

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, DECEMBER 10, 2020**

The Planning and Zoning Commission met in regular session on Thursday, December 10, 2020 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Chairman Eugene Borsattino; Commissioners and Jeannette Grazioli and Richard Robison. Those present via teleconference were Vice-Chairman John Cox and Commissioners Geoff Sebastian and Paul Hendricks. Staff member present was Planning Manager, Israel Roberts; 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 November 12, 2020 minutes.

Commissioner Grazioli made a motion to approve the minutes with noted changes.

Commissioner Robison seconded the motion, and the motion was approved unanimously.

4. Public Hearings

- a. Conduct a public hearing, consider and take necessary action on a request to rezone an 8.2-acre site, formerly the Fairview Country Day School, from the (PC) Planned Center District to the (RE-1.5) One-and-one-half Acre Ranch Estate District. The site is located at 885 Hart Road, on the north side of Hart Road, east of Stoddard Road. Applicant/Owner: Michael Pezzulli (ZA2020-02)

Mr. Roberts gave a staff report related to the request. He stated the applicant is requesting to change the zoning of this parcel back to RE-1.5. He reviewed the history of this property and current zoning allowances under the planned center zoning district. He indicated this request is in response to an agreement between the applicant and the Town Council that was executed in October. He stated notification were mailed out before Thanksgiving and he received 1 letter of support and 3 letters of opposition; 2 of which were within the notification area. He stated staff is recommending approval as presented.

Michael Pezzulli, applicant, spoke to the commission regarding the request.

The Commission, Mr. Pezzulli and Mr. Roberts had an extended discussion related to this item.

Chairman Borsattino opened the public hearing.

Stark Langs, 831 Beechwood Ln, submitted a letter of opposition that was read by Ms. Bethel.

Cloyed & Diane Hastings, 880 Beechwood Ln, submitted a letter of opposition that was read by Ms. Bethel.

Barbara Isaacs, 811 Beechwood Ln, submitted a letter of opposition that was read by Ms. Bethel.

Chairman Borsattino closed the public hearing.

The Commission had an extended discussion related to this item.

Commissioner Hendricks made a motion to approve the request to rezone a 8.2 acre site from PC (Planned Center) to RE 1.5 for the site located at 855 Hart Rd.

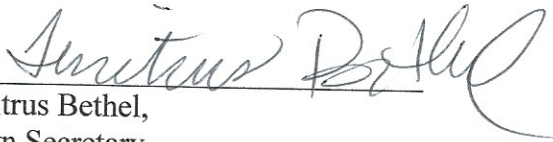
Commissioner Robison seconded the motion, and the motion was 4-1-1.

Commissioner Grazioli opposed the motion and Commissioner Sebastian abstained.


5. Adjourn.

Chairman Borsattino adjourned the commission from the meeting at 7:25 p.m.

Respectfully submitted,



Tenitrus Bethel,
Town Secretary



Eugene Borsattino, Chairman
Planning and Zoning Commission

