



PLANNING & ZONING COMMISSION
December 13, 2021

A quorum of the Planning and Zoning Commission may be present at this meeting.

WORK SESSION: 6:00 PM

1. Call to Order and roll call.
2. Recap of the City Council action
3. Discussion of all items on tonight's meeting agenda.
4. Adjournment.

REGULAR SESSION: 6:00 PM or immediately following the Work Session.

1. Call to Order and roll call.
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
4. **OPEN FORUM:** The Planning and Zoning Commission invites persons with comments or observations related to city issues, projects, or policies to briefly address the Planning and Zoning 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 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 taking action on any item not listed on the posted agenda.
5. **NEW BUSINESS:** All matters listed as New Business will be discussed and considered separately.

- A.** Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 142.245-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).
- B.** Conduct public hearing to receive comments regarding an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning land generally described as approximate 14.977-acre tract of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development).
- C.** Discuss, consider, and act on a resolution of the City of New Fairview, Texas, approving the Development Agreement and Annexation Services Agreement with Beaten Path Development, LLC and authorizing the City Administrator to execute the agreement.
- D.** Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 14.997 acres out of the Smith County School Land survey, Abstract A-744, Wise County, Texas, as more specifically described in Exhibit A, attached hereto; located in the City's ETJ, north of FM 407, and centrally located between the City Hall and the Shoop Ranch.
- E.** Discuss, consider, and act on an Ordinance of the City of New Fairview, Texas, on the proposed annexation of 142.245 acres out of the Smith County Land Survey, Abstract A-744, Wise County, Texas, as more specifically described in Exhibit A, attached hereto; located in the City's ETJ, north of FM 407, and centrally located between the City Hall and the Shoop Ranch.
- F.** Discuss, consider, and act on an ordinance amending the Zoning Ordinance of the City of New Fairview, as amended, zoning two parcels of land generally described as approximate 142.245-acre and 14.977-acre tracts of land out of the Smith County School Land Survey, Abstract No. 744, Wise County, Texas, Wise County, Texas, generally north of FM 407 between Old Chisholm Trail and Saddlebrook Court, to "PD" (Planned Development), as more specifically described in Exhibit A and B, attached hereto.
- G.** Discuss with staff items within Article I: General Standards of the proposed City of New Fairview Unified Development Ordinance (UDO)

6. **ADJOURN:** 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 place at New Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 10th day of December, 2021 at 6:00 PM at least 72 hours proceeding the meeting time.



Brooke Boller
Interim Deputy City Secretary

SEAL:



This facility is wheelchair accessible; parking spaces are available. Requests for accommodations 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.