



City of New Fairview
Planning & Zoning Commission Regular Meeting
999 Illinois Lane
Monday, March 25, 2024, at 6:00 pm

- 1. Call to Order and Determination of Quorum**
- 2. Pledge to the Flags.**
 - A. United States of America**
 - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.**
- 3. Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city planning and zoning issues, projects, or policies to briefly address the Commission. Anyone wishing to speak should sign in with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens with the opportunity to speak, there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from discussing or acting on any item not listed on the posted agenda.
- 4. Work Session: None**
- 5. New Business:** All matters listed in New Business will be discussed and considered separately.
 - A. Receive and consider approval of the minutes for the February 12, 2024 meeting.**
 - B. Consider recommending approval of a final plat for Lots 260A and 260B, Hills of Oliver Creek Phase Two, 2.0 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 generally located in the 200 block of Private Road No. 4440.**
- 6. Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
- 7. Adjournment**

I, the undersigned authority, do hereby certify the above notice of the meeting of the Planning and Zoning Commission of New Fairview, is a true and correct copy of the said notice that I posted on the official posting at Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and on its website, said notice being posted this 14th day of March, 2024 at 5:00 PM at least 72 hours preceding the meeting time.

Susan Greenwood

Susan Greenwood, Assistant City Secretary



SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.



**City of New Fairview
Planning & Zoning Commission Regular Meeting
999 Illinois Lane
Monday, February 12, 2024, at 6:00 pm**

**STATE OF TEXAS
COUNTY OF WISE
CITY OF NEW FAIRVIEW**

**THE CITY COUNCIL CONVENED INTO A CITY COUNCIL MEETING THE SAME
BEING OPEN TO THE PUBLIC, THE 12th DAY OF FEBRUARY IN THE NEW
FAIRVIEW CITY HALL AND NOTICE OF SAID MEETING GIVING THE TIME
PLACE AND SUBJECT THEREFORE HAVING BEEN POSTED AS PRESCRIBED BY
ARTICLE 5 OF THE TEXAS GOVERNMENT CODE WITH THE FOLLOWING**

MEMBERS PRESENT:

PLANNING & ZONING COMMISSIONERS

**Commissioner Rebecca McPherson
Commissioner Julie Burger
Commissioner Lisa Cabrera**

ABSENT

Commissioner Don Duval

CITY STAFF

**John Cabrales Jr, City Administrator
Susan Greenwood, Court Administrator/Assistant City Secretary
Stephen Cook, City Planner**

1. Call to Order and Determination of Quorum (Meeting called to order by Commissioner Rebecca McPherson at 6:00 PM, Roll Call with the above-mentioned names)

0. Pledge to the Flags.

A. United States of America

A. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

0. Public Comment: The Planning and Zoning Commission invites persons with comments or observations related to city planning and zoning issues, projects, or policies to briefly address the Commission. Anyone wishing to speak should sign up with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens with the opportunity to speak,

there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from

discussing or acting on any item not listed on the posted agenda.

0. Work Session: None

0. New Business: All matters listed in New Business will be discussed and considered separately.

A. Receive and consider approval of the minutes for the September 11, 2023, meeting.

Motion: Commissioner Julie Burger

Second: Commissioner Lisa Cabrera

Vote: All in Favor

Result: Motion to approve the September 11, 2023, minutes.

A. Consider recommending approval of a rezoning for 1.966 acres, Lot 1, Alpha Business Park is located at 116 Graham Road. The zoning is requesting a change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly. **Opened the Public Hearing at 6:03 pm and Closed the Public Hearing at 6:35 pm.**

City Planner Stephen Cook gave a presentation of a rezoning request for 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Rd. Stephen Cook explained that the aircraft business currently has a business located off E Rosedale and has been there for many years. Cook stated with any zoning changes, state law requires notice to be sent to all property owners within 200 feet. City Administrator John Cabrales Jr. explained the public hearing tonight was advertised in the Wise County Messenger.

Commissioner Burger stated that residents were okay with the concrete plant as long as there were restricted hours and asked if we were going to have the same issues and complaints as the concrete plant with this part assembly and manufacturing company. Cook explained all work would be done inside the building and what they are manufacturing does not create a lot of noise and we feel that it will not be a nuisance to other property owners. Commissioner Barera was concerned for the residential properties. The applicant Lisa Tally stated the business is currently located at 5621 E Rosedale Street in Fort Worth and explained all manufacturing of their parts are done indoors and production usually ends around 2:30 pm. Tally states they use a press and die cuts for the parts being manufactured, in which she has learned every position within the company. Lisa Tally explains they do not use 18- wheelers to ship any products and do not have a lot of traffic coming in and out of their facility. Pictures were provided to show the current building hallways, production room, presses used in the manufacturing process, and boxes for shipping. Lisa Tally said they are audited every year to ensure the quality and safety is being followed. Commissioner

McPherson asked if they store chemicals. Lisa Tally stated they do orders and ship them out immediately but do not keep an inventory of chemicals. Commissioner Cabrera asked if the entire business was contained inside and wanted to make sure

there was no outside storage. Lisa Tally confirmed there would be no outside storage and that all business would be conducted inside.

Motion: Commissioner Lisa Cabrera

Second: Commissioner Julie Burger

Vote: All in Favor

Result: Motion to approve rezoning for 1.966 acres, Lot 1, Alpha Business Park is located at 116 Graham Road. The zoning is requesting a change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly.

0. **Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

City Administrator John Cabrales Jr. shared information about the Parks & Recreation Survey and encouraged the Commissioners to participate in the survey. Cabrales explained that we needed a Parks Master Plan, and he also updated the Commissioners that BKV plugged and abandoned the gas well site. Cabrales shared that it was possible in the next five years the City of New Fairview could have two city parks.

0. Adjournment

Adjournment

Motion: Commissioner Lisa Cabrera

Second: Commissioner Julie Burger

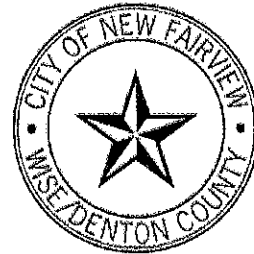
Vote: All in Favor

Result: Planning and Zoning adjourned the meeting at 6:38 pm.

MINUTES APPROVED ON THIS 25TH DAY OF MARCH 2024

Rebecca McPherson, Commissioner

Susan Greenwood, Assistant City Secretary



SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.

Planning and Zoning Commission AGENDA MEMO

Prepared By: Stephen A. Cook, AICP Senior Planner

March 25, 2024

Approval of Final Plat for Hills of Oliver Creek Phase Two

DESCRIPTION:

Consider recommending approval of a final plat for Lots 260A and 260B, Hills of Oliver Creek Phase Two, 2.0 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 generally located in the 200 block of Private Road No. 4440.

BACKGROUND INFORMATION:

Gustavo Vargas owns a two acre property in the City of New Fairview Extraterritorial Jurisdiction. The tract is located within an area of unincorporated Wise County called Hills of Oliver Creek. The property is a separate lot but has never been platted. This final plat will subdivide the two acre tract into two, one acre lots. Private Road 4440 is private road and is privately maintained. In order to develop these lots a final plat is required to be submitted and recommended for approval by the Planning and Zoning Commission and approved by the City Council.

The final plat conforms to the subdivision requirements of the City of New Fairview.

Staff recommends approval of the Final Plat.

FINANCIAL CONSIDERATION:

None

RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION:

I move to Recommend **Approval/Denial/Approve with Conditions**, of the request to final plat Lots 260A and 260B, Hills of Oliver Creek Phase Two, 2.0 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 generally located in the 200 block of Private Road 4440.

ATTACHMENT(S):

1. Hills of Oliver Creek Phase Two Final Plat
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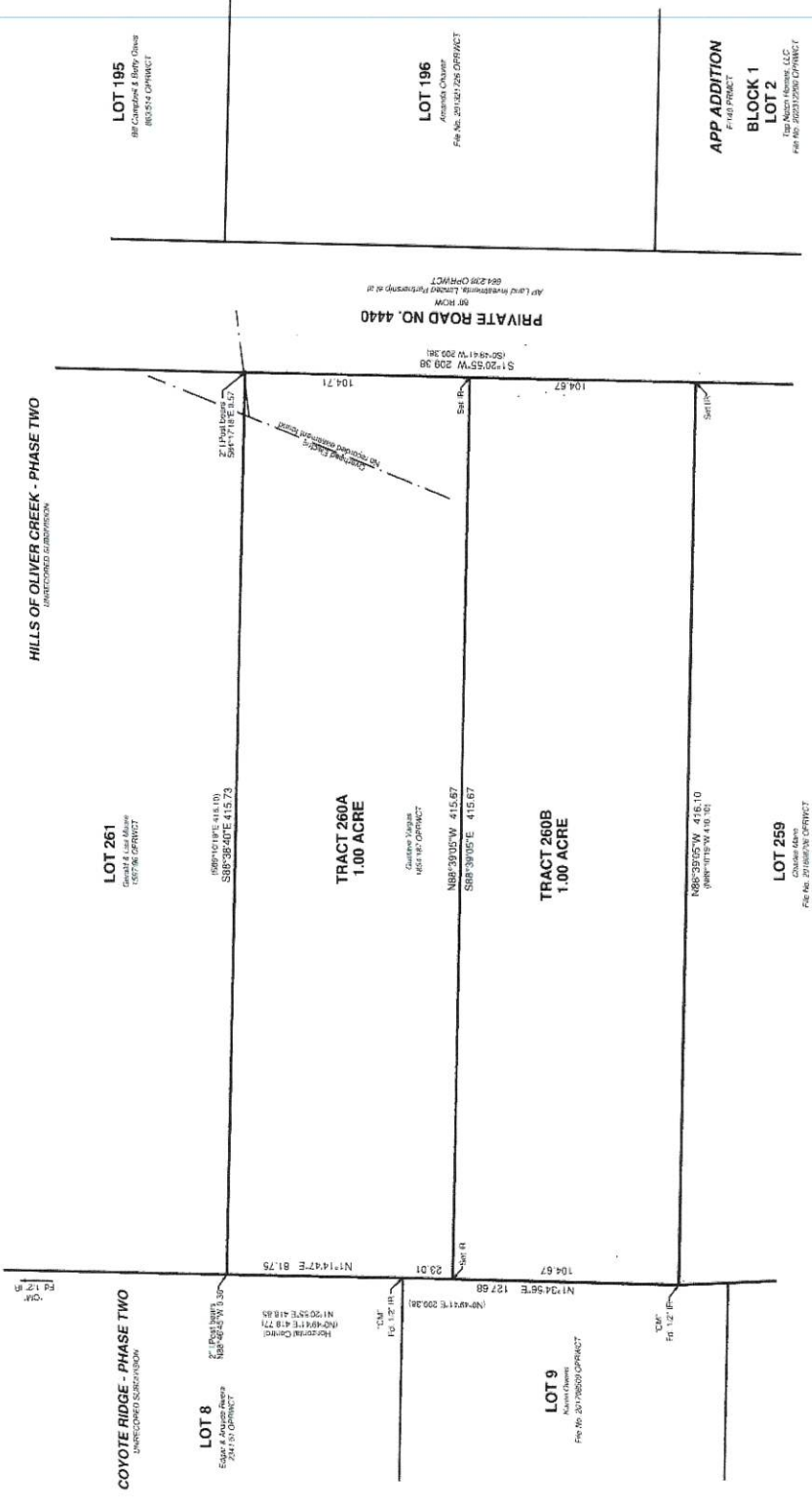
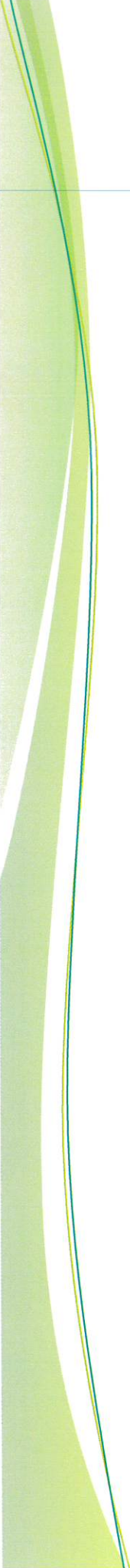
City of New Fairview Planning and Zoning Commission

Agenda Item

Hills of Oliver Creek Lots 260A and 260B

2.0 Acres

- 2.0 Acres – Two tracts of land in unincorporated Wise County within the Extraterritorial Jurisdiction of the City of New Fairview
- Request is being made by the property owner, Gustavo Vargas
- Two, one acre lots for residential development.
- Access will be from Private Road 4440, a private road



Final Plat – Hills of Oliver Creek PH Tw

