bend, expressed opposition.

Bruce Kelly, applicant, spoke to the commission regarding the request. The Commission and Mr. Kelly had an extended discussion related to the request.

Barbara Isaacs, 811 Beechwood, inquired about the plan for the parcel.

Kelli Billingsly, 450 Palomino, expressed opposition.

Kristine Ludwinski, 521 Lakewood, expressed her thoughts regarding reopening meetings.

Victoria Higgins, 3980 Summit Ct, expressed opposition.

Drew Karras, 820 Timberwood, expressed opposition.

Zeev Zanzuri, 160 Horseshoe Bend, expressed opposition.

Kristine Ludwinski, 521 Lakewood, inquired about the settlement agreement.

Bruce Kelly addressed inquires related to the settlement agreement.

Chairman Borsattino closed the public hearing.

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

Commissioner Robison made a motion to approve the request to rezone a 16.8-acre site from RE-3 (Three-Acre Ranch District) to PC (Planned Center District with modified RE-1 for the site located at 800 Country Club Rd. Commissioner Adler seconded the motion, and the motion was 5-2. Commissioners Grazioli and Cox opposed.

- b. Conduct a public hearing, consider and take necessary action on a request to rezone a 31.05-acre tract of land from the (RE-3) Three-acre Ranch Estate District to a (PC Planned Center District with modified (RE-2) Two-acre Ranch Estate District standards. The site is located at 930 Country Club Road, on the south side of Country Club Road, east of Stoddard Road. Applicant: Keith Hamilton, Hamilton Duffy, PC, representing owners Mark and Morgan Stoddard. (ZA2020-05)

Mr. Roberts gave a staff report related to this item. He stated the proposed development has the potential of 14 single family lots built in accordance with RE-2 design standards. He stated access to Country Club would be via a split entry way cul de sac; no lot would have direct access to Country Club or Hart Rd. He indicated due to the length there would be an emergency access easement to Hart Rd. He indicated fire administration requested sprinkler systems be required for all homes beyond 600 feet. He reviewed additional design requirements under the RE-2 design standards.

Mr. Roberts stated as of today 6 letter of support and 2 letters of opposition were received from property owners within the notification area.

Keith Hamilton, applicant representative, spoke to with the Commission in regard to the request.

The Commission and staff had an extended discussion related to this request.

Chairman Borsattino opened the public hearing.

Kelli Billingsly, 450 Palomino, inquired about the previous vote.

Devon Hunt, 940 Englewood Ct, expressed opposition.

Stuart Blumenthal, 861 Beechwood, expressed concerns related to drainage.

Barbara Isaacs, 811 Beechwood, expressed opposition

Devika Dandona, 1010 Three Oaks, expressed opposition.

Jim Hathaway, 971 Hart, expressed opposition.

Chairman Borsattino closed the public hearing.

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

Commissioner Hendricks made a motion to continue the public hearing to a date uncertain. Commissioner Robison seconded the motion the motion.

The Commission had an extended discussion related to this request.

Ms. Bethel advised that the continuation of a public hearing must be set for a date certain.

Commissioner Hendricks withdrew the motion.

Commissioner Hendricks made a motion to continue the public hearing to a date certain of February 11, 2021 at 7:00 p.m. at the Fairview Town Hall. Commissioner Grazioli seconded the motion, and the motion was approved 6-1. Commissioner Adler opposed.

- c. Conduct a public hearing, consider and take necessary action on a request to amend the Future Land Use Map of the Town of Fairview Comprehensive Plan from Residential Estate Uses to Professional Office uses and to change the zoning from the (RE-1) One-acre Ranch Estate District to a (PC) Planned Center District for an office park. The 13.9-acre tract of land is located at the northwest corner of Stacy Road and Meandering Way. Applicant: Brian Moore, GFF Planning, representing owners G&G – Stacy at Meandering, LLC. (ZA2020-04)

Chairman Borsattino advised the Commission that the applicant requested a continuance to the February meeting.

Mr. Roberts gave a staff report related to this request. He stated the request is two-fold; to revise the future land use map to professional office use and rezone to PC-Office Park. He stated the concept plan is 13 1-story residential/garden style office buildings. He indicated all traffic from this office park would access Stacy Rd and access to Meandering Way would be gated emergency access. He reviewed the definition, allowances and prohibitions related to an office park development.

Mr. Roberts stated as of today 95 letters of opposition were received, 11 within the notification area; and 3 letters of support. He indicated the applicants have requested a continuance to the February meeting.

Brian Moore and Gavin Newman, applicants were in attendance online. Mr. Newman gave a presentation in relation to the request.

Chairman Borsattino opened the public hearing.

Peter Depalma, 401 Oak Ridge, expressed opposition.  
Brian Gelles, 680 Forest Oaks, expressed opposition.  
Joel Schuh, 690 Forest Oaks, expressed opposition.  
Betsy Fillmore, 271 Paddock, expressed opposition.  
Victoria Higgins, 3980 Summit Ct, expressed opposition.  
Jarred Morgan, 760 River Oaks, expressed opposition.  
Deanna Senn, 430 Palomino, expressed opposition.  
Barbara Isaacs, 811 Beechwood, expressed opposition.  
Kelli Billingsly, 450 Palomino, expressed opposition.  
Kristine Ludwinski, 521 Lakewood, expressed opposition.  
Devika Dandona, 1010 Three Oaks, expressed opposition.  
Zeev Zanzuri, 160 Horseshoe Bend, expressed opposition.  
Marlo & Scott Ballard, 130 Horseshoe Bend, expressed opposition.

Chairman Borsattino closed the public hearing.

Commissioner Grazioli made a motion to continue the public hearing to a date certain of February 11, 2021 at 7:00 p.m. at the Fairview Town Hall. Commissioner Robison seconded the motion, and the motion was approved 6-1. Commissioner Connelly opposed.

- d. Conduct a public hearing, consider and take action on a request for a text amendment to the zoning ordinance related to residential entryway features. Applicant: The Town of Fairview. (ZT2020-01)

Mr. Roberts gave a staff report related to this item. He stated with direction from Council, staff has prepared an amendment to the zoning ordinance as it relates to fences and walls. He stated this amendment would establish language in the fence ordinance that would allow a residential property of a certain size to build an entryway feature; the property cannot be located in a subdivision.

Mr. Roberts reviewed the current subdivision ordinance related to entry features and the proposed changes.

Chairman Borsattino opened the public hearing.

Victoria Higgins, 3980 Summit Ct, inquired about the parcel acreage.  
Kelli Billingsly, 450 Palomino, inquired about maintenance.

Chairman Borsattino closed the public hearing.


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

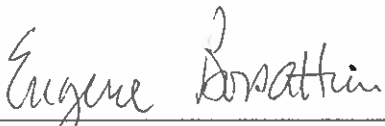
Commissioner Cox made a motion to approve the text amendment to the zoning ordinance related to residential entryway features with an amendment to reduce the lot size from 10 acres to 5 acres. Commissioner Robison seconded the motion, and the motion was approved unanimously.

**5. Adjourn.**

Chairman Borsattino adjourned the commission from the meeting at 10:38 p.m.

Respectfully submitted,

  
Tenitrus Bethel,  
Town Secretary

  
Eugene Borsattino, Chairman  
Planning and Zoning Commission

