



**City of New Fairview  
Planning & Zoning Commission Special Meeting  
999 Illinois Lane  
Monday, July 24, 2023, at 6:00 pm**

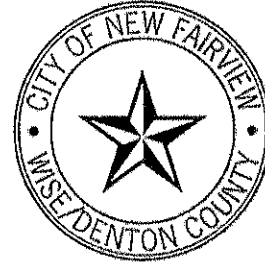
1. **Call to Order and Determination of Quorum**
2. **Pledge to the Flags.**
  - A. **United States of America**
  - B. **Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.**
3. **Public Comment:** The Planning and Zoning Commission invites 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:**
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 June 26, 2023, meeting.**
  - B. **Consider recommending approval of a final plat for Lots 1, 2, and 3, Block A, Lovely Home Addition, 6.115 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 and A.J. Walker Survey, Abstract No. 861 generally located in the 100 block of Ridge Trail.**
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 22nd day of June, 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](mailto:citysecretary@newfairview.org) for further information.



**City of New Fairview  
Planning & Zoning Commission Special Meeting  
Regular Meeting  
999 Illinois Lane  
Monday, June 26, 2023, 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 12th DAY OF JUNE 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**

**Commissioner Lisa Cabrera**

**CITY STAFF**

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

**Stephen Cook, City Planner**

1. **Call to Order and Determination of Quorum (Meeting called to order by Commissioner Rebecca McPherson at 6:05 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 June 26, 2023, meeting.

**Motion: Commissioner Julie Burger**

**Second: Commissioner Denis Sansoucie**

**Vote: All in Favor**

**Result: Motion to approve the June 26, 2023, minutes.**

B. Consider recommending approval of a final plat for Lot 1, Block A, Reynolds Addition, 5.04 acres in Block 51, Smith County School Land Survey Abstract No. 744 generally located in the 400 Block of Graham Road.

The City Planner, Stephen Cook gave a presentation regarding Donna and Jack Reynolds that are the owners of 5.04 acres located west of Graham Road. Stephen Cook explained that they submitted and received approval of a Specific Use Permit for the RV Storage at this site. Commissioner McPherson verified that they could not deny this request. Stephen Cook confirmed that was correct, that this was something the P & Z Commissioners could not deny. Commissioner McPherson also asked about an update on the Dark Skies. Commissioner Burger asked what the next step would be. Stephen Cook stated that the City needs to purchase the necessary equipment.

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Rebecca McPherson**

**Vote: All in Favor**

**Result: Motion to approve a final plat for Lot 1, Block A, Reynolds Addition, 5.04 acres in Block 51, Smith County School Land Survey Abstract No. 744 generally located in the 400 Block 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.

7. **Adjournment**

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Rebecca McPherson**

**Vote: All in Favor**

**Result: Planning and Zoning adjourned the meeting at 6:07 pm.**



**MINUTES APPROVED ON THIS 24th DAY OF JULY 2023**

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Rebecca McPherson, Commissioner

Susan Greenwood, Assistant City Secretary

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**Planning and Zoning Commission  
AGENDA MEMO**

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Prepared By: Stephen A. Cook, AICP Senior Planner

July 24, 2023

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**Approval of Final Plat for Lovely Home Addition**

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**DESCRIPTION:**

Consider recommending approval of a final plat for Lots 1, 2, and 3, Block A, Lovely Home Addition, 6.115 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 and A.J. Walker Survey, Abstract No. 861 generally located in the 100 block of Ridge Trail.

**BACKGROUND INFORMATION:**

Lovely Home Solutions own three tracts of land in the City of New Fairview ETJ. These tracts total an area of 6.115 acres and are located within an area of unincorporated Wise County called Coyote Ridge. The tracts are separate parcels of land but have never been platted. This final plat will formalize the parcels into three lots of two acres in size or greater. Ridge Trail is a private road and is privately maintained. In order to develop these lots a final plat is required to be submitted and recommended for approval by the Planning and Zoning Commission and approved by the City Council.

The final plat conforms to the subdivision requirements of the City of New Fairview.

Staff recommends approval of the Final Plat.

**FINANCIAL CONSIDERATION:**

None

**RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION:**

I move to Recommend **Approval/Denial/Approve with Conditions**, of the request to final plat Lots 1, 2, and 3, Block A, Lovely Home Addition, 6.115 acres in M.E.O & P.R.R. Co. Survey, Abstract No. 633 and A.J. Walker Survey, Abstract No. 861 generally located in the 100 block of Ridge Trail.

**ATTACHMENT(S):**

1. Lovely Home Addition Final Plat







## City of New Fairview Planning and Zoning Commission

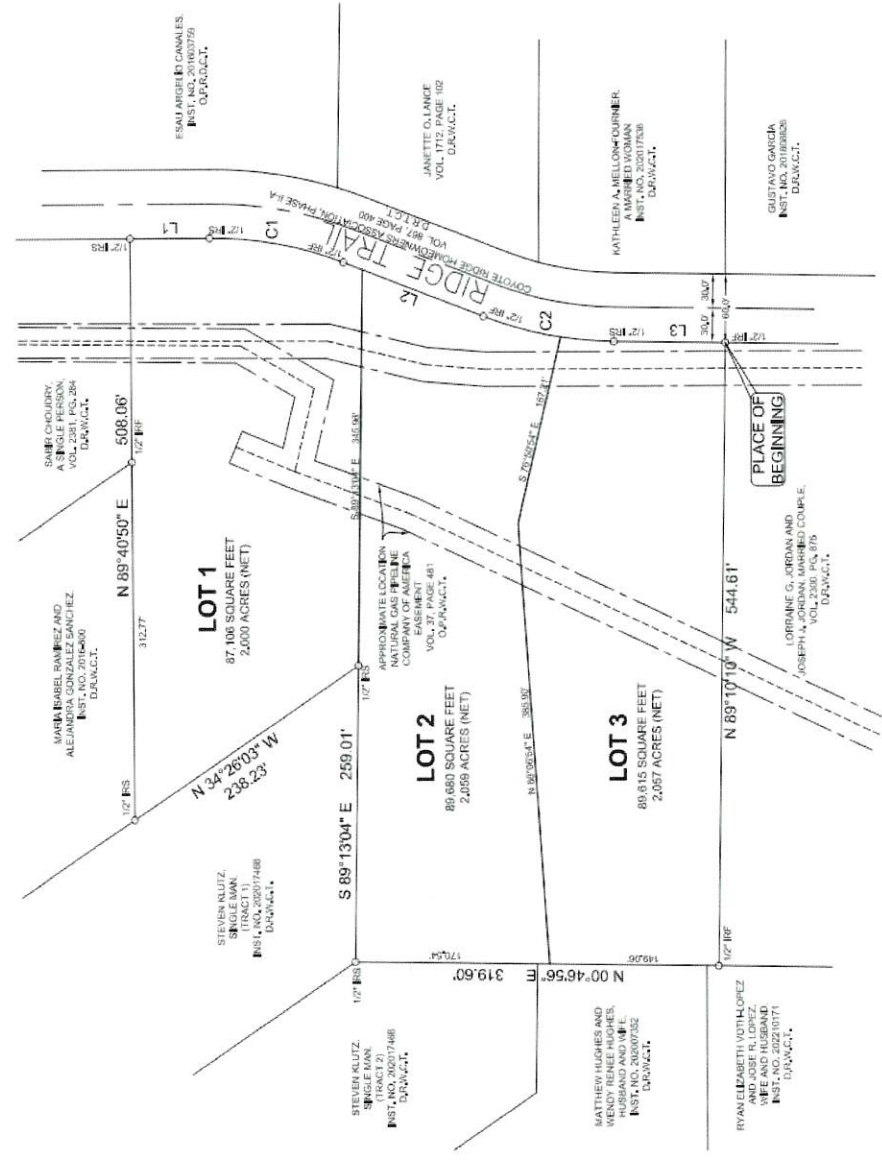
### Agenda Item

Lovely Home Addition Lots 1, 2, 3, Block A

6.115 Acres

- 6.115 Acres – Three tracts of land in unincorporated Wise County within the Extraterritorial Jurisdiction of the City of New Fairview
- Request is being made by the property owners, Lovely Home Solutions.
- Three, 2-acre+ lots for residential development.
- Access will be from Ridge Trail, a private road





# Final Plat – Lovely Home Addition

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