



**City of New Fairview  
Planning & Zoning Commission  
Regular Meeting  
999 Illinois Lane  
Monday, August 29, 2022, 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 8th DAY OF AUGUST 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 Denis Sansoucie**

**David Randolph**

**Marissa Randolph**

**CITY STAFF**

**John Cabrales Jr, City Administrator**

**Brooke Boller, City Secretary**

**Susan Greenwood, Court Administrator/Assistant City Secretary**

**Patti Akers, City Land Use Attorney**

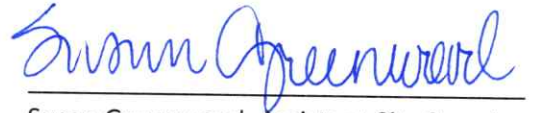
1. **Call to Order and Determination of Quorum (Meeting called to order by Commissioner Rebecca McPherson at 6:01 PM; Roll Call with the above-mentioned names.)**
2. **Pledge to the Flags.**
  - A. United States of America
  - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

3. **Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city 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.
  
4. **New Business:** All matters listed in New Business will be discussed and considered separately.
  - A. Hold a public hearing and consider an Ordinance for the zoning of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas and rezoning of 15.563 acres currently zoned (PD) Planned Development generally located east of S. County Line Road and south of Dove Hollow Lane to (PD) Planned Development for single family residential on one half (1/2) acre lots.  
**The public hearing opened at 6:02 PM.**  
**The public hearing closed at 6:20 PM.**  
**Commissioner Rebecca Mc Pherson open the public hearing. The City Administrator John Cabrales Jr. invited everyone to meet Patti Acres, the Land Use Attorney for New Fairview. Stephen Cook, the City Planner, gave a presentation on the zoning of the 179.779 acres in the James C. Jack Survey Abstract No. 679 Denton County, Texas and rezoning of 15.563 acres. Stephen Cook discussed the driveways and sidewalks for Paloma Ranch and that the developer has agreed to plant caliper trees every 40 feet. The Developer for Paloma Ranch, Ben Mc Caslin said he was here to answer any questions, he was excited about Phase 3 & 4, and to continue working with the New Fairview staff.**  
**Motion: Commissioner Denis Sansoucie**  
**Second: Marissa Randolph**  
**Vote: For: Commissioners Denis Sansoucie, Marissa Randolph, and Rebecca Mc Pherson**  
**Against: Commissioners David Randolph and Julie Burger**
  
  - B. Consider the approval of a preliminary plat of Paloma Ranch Estates Phases 3 & 4 containing 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.  
**Motion: Commissioner Denis Sansoucie**  
**Second: Marissa Randolph**  
**Vote: For: Commissioners Denis Sansoucie, Marissa Randolph, and Rebecca Mc Pherson**  
**Against: Commissioners David Randolph and Julie Burger**  
**Result: Preliminary plat of Paloma Ranch Estates Phases 3 & 4 containing 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane was approved.**
  
5. **Adjournment**  
**Motion: Commissioner David Randolph**  
**Second: Commissioner Denis Sansoucie**  
**Vote: All in Favor**  
**Result: Planning and Zoning adjourned the meeting at 6:27 pm.**  
**MINUTES APPROVED ON THIS 26th DAY OF SEPTEMBER 2022**



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Rebecca McPherson, Commissioner



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Susan Greenwood, Assistant City Secretary

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](mailto:citysecretary@newfairview.org) for further information.