

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, FEBRUARY 11, 2021**

The Planning and Zoning Commission met in regular session on Thursday, February 11, 2021 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those via teleconference were Chairman Eugene Borsattino; Commissioners John Cox, John Adler, Richard Connelly and Paul Hendricks. Commissioners Richard Robison and Jeannette Grazioli were absent. Staff member present was Planning Manager, Israel Roberts; Town Manager, Julie Couch; 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 January 14, 2021 minutes.**

Commissioner Connelly made a motion to approve the minutes. Commissioner Cox seconded the motion, and the motion was unanimously approved.

**4. Public Hearings**

- a. Continue 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 and presentation 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 the landscape plan. He stated staff is recommending approval.

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

Chairman Borsattino opened the public hearing.

Bruce Kelly, 800 Country Club, expressed his support for the request and thoughts related to the proposed plan.

Barbara Isaacs, 811 Beechwood, expressed opposition

Bruce Kelly, 800 Country Club, inquired about the lot sizes.

Dennis Hunt, 940 Englewood Ct, expressed thoughts regarding proposed lot sizes, green space and drainage.

Tony Prutch, home builder, expressed thoughts regarding the lot size.

Bruce Kelly, 800 Country Club, expressed his thoughts about lot size.

Ms. Couch addressed the questions regarding smaller lot sizes and stated the request as submitted cannot be amended to increase density.

Chairman Borsattino closed the public hearing.

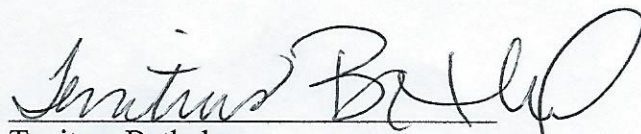
The Commission and staff had an extended discussion related to this item.

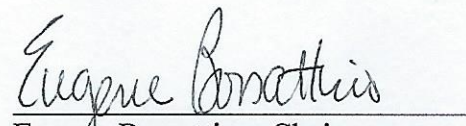
Commissioner Hendricks made a motion to approve the request to rezone a 31.05-acre tract of land located at 930 country Club Rd from RE-3 to PC with modified RE-2 design standards. Commissioner Connelly seconded the motion and the motion was approved unanimously.

#### 5. Adjourn.

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

Respectfully submitted,

  
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Tenitrus Bethel,  
Town Secretary

  
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Eugene Borsattino, Chairman  
Planning and Zoning Commission

