



**City of New Fairview  
Zoning Board of Adjustment  
Special Meeting  
999 Illinois Lane  
Monday, November 21, 2022, at 7:00 pm**

**REGULAR SESSION**

1. **Call to Order and Determination of Quorum**
2. **Public Comment:** The Zoning Board of Adjustment invites persons with comments or observations related to Zoning Board of Adjustment items or issues, to briefly address the Zoning Board of Adjustment. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the Zoning Board of Adjustment 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 Zoning Board of Adjustment. State law prohibits the Zoning Board of Adjustment from discussing or taking action on any item not listed on the posted agenda.
3. **New Business:** All matters listed in New Business will be discussed and considered separately.
  - A. **Approve the Zoning Board of Adjustment Meeting minutes for November 7, 2022.**
4. **Adjournment**

I, the undersigned authority, do hereby certify the above notice of the meeting of the Zoning Board of Adjustment 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 on its website, said notice being posted this 18th day of November, 2022 at 5:00 PM at least 72 hours proceeding the meeting time.

  
Brooke Boller, Board 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](mailto:citysecretary@newfairview.org) for further information.



**City of New Fairview  
Zoning Board of Adjustment  
Special Meeting Minutes  
Monday, November 7, 2022, at 7:00 pm**

**THE ZONING BOARD OF ADJUSTMENT CONVENED INTO A MEETING THE SAME BEING OPEN TO THE PUBLIC, THE 7TH DAY OF NOVEMBER 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:**

**ZONING BOARD OF ADJUSTMENT**

**Board Chairman John Taylor  
Board Member Steven King  
Board Member Harvey Lynn Burger  
Board Member John Fissette  
Board Member Walter Clements**

**City Staff**

**John Cabrales Jr, City Administrator  
Brooke Boller, City Secretary  
Robert (Robin) Cross, City Attorney (Virtual)**

**Absent**

**Board Member Jimmy Royston**

**REGULAR SESSION**

- 1. Call to Order and Determination of Quorum (Regular Session called to order by Board Chairman John Taylor at 7:15pm; Roll Call with the above-mentioned names.)**
- 2. Public Comment:** The Zoning Board of Adjustment invites persons with comments or observations related to Zoning Board of Adjustment items or issues, to briefly address the Zoning Board of Adjustment. Anyone wishing to speak should sign-in with the City Secretary before the beginning of the Zoning Board of Adjustment 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 Zoning Board of Adjustment. State law prohibits the Zoning Board of Adjustment from discussing or taking action on any item not listed on the posted agenda.
- 3. New Business:** All matters listed in New Business will be discussed and considered separately.

- A. Hold a public hearing and consider a zoning variance of a manufactured home from City Code Chapter 5, Article 4, Section 5.04.012 (b) gas well setback requirements and Chapter 9B, Article 3 “Zoning Districts” Section 16.4, the minimum side property line setback, located at 193 Wilson Court, Lot 47, Block 3, Phase 3 of the of Chisholm Hills subdivision survey.

**Motion: Board member Steven King**

**Second: Board member John Fisette**

**Vote: All in Favor**

**Results: A zoning variance of a manufactured home from City Code Chapter 5, Article 4, Section 5.04.012 (b) gas well setback requirements and Chapter 9B, Article 3 “Zoning Districts” Section 16.4, the minimum side property line setback, located at 193 Wilson Court, Lot 47, Block 3, Phase 3 of the of Chisholm Hills subdivision survey was approved under the following conditions:**

1. **Applicant shall ensure the property will be in full compliance with all other provisions of City ordinances, state, and federal law**
  2. **The grant of the variance is limited to placement of a manufactured or mobile home 17 ft from the gas well on the property & 13.5 ft from the north side property line setback.**
  3. **There shall be no outside storage within the 25 ft front property line setback.**
4. **Executive Session:** Recess to Executive Session to consult with the City Attorney pursuant to §551.071, Texas Government Code. The Zoning Board of Adjustment may go into closed session at any time when permitted by Chapter 551, Texas Government Code. Before going into closed session, a quorum of the Zoning Board of Adjustment must be present, the meeting must be convened as an open meeting pursuant to proper notice, the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Texas Government Code authorizing the closed session.
5. **Return to Open Session:** Discuss and take appropriate action, if any, resulting from the discussions conducted in Executive Session.
6. Adjournment
- Motion: Board member Walter Clements**
- Second: Board member John Fisette**
- Vote: All in Favor**
- Results: Meeting was adjourned at 8:17pm.**

**MINUTES APPROVED ON THIS, THE 21ST DAY OF NOVEMBER 2022:**

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**John Taylor,**  
**Chairman, Zoning Board of Adjustment**

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**Brooke Boller,**  
**Board Secretary**