



**City of New Fairview**  
**Planning & Zoning Commission Special Meeting**  
**999 Illinois Lane**  
**Monday, September 11, 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 24th DAY OF JULY 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 Denis Sansoucie**  
**Commissioner Julie Burger**

**ABSENT**

**Commissioner Lisa Cabrera**

**CITY STAFF**

**John Cabrales Jr, City Administrator**  
**Susan Greenwood, Court Administrator/Assistant City Secretary**  
**Stephen Cook, City Planner**  
**Ryley Paroulek, City Engineer**

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 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 with 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 acting 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 July 24, 2023, meeting.

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Julie Burger**

**Vote: All in Favor**

**Result: Motion to approve the July 24, 2023, minutes.**

B. Consider updating the New Fairview Capital Improvements Plan and Land Use Assumptions by the Capital Advisory Committee.

**City Engineer, Ryley Paroulek, gave a presentation on updating the New Fairview CIP Plan and Land Use Assumptions by the Capital Advisory Committee. Paroulek explained this is a tool to help manage the growth of developments and a plan of the future growth over the next 10 years. He explained he came in August of 2021 and talked to the city about the CIP, and he also explained that Land Use Assumptions focuses on the future growth, the anticipated needs of future developments in the ten years, and that the Transportation Impact Fees help fix roads within the city.**

**Commissioner McPherson asked if Paroulek could show what part of US Highway 287 and Paroulek stated it was highlighted in red.**

**The City Planner Stephen Cook explained the reason why we go through the process is to understand the growth that's coming and create the Impact Fee to help pay for the roads based on a formula, which he explained that the city engineer has done the formula so that the City of New Fairview is legal in charging the Impact Fee.**

**The City Administrator John Cabrales Jr asked if there were any questions before we view the map. Paroulek displayed the CIP Map to show the location of needed road construction to handle the anticipated growth. Commissioner Burger asked what colors on the map show the roads that can be constructed. Paroulek stated the yellow and light blue ones on the CIP Map. Commissioner Sansoucie asked when the roads at Hilltop would be fixed. Cabrales explained that the city council approved a \$3.5 million dollar bond package to start road construction.**

**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Julie Burger**

**Vote: All in Favor**

**Result: Motion to approve accepting the Land Use Assumptions Map, the CIP Map, and to move forward to the next step of creating Impact Fees.**

**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. gave the Commissioners an update on the ribbon cutting on Saturday, October 14, 2023, for the New Park opening and our Truck or Treat event.**

**7. Adjournment**


**Motion: Commissioner Denis Sansoucie**

**Second: Commissioner Julie Burger**

**Vote: All in Favor**

**Result: Planning and Zoning adjourned the meeting at 7:10 pm.**

**MINUTES APPROVED ON THIS 9<sup>TH</sup> DAY OF FEBRUARY 2024.**



Rebecca McPherson, Commissioner



Susan Greenwood, Assistant City Secretary



SEAL:

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.