



**City of New Fairview  
Planning & Zoning Commission Special Meeting  
Regular Meeting  
999 Illinois Lane  
Monday, April 24, 2023, 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 24th DAY OF APRIL 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 Sarah Adams  
Commissioner Julie Burger  
Commissioner Lisa Cabrera  
Commissioner Denis Sansoucie**

**ABSENT**

**Commissioner Rebecca McPherson**

**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 Julie Burger at 6:30 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:**

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 January 9, 2023, meeting.

**Motion: Commissioner Lisa Cabrera**

**Second: Commissioner Sarah Adams**

**Vote: All in Favor**

**Result: Motion to approve the January 9, 2023, minutes.**

- B. Hold a public hearing and consider a recommendation for an Ordinance for Specific Use Permit of Recreational Vehicle Storage on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, Wise County, Texas. The property is currently zoned "M" Manufacturing and generally located west of Graham Road.

**The public hearing opened at 6:31 pm.**

**The Public hearing closed at 6:57 pm.**

**City Planner, Stephen Cook gave a presentation on the Specific Use Permit for a Recreational Vehicle Storage Facility on 429 Graham Road. Stephen Cook explained the owners Donna and Jack Reynolds intend to dedicate additional right-of-way for the future of Graham Road. Commissioner Burger asked if she could ask if the neighbors were opposed to the Storage Facility and if they would have water available there. Stephen Cook verified that water would be available at a later date through Southwest Water and that the facility is for strictly for storage of RV's. Commissioner Cabrera asked about landscaping and how it would be maintained. Stephen Cook stated that it was a requirement that they would have to provide irrigation for the landscaping. Commissioner Burger wanted to know exactly how many lots they were looking at. Stephen Cook stated the site plan has 27 lots which equals 54 places.**

**Jack Reynolds stated he would have water, that the facility was just a storage facility for RV'S and boats and that most people who have the monetary means to purchase RV'S will want to have a safe place to store them. Veronica Suarz resides at 467 Graham Road and spoke about how the roads were already suffering and she was afraid the weight and traffic of the RV's will make the roads in worse condition than they currently are. She stated people get stuck on Graham Road all the time and only approximately 815 feet of the road was fixed and she also was afraid she would see the RV'S from her yard. City Administrator, John Cabrales Jr. explained it would be 80 feet off the road, landscaping would be provided, and that she was correct in the fact that the rest of Graham Road does need to be completed which he is aware of how bad the road is and explained that the city council has provided a temporary fix to Graham Road. Veronica Suarz stated that the Storage Facility would be making money so they could contribute money to the city to help fix them. Commissioner Cabrera asked if the only concern was the road. Veronica Suarz stated as long as the Storage Facility was kept clean, there were no people living at the facility, it was kept cleaned, and it was safe for the kids in the neighborhood she would not have an issue with the Storage Facility. John Cabrales Jr. explained the city now has a licensed attorney as our judge, a prosecutor, and code enforcement to help with any issues and the city now has the ability to enforce codes. Jack Reynolds explained that there would be 24-hour security and that the traffic would not be heavy since most of the time the RV'S and boats are stored for days, weeks, or even months.**

**Motion: Commissioner Sansoucie**

**Second: Lisa Cabrera**

**Vote: All in Favor**

- C. **Result: For an Ordinance for Specific Use Permit of Recreational Vehicle Storage on 5.04 acres within Block 51 of the Smith County Land Survey, Abstract No. 744, Wise County, Texas. The property is currently zoned "M" Manufacturing and generally located west of Graham Road.**

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 the agenda for a subsequent meeting.

**City Administrator, John Cabrales Jr. reminded the Commissioners about the 50th Semi-Centennial celebration coming on May 20, 2023, and informed them that the first city park is expected to be completed sometime early in July, in which there will be a ribbon cutting ceremony.**

7. **Adjournment**

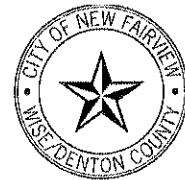
**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Lisa Cabrera**

**Vote: All in Favor**

**Result: Planning and Zoning adjourned the meeting at 7:02 pm.**

**MINUTES APPROVED ON THIS 12th DAY OF JUNE 2023**



Rebecca McPherson

Rebecca McPherson, Commissioner

Susan Greenwood

Susan Greenwood, Assistant City Secretary

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