



**City of New Fairview  
Planning & Zoning Commission  
Regular Meeting  
999 Illinois Lane  
Monday, September 26, 2022, at 6:30 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**

**ABSENT:**

**David Randolph**

**Marissa Randolph**

**CITY STAFF**

**John Cabrales Jr, City Administrator**

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

**Steven Cook, City Planner**

- 1. Call to Order and Determination of Quorum (Meeting called to order by Commissioner Rebecca McPherson at 6:37 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. **Work Session:**

A. Receive a report from staff regarding redrafting Section 31 of the City of New Fairview Zoning Ordinance regarding Outdoor Lighting to bring the ordinance in-line with Dark Sky Initiatives. **Commissioners received a presentation from the City Planner Stephen Cook about the Dark Skies Initiatives. Stephen Cook discussed how light pollution affects the environment, the negative impact on human health, Astronomy, and wildlife. He also discussed the draft of the ordinance and the definitions. He stated that the city would not go back and request existing light fixtures to be changed. Commissioner McPherson stated that P & Z were looking to replace all existing lights under the new ordinance, and she would like restrictions on commercial signs and lighting. City Planner, Stephen Cook explained that would need to be addressed under the sign ordinance. City Administrator, John Cabrales Jr. explained that this is not an action item and there is no voting. Commissioner McPherson stated we are at a critical time to get the Dark Skies completed and that she has been working on this for over four years.**

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

A. Consider recommending approval of a preliminary plat for Settlers Glen, 157.222 acres in the Smith County School Land Survey Abstract No. 744 generally located in the 1400 Block of Illinois Street (FM 407), north of the highway. **City Planner Stephen Cook discussed how the preliminary plat was reviewed. Commissioner Denis Sansoucie asked what the circles on the presentation represented. City Administrator John Cabrales Jr. explained that they were wells. John Pitstick, the developer for Settlers Glen, spoke about the Dark Skies. Commissioner McPherson asked if the developer would adhere to the Dark Skies. The Developer explained that the Developers Agreement was signed back in January and that materials could be hard to access but he would try to adhere to the ordinance. John Cabrales Jr., the City Administrator, spoke about the meaning of vesting. He explained that it means that the Developers Agreement has been signed and can't be changed. He said moving forward, the Dark Skies can be implemented. Chi Gunner, the project manager with TNP, showed where the roads will be to access the gas wells. Commissioner Burger asked if all lots were ½ acre lots and if so, how many. John Cabrales Jr., the City Administrator explained that they were 171 ½ acre lots, that the Commissioners were voting on how they were going to fit or to be laid out, and that there would be a final plat that would need approving. Commissioner McPherson asked about sidewalks, but there was not going to be any sidewalks, and she was concerned with people just randomly walking the streets. The City Administrator stated that this is something that they can look into in future developments. Commissioner Burger did not want to vote to approve the preliminary plat. The City Planner, Stephen Cook, explained that she is compelled to approve the plat, unless she can cite a specific condition in which the plat was not in conformance with the provisions of the City's Zoning or Subdivision Regulations.**

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Rebecca McPherson**

**Vote: All in favor**

**Result: Preliminary plat for Setters Glen, 157.222 acres in the Smith County School Land Survey Abstract No. 744 generally located in the 1400 Block of Illinois Street (FM 407), north of the highway was approved.**

B. Receive and consider approval of the minutes for the August 8 and August 29, 2022, meetings.

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Rebecca McPherson**

**Vote: All in favor**

**Result: Motion to approve the August 8<sup>th</sup> minutes and August 29<sup>th</sup> minutes.**

**6. Adjournment**

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Julie Burger**

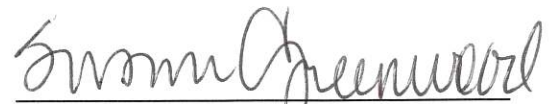
**Vote: All in Favor**

**Result: Planning and Zoning adjourned the meeting at 7:43 pm.**

**MINUTES APPROVED ON THIS 10th DAY OF OCTOBER 2022**



Rebecca McPherson, Commissioner



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.