



**City of New Fairview
Planning & Zoning Commission Special Meeting
999 Illinois Lane
Monday, January 9, 2023, 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 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 an update and hold a discussion on the Comprehensive Plan and the work done by the University of North Texas Department of Public Administration, Ash + Lime and Antero Group.**
- 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 December 12, 2022, meeting.**
- 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 an 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 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 6th day of January, 2023 at 5:00 PM at least 72 hours proceeding the meeting time.

Susan Greenwood

Susan Greenwood, Assistant 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.



AGENDA ITEM: WS-4A

Planning and Zoning Commission AGENDA MEMO

Prepared By: John Cabrales Jr, City Administrator

January 9, 2023

Comprehensive Plan

DESCRIPTION:

Receive an update and hold a discussion on the Comprehensive Plan and the work done by the University of North Texas Department of Public Administration, Ash + Lime and Antero Group.

BACKGROUND INFORMATION:

At the end of 2021, the City Council and Planning and Zoning Commission finished working with the Texas Rural Leadership Program on strategic planning. The next steps were to look at completing a comprehensive plan and branding guide. A comprehensive plan is an expression of the community's vision for the future and a strategic map to reach that vision. Comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. The plan sets forth a vision and goals for a city's future and provides the overall foundation for all land use regulation in the city. State law encourages all cities to prepare and implement a comprehensive plan.

The City entered into a Memorandum of Understanding (MOU) with the University of North Texas Department of Public Administration' Urban Policy and Planning program (UNT), Ash + Lime, and Antero Group for the development of a Comprehensive Plan. This is a year-long project that was scheduled to be completed by the end of 2022, commencing in January and concluding in December with the presentation of the Comprehensive Plan to the City Council.

The deliverables from the MOU include the following:

1. Comprehensive Plan designed by UNT students, with guidance and support from Antero and ASH+LIME. Data collection and Plan content to be completed by UNT students, with guidance from Antero and ASH+LIME. The Plan will include the following elements:
 - 1 Chapter on Community History / Background
 - 1 Chapter on Planning Process

- 5 Chapters on Specific Planning topics (Transportation, Housing, Economic Development, Public Facilities, Emergency Services and Management) that include an assessment of current conditions and community needs
 - 1 chapter on Scenario Planning and Analysis
 - 1 chapter on Implementation
2. Arc GIS story map (public website), utilizing UNT ArcGIS resources, to present the analysis, and collect public feedback.
 3. Community engagement and outreach events in New Fairview.
 4. Updates and presentations to City Council and Elected Officials as needed.

The UNT students conducted research on several aspects of the City and presented their findings and recommendations at a joint meeting of the City Council and Planning and Zoning Commission on July 18, 2022. The next step is to work on various scenarios and trade offs that will be shown to the public for input and use on the final draft of the plan. In consultation with UNT representatives it was determined that it would be more efficient to hire an intern to work on the completion of the comprehensive plan. As a result, the City has contracted with UNT student Katelyn Goertz to assist with the completion of the plan. We have also adjusted the completion timeline for the plan to spring of 2023.

Ash + Lime, Antero Group and Katelyn Goertz are prepared to give the P&Z Commission and update on the draft of the Comprehensive Plan, including the various scenarios and trade offs based on the input received thus far. This is a good opportunity for the Commission to give further input to them to ensure that the Plan will be a good fit for New Fairview.

The University of North Texas Public Administration Department provides a strong academic and intentionally practical education that results in meaningful career paths for undergraduates interested in degrees in urban policy and planning or nonprofit leadership studies. Graduate students can pursue an MPA in the #7 ranked program in local government management or a PhD program in public administration and management.

FINANCIAL CONSIDERATION:

The cost for this service in this MOU is estimated not to exceed \$29,000. This amount does not include instructional/faculty salaries, which will be paid by UNT.

RECOMMENDED MOTIONS:

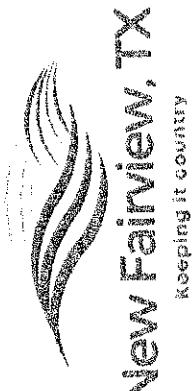
None, discussion only.

ATTACHMENT(S):

1. Presentation

UNI

Comprehensive Plan
Council Presentation 1/9/2023
Rik Adamsk



Comprehensive Plan 2022/2023

New Fairview, TX

January Check-in

Review of agreement and deliverables, overview of work
accomplished, scenario analysis + next steps

Objectives of this Presentation

- Introduce Supporting intern - Katelyn Goertz
- Refresh of the project, plan, and schedule
- Summarize issues to the New Fairview community
- Discuss goals and objectives
- Share scenarios for community trajectory
- Discuss tradeoffs and possible solutions
- Next Step: Discuss dates and approach for public engagement

Why is a Comprehensive Plan Important?

- Creates a basis for *making investments*
- Provides legal protection for the City's decisions
- Helps the City obtain grants
- Builds agreement upon a *shared vision*
- Helps to assess *tradeoffs* and potential scenarios
- Gives leaders and citizens a tool to make *informed decisions* for the City

Refresher - Course Background

- UNT was enlisted to help create a Comprehensive Plan
- Project to be completed by March, 2023
- Opportunity to leverage the combined creativity of UNT Staff, professional planners, and students to create a fresh planning approach
- Rooted in reality - meant to be a real-world plan which can be implemented in a growing community
- Intended to serve as a model for other communities in Texas

Advanced Planning Colloquium

PADM 4900/5700

Summer Session I: May 16 - July 7
Thursdays, 6:00 pm - 9:50 pm

LEARN ABOUT:

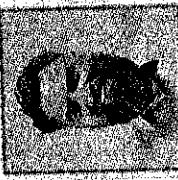
- Scenario Planning as a Tool for Urban Development
- Planning Strategies for Land Use, Housing, Public Facilities, & Economic Development
- Data-driven Decision-making for Rural or Urban Transitions
- Conduct Spatial Analysis and create Storymaps using ArcGIS
- Community Engagement Strategies and Workshops

This course utilizes a service-learning project with a local municipality and is intended for upper-level undergraduates and graduate students with backgrounds in urban planning, public policy and public administration.

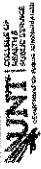
With the help of Antero Group & Asia + Lime, the students will help to ultimately produce a comprehensive plan for the growing community of New Fairview, Texas.



Antero Group



Rik Adams is a professional planner and place-strategist who is dedicated to creating extraordinary places where people thrive. A Principal of ASIA + LIME, an award-winning planning firm in Dallas, Texas, Rik focuses on the nexus between downtown neighborhood planning, economic development, and deep stakeholder engagement. He provides tools and resources for communities to take immediate & productive steps with the resources they currently have.



UNT
Central Co.
Community & Public Service
Collaborative

Final Deliverables

The final plan will include the following:

Much Progress Made

- 1 Chapter on Community History / Background
- 5 Chapters on Specific Planning topics
 - a. Transportation
 - b. Housing
 - c. Economic Development
 - d. Public Facilities
 - e. Emergency Services (and Management)
- 1 Chapter on Scenario Planning and Analysis
- Story Maps for each of the 5 Chapters

Some Progress Made

- 1 Chapter on Planning Process
- 1 Chapter on Implementation

Story Maps

Updated deliverables:

- Community Background
- Transportation
- Water and Wastewater
- Housing
- Public Safety & Hazard Mitigation
- Economic Development

How the Sections Impact Policy

The sections help to guide specific policies, all connected to each other:

- Housing – Housing is the keystone, and zoning will determine how much housing there is, and where.
- Infrastructure – Population growth will inform road capacity and other transportation decisions. In addition, water is an expensive and challenging necessity for the City.
- Public facilities – Schools, parks, police/fire stations, and other public facilities will be needed based on population growth – and will rely on the City's tax base.
- Economic Development – Getting employers (and services) into the City will require a certain "critical mass" of residents. But creative approaches can also help support new development.

Draft Vision and Mission (established 2021)

Note: City Council and the P&Z Commission worked with the Texas Rural Leadership Program to develop vision and mission statements during a 2021 City Council Strategic Planning Retreat.

- Vision Statement – New Fairview is a safe, welcoming community focused on economic vitality with open natural elements where the stars are shining brightly.
- Mission Statement – The City of New Fairview is actively engaged in building and developing our team to advance our rural **community values** into the future by **providing incentives and quality services** that motivate stakeholders to create built environments that organically blend **open natural elements** into intentional, focused areas of development that **attract both families and businesses** that desire to live, work, and play in a community that's going to keep it country.



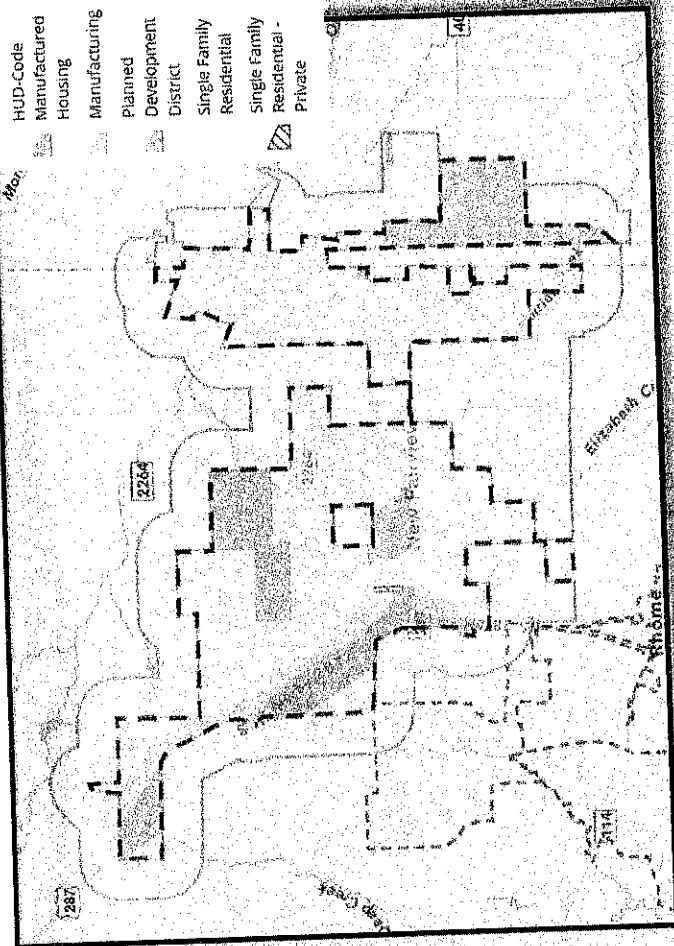
Overall Proposed Goals — Housing

- Potential Opportunities
 - Experiment with different housing types
 - Incorporate *missing middle housing types*
 - Look at areas to support duplexes, townhouses, accessory dwelling units (ADUs)
 - Give opportunity to residents at all stages of their lives to be able to find a place to live in New Fairview
 - Connect housing entitlements to fiscal impacts for the city
 - Create a set of standards for new housing development
 -

Current Conditions – Housing

Zoning

- Agricultural is the most prominent.
- Two Major Planned Development Districts.
- Commercial and Manufacturing corridor along Hwy 287, with additional Commercial near the City center.
- Some Single-Family & Manufactured housing.



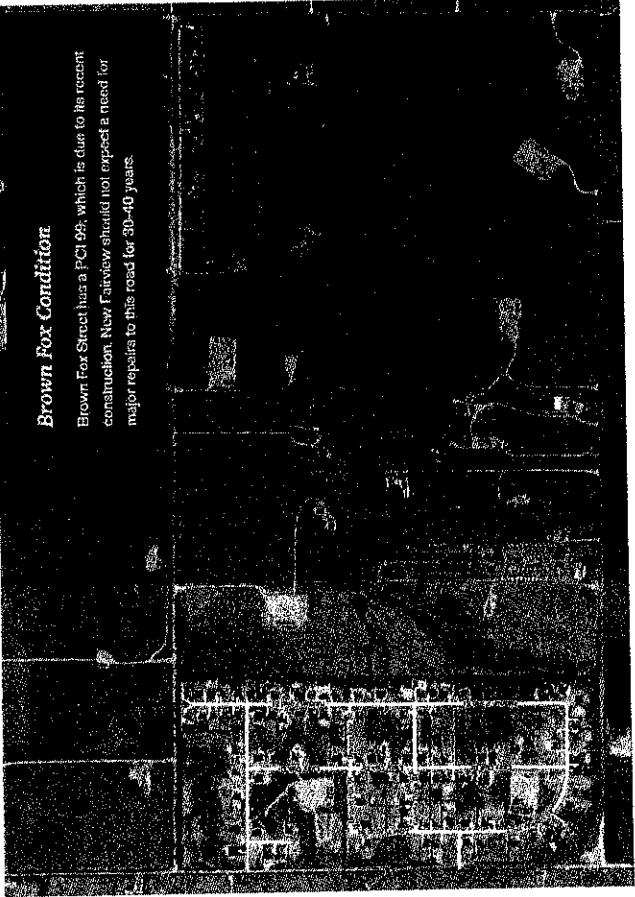
Zoning Type	Acres	Est. Full Buildout Units	Est. Population
Single Family (SF)	434	217	722
Manufactured Housing (MF)	737	515	1,539
Shooper Ranch (PD)	1,807	4,950	15,400
Constellation Lake (PD)	723	1,955	5,800
Misc. (Including ETJ and potential annexation)	2,671	1,335	3,415

Overall Proposed Goals — Transportation

- Maintain existing streets
- Maintain safety
 - Address concerns such as curvature of FM 407
 - Design streets to discourage excessive speeding
- Fiscal Responsibility
 - Limit lanes in low-traffic areas to minimize construction and maintenance costs
 - Consider return to tax base when building new transportation infrastructure (materials, placement)
- Support alternative modes where appropriate
 - Pedestrian travel within and between Planned Developments
 - Cycling on trails, or appropriately-designed streets
- Ensure adequate capacity
- Regional Cooperation

Current Conditions – Transportation

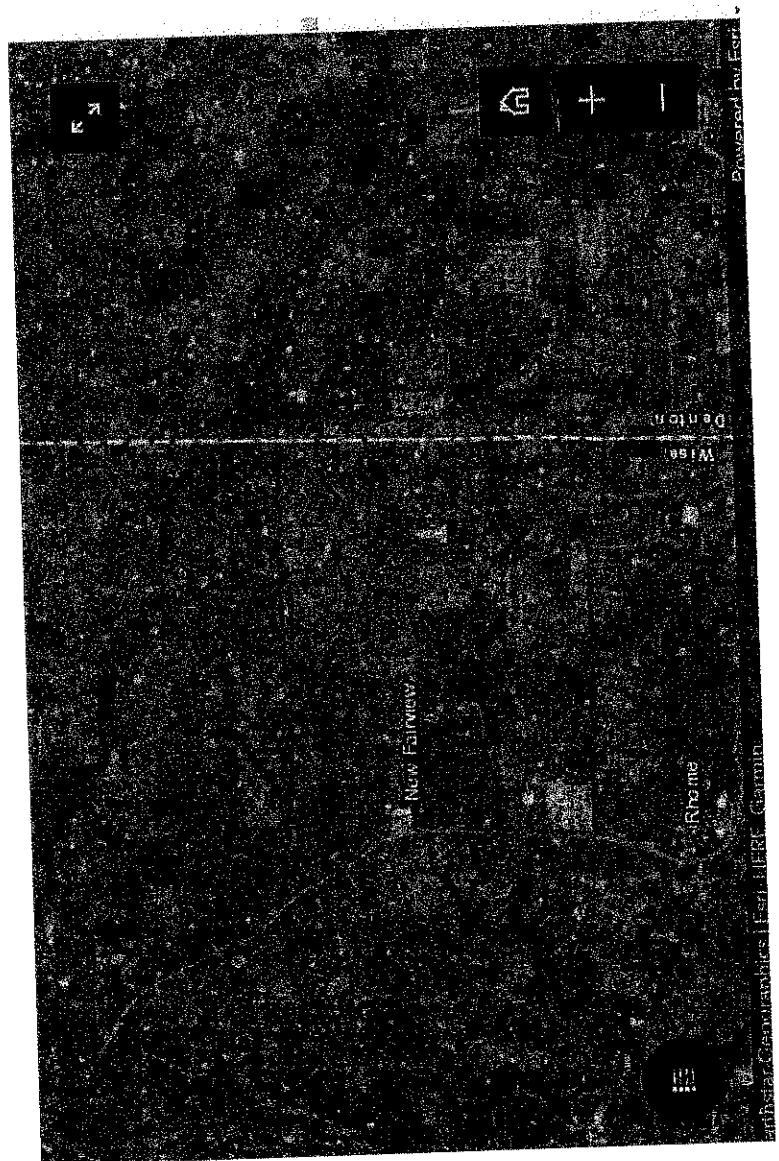
- 32 miles of road in New Fairview – 19 of asphalt, 5 of concrete
- Road Conditions
 - Citizens have identified lack of sufficient infrastructure maintenance as a primary challenge for the City
 - Various road materials and conditions
 - Gravel and asphalt – mostly need maintenance soon
 - Concrete – mostly less urgent
- PCI – Pavement condition index of 1-100; a PCI under 40 is considered failed



PCI	Miles				Percentage		
	Index	Asphalt	Concrete	Gravel	Asphalt	Concrete	Gravel
Red	0-49	2.6	0	0.6	28%	0%	13%
Yellow	50-59	5.69	0	1.98	61%	0%	51%
Light Green	70-89	1.01	0.1	1.32	11%	4%	34%
Green	90-100	0	2.6	0	0%	96%	0%
Total		9.3	2.7	3.9	100%	100%	100%

Pavement Condition Summary

Conceptual Thoroughfare Plan



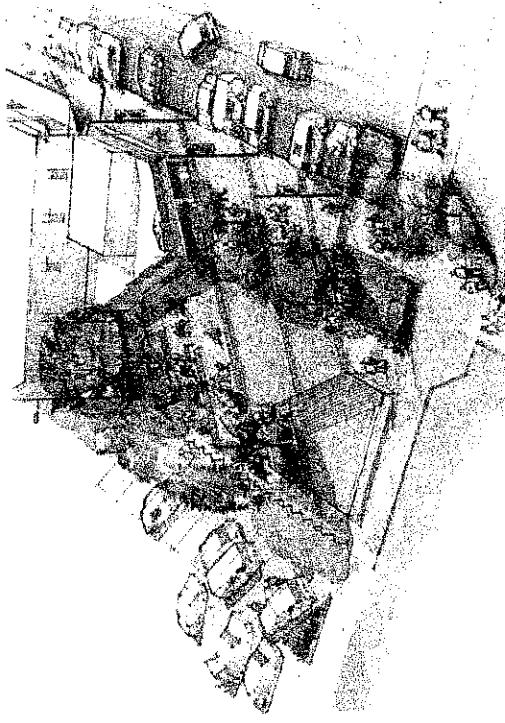
- Broad Idea: Increase connectivity and support future growth, while minimizing thoroughfare costs
 - Green: Major Thoroughfares (up to 140 feet)
 - Blue: Minor Thoroughfares (up to 80 feet)

Overall Proposed Goals—Parks

- Set the foundation for a Master Trail Plan which will create a city-wide network of public trails
- Create prototypes of neighborhood-scale public space for otherwise-unusable oil & gas pad site and gas line easements
- Establish active programming of space (whether at formal parks or not)
- Create public and semi-public spaces of various scales
- Set policies for maintaining and programming shared spaces

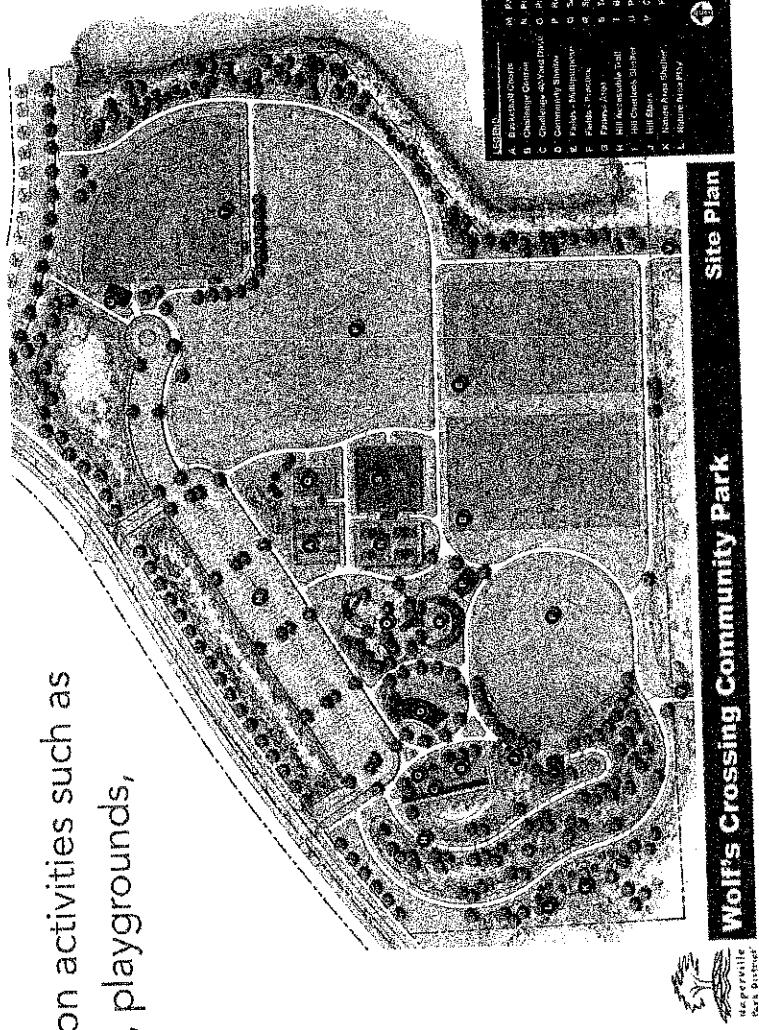
Park Typologies

- Mini/Pocket Park
 - Addresses limited, isolated, or unique recreation needs of concentrated populations.
 - Typical user radius: ¼ mile
 - Typical size: 2,500 square feet - 1 acre
 - Note: Oil/gas well buffers provide opportunities for this
- Neighborhood Park
 - Serves a variety of age groups within a limited area or neighbourhood.
 - Typical user radius: 1 mile
 - Typical size: 1-15 acres
 - Includes areas for **active recreation activities** (**field games, court games, playgrounds, etc.**)



Typologies

- Community Park
 - Serves: several neighbourhoods.
 - Typical size: 16-99 acres
 - Typical user radius: 1-2+ miles
 - May include areas for intense recreation activities such as competitive sports, swimming, tennis, playgrounds, volleyball, etc.



Typologies

- Linear Park / Linkages
 - Built connections or natural corridors that link parks together. Typically, developed for one or more modes of recreational travels such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoeing.



Overall Proposed Goals — Economic Development

- Opportunities
 - Mitigate retail leakage to neighboring communities
 - Build upon the activation and development of commercial and public space core in Shoop Ranch
 - Consider rural character to **create context-appropriate activity centers**
 - Leverage large commercial sites with key corridor frontage to enable growth of targeted businesses and industries
 - Establish economic development policies in anticipation of reliable funding sources
 - Develop a streamlined process to lower barriers to entry for new businesses
 - Create an ongoing support system for New Fairview businesses
 - Develop a branding and signage strategy

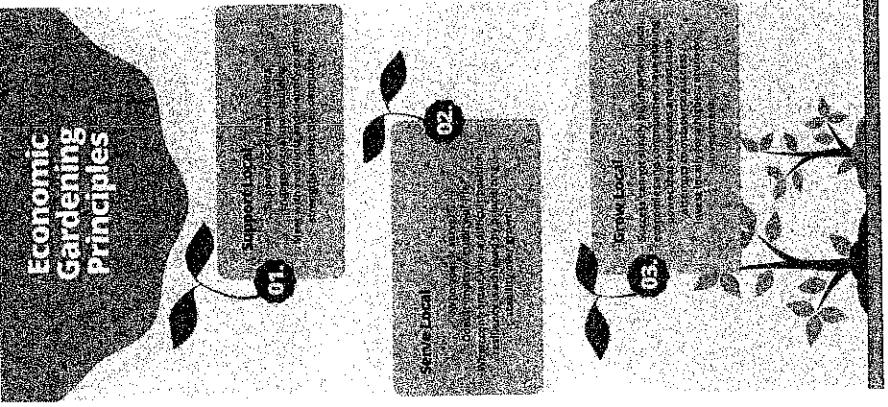
Findings so Far – Economic Development

- Above-average local incomes
- Very high employment
- Residents travel long distances to jobs
- Per surveys, residents want more amenities within (and close to) New Fairview
- Citizens especially want *restaurants, groceries, and hardware stores.*

These amenities require rooftops and traffic

- Most chain businesses make decisions based on thresholds connected to both population and vehicles travelled.
- Projected populations can help the community estimate and project specific opportunities for different types of businesses

MEANS OF TRANSPORTATION TO WORK	Percent
Car, truck, or van	96.4%
Drove alone	86.2%
Public transportation, Walked, or Bicycle	0.0%
Taxicab, motorcycle, or other means	0.5%
Worked from home	3.1%
PLACE OF WORK	
Worked in county of residence	30.6%
Worked outside county of residence	68.9%
TRAVEL TIME TO WORK	
Less than 10 minutes	1.2%
10 to 29 minutes	29.3%
30 to 59 minutes	33.3%
60 or more minutes	26.2%
Mean travel time to work (minutes)	39.8



Findings so Far – Economic Development

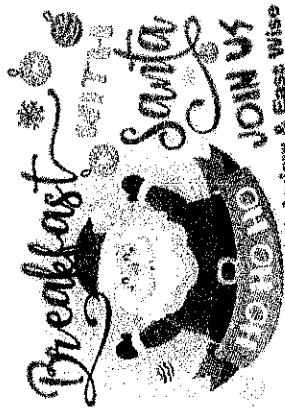
- Population Thresholds- Estimates of population needed to support each type of business (*all numbers approximate*)
 - Fast food restaurant - 1,722
 - Convenience Store - 1,724
 - Full service restaurant - 1,999
 - Grocery Store - 8,333
- As the community population grows, so do the opportunities to get these types of businesses
- Current dearth of retail business means few funds are available for Economic Development; this will change as the community develops

Overall Proposed Goals — Public Safety

- Possible goals may include:
 - Maintain at least 2.2 police per 1,000 people
 - Continue to have public safety officials at events (perhaps 3-4 events/year)
 - Create an emergency management plan
 - Create a permanent police station when needed to support growth

Current Conditions – Public Safety

- Police
 - New Fairview currently has a low crime rate
 - Note: 2.2 officers per 1,000 people is average in rural Texas (currently 3 officers)
- Fire Protection – multiple entities
 - Volunteer Fire Department, with operations in two bays in the City's multi-purpose building
 - Wise County Fire Marshal's Office provides additional support (East Wise Fire Rescue), in rural areas and in City Limits where requested.
 - City of Justin: East Side of City



The City of New Fairview & East Wise

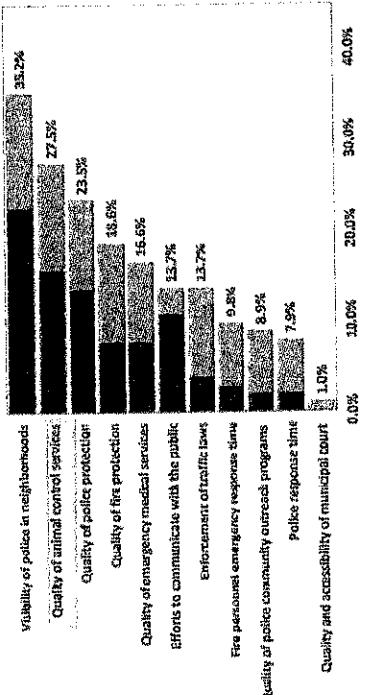
Fire Rescue



2021 City of New Fairview Citizen Satisfaction Survey - Preliminary Report

Q8. Public Safety Services That Should Receive the Most Emphasis from City Leaders Over the Next Two Years

by percentage of respondents who selected the items as one of their top two choices

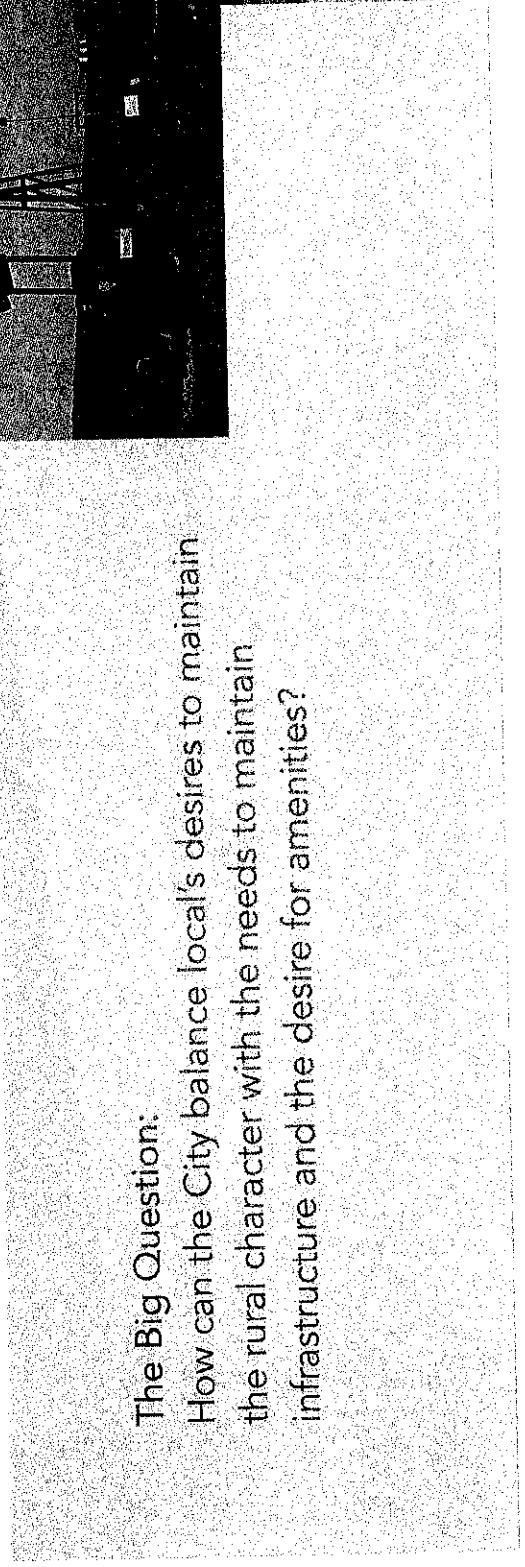
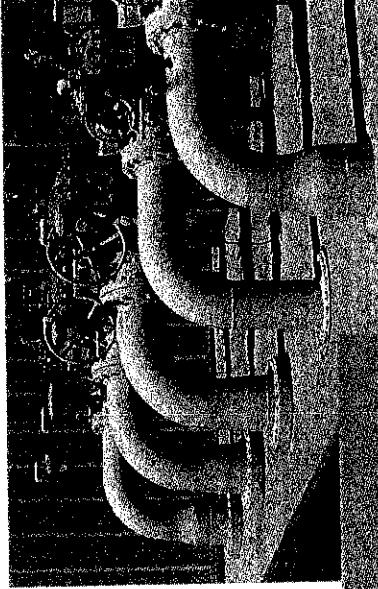


Most Important (1st Choice) 2nd Choice

Addressing Issues

Among the issues the City needs to address are:

- What types of businesses can the City attract as it grows?
- What are the fiscal impacts of each scenario?
- How will the City get enough water?
- What facilities are needed?
- How can the City develop around gas/oil infrastructure?
- How can the City better promote itself?

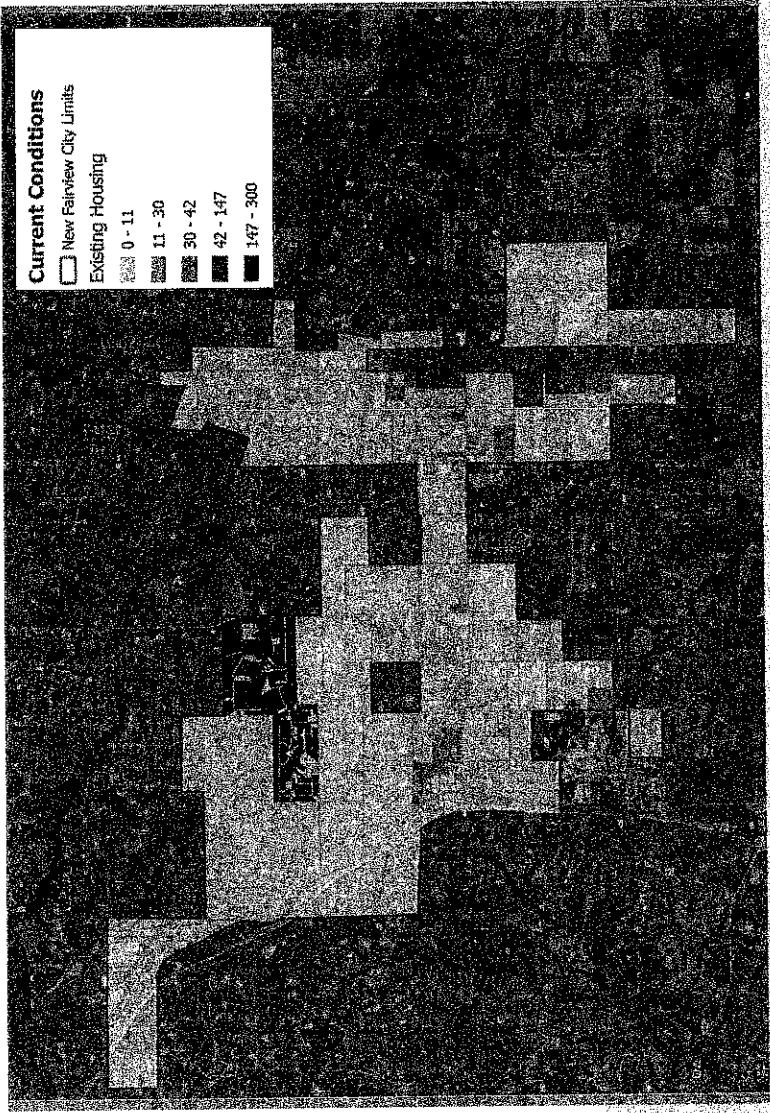


The Big Question:

How can the City balance local's desires to maintain the rural character with the needs to maintain infrastructure and the desire for amenities?

Looking at Scenarios

- Population projections
 - Scenarios will be associated with numbers of units
- Tax base/Revenue
 - Growth assumptions
- Economic development - what stores, restaurants, and other amenities will be available
- Costs to the City
- Rural vs. suburban character



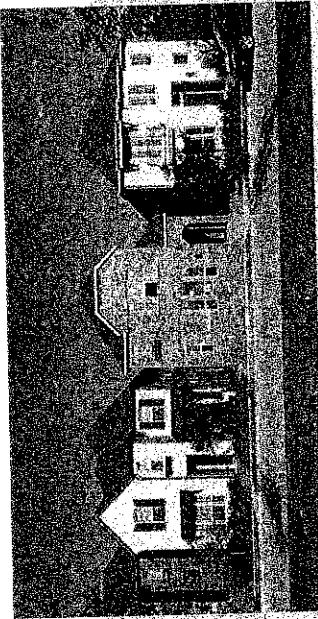
Scenarios

- > Growth is inevitable. Managing growth is possible. The type of growth must be determined.
- > The following scenarios have been developed:
 - o Planned Growth (Status Quo)
 - o Moderate Growth
 - o Accelerated growth
- > Typologies (housing)
 - o Default lot sizes are assumed to be 1 acre. Some variation is assumed, particularly for the Moderate Growth and Accelerated Growth scenarios.
Note: If development is limited to 1 unit/acre, some adjustments may be required.

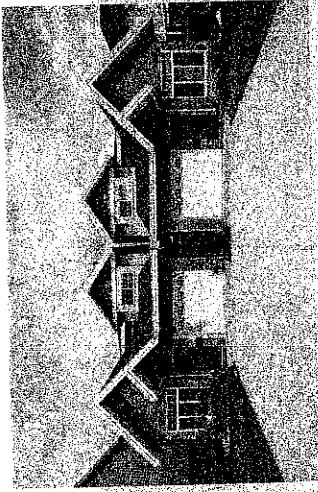
1 home on 1 lot



Townhome

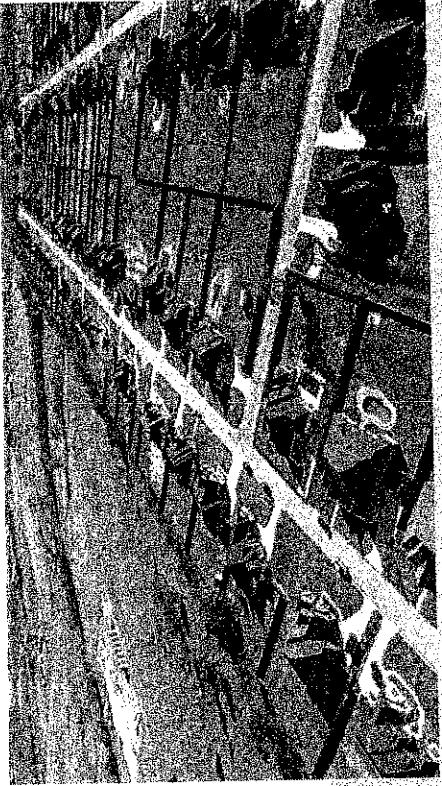
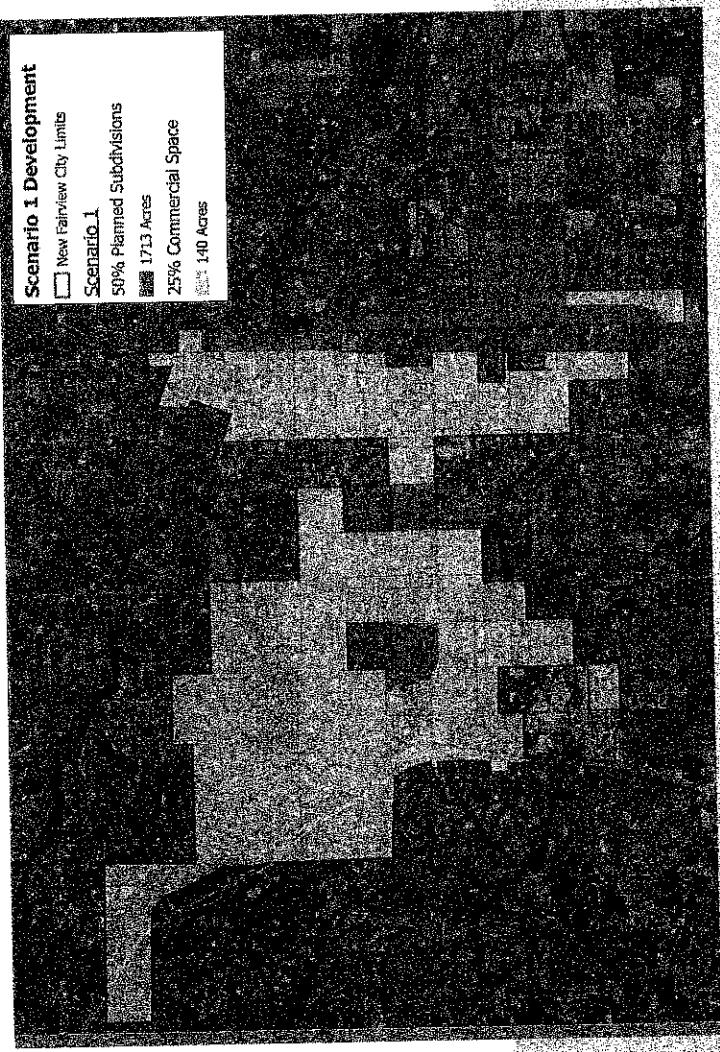


Duplex



Scenario 1 - Status Quo

- > DEFINITION: Do nothing. Keep things as close to the way they are as possible. Maintain agricultural areas
 - o Build-out under current zoning will still leave a large amount of rural development
 - o Development will occur in accordance with current zoning and land use regulations

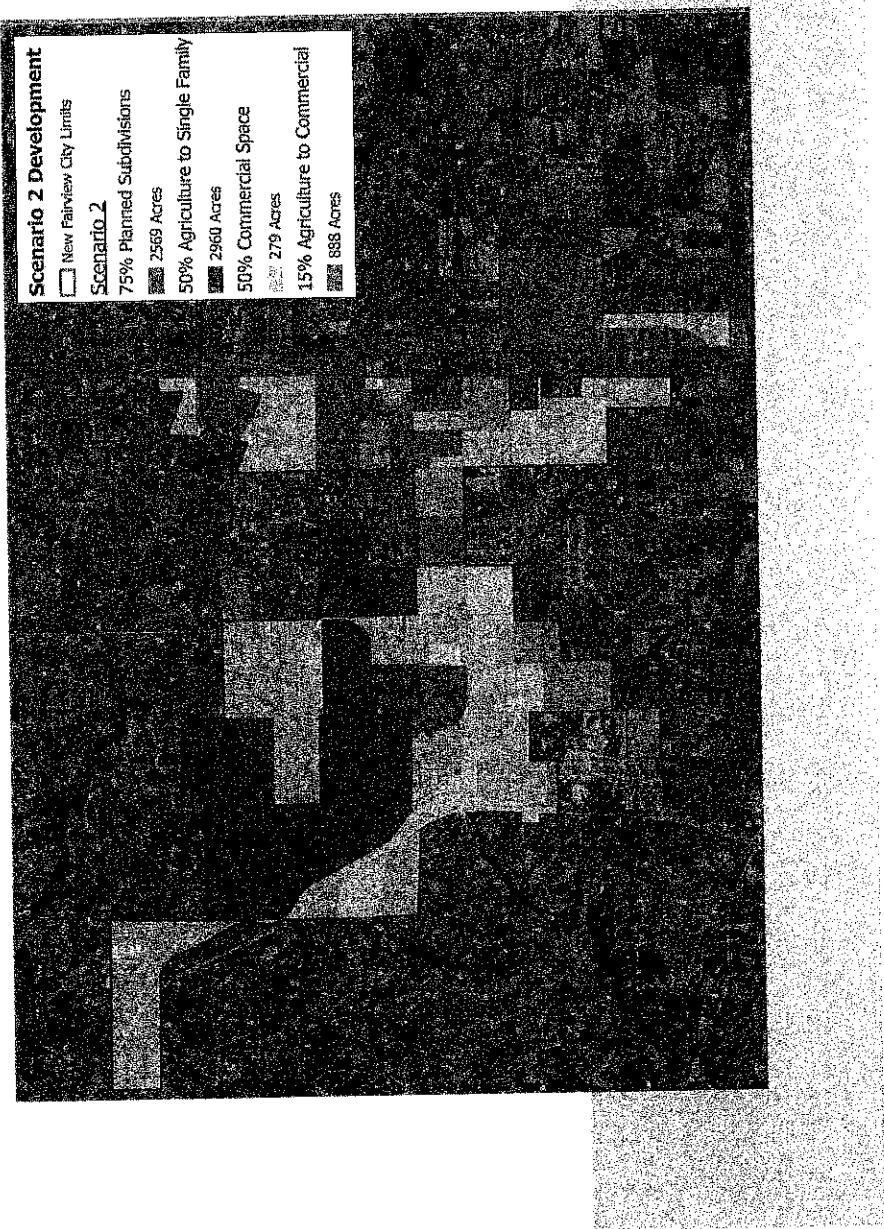
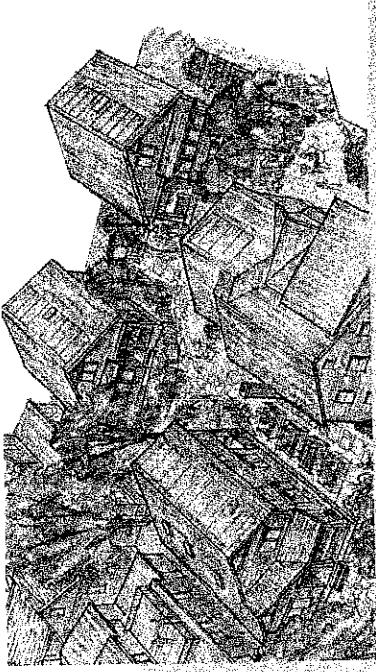
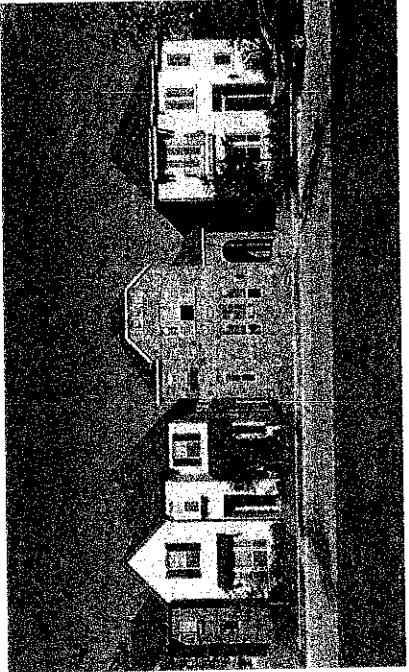


Scenarios - Status Quo

- Overview:
 - This accounts for growth to occur at a natural rate, including 50% planned subdivisions.
 - Assumes 25% of commercial space along 407 is developed
 - Based on currently-adopted zoning ordinances and land uses
 - Approximate number of new units: 1,940 (c. 4,850 residents)
 - New commercial acreage: 136

Scenario 2 - Moderate Growth

- DEFINITION: Measured growth, with limited development of agricultural areas, primarily at low densities

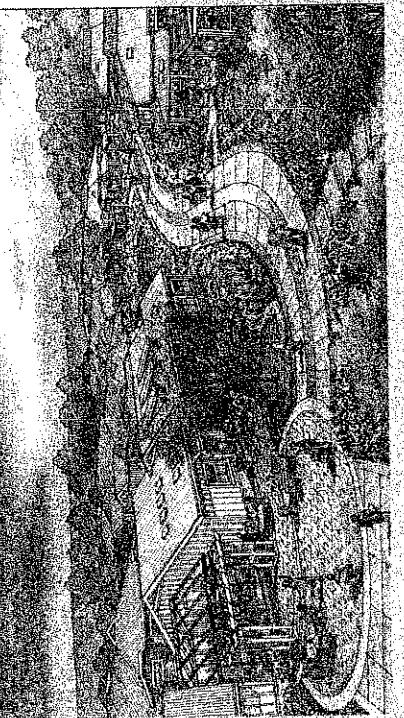
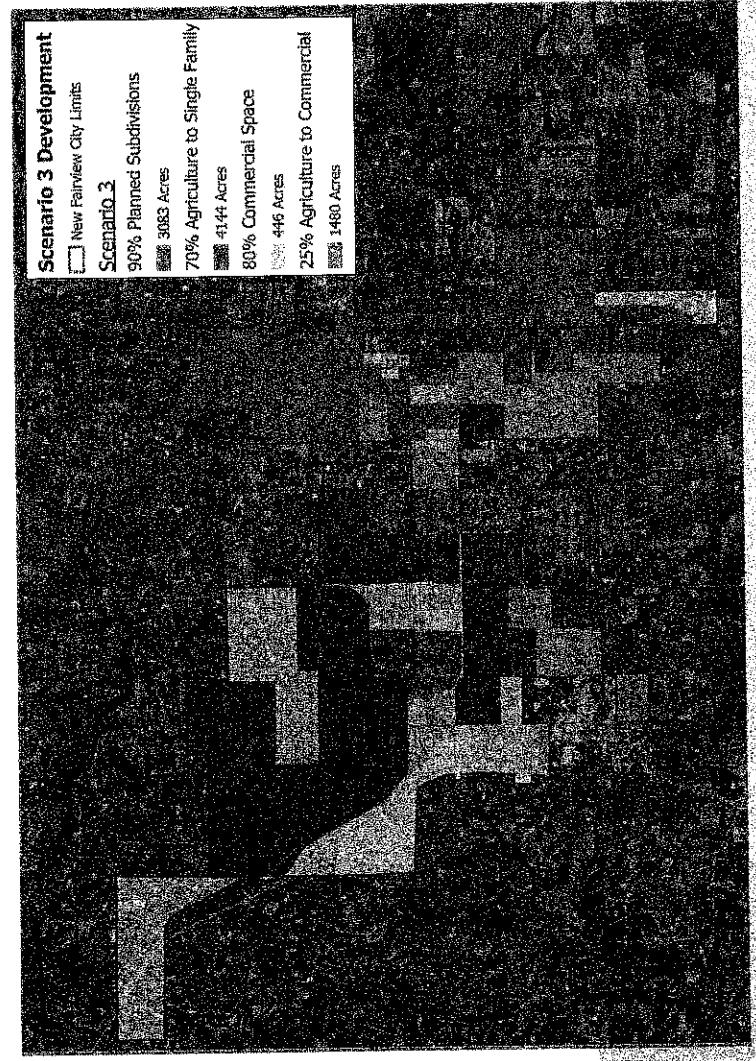


Scenarios - Moderate Growth

- Overview:
 - Assumes 75% of planned subdivisions
 - Assumes 50% of agricultural land not currently planned for development is converted to SF
 - Assumes 50% of commercial space is developed
 - Assumes 15% of agricultural land not currently planned for development is considered to Commercial
 - Some small percentage would likely be townhouses, duplexes, etc.

Scenario 3 - Accelerated Growth

- DEFINITION: Most agricultural land is developed. Primarily single family, with substantial commercial development.



Potential Benefits and Challenges

- Potential Benefits - Lower Growth Scenarios
 - Will help to support current rural character of much of the city
 - Some outcomes may be more predictable
 - Limits need for new infrastructure
- Potential Challenges:
 - Limits potential tax base
 - May be difficult to pay for water, roads, other infrastructure
 - Smaller customer base for new businesses
 - Risk that development may be suburban, rather than rural

Public Engagement

- Format:
 - Express vision statement and goals
 - Provide visual communication to illustrate scenarios
 - Discuss trade-offs
- Logistics:
 - Hosting in-person survey/discussion at town hall
 - Providing food/drinks
 - Creating a Google Form (ie. similar to citizen satisfaction survey) for participants who can't attend in-person

Questions Responses **17** Settings

Vision and Goals

Vision: Downtown Sunnyvale will be an authentic reflection of the Town that is a unique space for connecting with the community. It will become a vibrant center of the Town that services people of all stages of life while balancing economic vitality with Sunnyvale's small town character.

1. Goal: Be an active place where people of all stages of life get together.
2. Goal: Promote growth that respects the rural feeling of the community.
3. Goal: Attract new businesses that support the vision of downtown Sunnyvale.
4. Goal: Bring exciting dining and recreation options to Sunnyvale.
5. Goal: Limit housing options to reflect the rural character of that area, while promoting the viability and sustainability of the downtown.
6. Goal: Celebrate nature and the outdoors through design and integration of landscaping into the downtown development.
7. Goal: Encourage pedestrian activity within downtown by maximizing walkable designs and local pedestrian infrastructure such as the trail system.

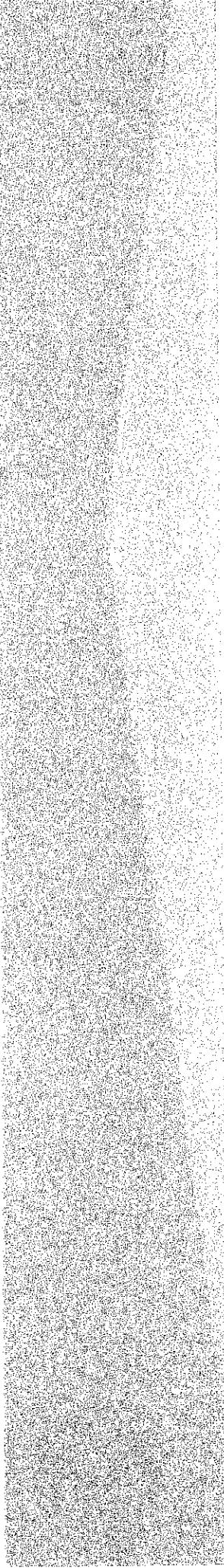
The following scenarios are for educational and illustrative purposes only and are not indicative of potential developer input or Town policy.

SCENARIO 1: CURRENT ZONING. The land will develop as allowed by the current zoning, with strip retail development to the Northwest and one-acre single-family zoning on the bulk of the proposed downtown. In this scenario, the City may program activities on the greenspace and work with the property owner to ensure quality design standards. This would involve the least change from Sunnyvale's current character, and minimal involvement from the City.



Scenarios - Accelerated Growth

- Overview
 - Assumes 90% of planned subdivisions
 - Assumes 70% of agricultural land not currently planned for development is converted to SF
 - Assumes 80% of commercial space is developed
 - Assumes 25% of agricultural land not currently planned for development is considered to Commercial



Public Engagement

- Research has shown various *barriers to engagement* in rural communities including:
 - Mistrust of outsiders
 - Tensions between long-time residents and newcomers
 - Logistical challenges of organizing (e.g. lack of public transportation or common meeting space)
 - Challenges with gaining traction if there is little political will
- Scenario analysis *reduces the discrepancy between expectations and reality*
 - The use of visual aids is a critical element to the community learning to recognize what how policy decisions impact a community
 - Helps to reduce decision making based on assumptions, which can lead to disappointment and dissatisfaction

Next Steps

- Identify engagement date
 - Potential - Park Groundbreaking (February, Date TBD)
- Review current citizen survey - to be completed in mid-January
- Refine goals and objectives
- Refine scenarios
- Mapping updates
- Add miscellaneous recommendations
- Hone thoroughfare recommendations
- Create implementation recommendations and timelines



City of New Fairview
Planning & Zoning Commission Special Meeting
Regular Meeting
999 Illinois Lane
Monday, December 12, 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 12th DAY OF DECEMBER 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 Denis Sansoucie

CITY STAFF
John Cabrales Jr, City Administrator
Susan Greenwood, Court Administrator/Assistant City Secretary
Steven Cook, City Planner
Roberta (Robin) Cross (Virtually)

1. Call to Order and Determination of Quorum (**Meeting called to order by Commissioner Rebecca McPherson at 6:42 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

7. Adjournment

Motion: Commissioner Julie Burger

Second: Commissioner Lisa Cabrera

Vote: All in Favor

Result: Planning and Zoning adjourned the meeting at 7:24 pm.

MINUTES APPROVED ON THIS 9th DAY OF JANUARY 2023



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 for further information.