



**City of New Fairview**  
**Planning & Zoning Commission Regular Meeting**  
**999 Illinois Lane**  
**Monday, February 12, 2024, at 6:00 pm**

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- 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 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: None**
- 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 September 11, 2023, meeting.**
  - B. Consider recommending approval of a rezoning for 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Road. The zoning is requesting a change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly.**
- 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**

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 at 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 9<sup>th</sup> day of February, 2024 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 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.



**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.**

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**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.**

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Rebecca McPherson, Commissioner

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Susan Greenwood, Assistant City Secretary



SEAL:

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## Planning and Zoning Commission AGENDA MEMO

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Prepared By: Stephen A. Cook, AICP Senior Planner

February 12, 2024

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### Request for Recommendation of Approval for Rezoning 116 Graham Road

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#### **DESCRIPTION:**

Consider recommending approval of a rezoning for 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Road. The zoning is requesting a change from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly.

#### **BACKGROUND INFORMATION:**

116 Graham Road was zoned Planned Development (PD) based on "C" Commercial zoning (PD/C) in 2016 as approved by the City Council at that time. In this location a commercial business has been operating assembling goods for sale. The PD/C zoning allows all uses currently in the New Fairview zoning district "C" with some modifications to the site itself through specialized landscaping and fencing requirements. All building setbacks, land uses, and design standards are the same as the straight "C" zoning district.

Aviation Products, an aircraft part assembler and manufacturer currently operates in the City of Fort Worth and has been in its current location for several decades. The ownership of the business would like to purchase 116 Graham Road to move their operations from the City of Fort Worth to New Fairview. They utilize specific adhesives in their process to assemble the aircraft parts and then ship their products to their aviation customers. Their largest client is Bell Helicopter in Fort Worth. The company also does specialized shipping services. The process currently utilizes two heat presses to conduct their work.

The North American Industry Classification System (NAICS) currently classifies the work they produce as Other Aircraft Parts Assembly and Manufacturing. This definition is not found within the "C" commercial zoning district as a permitted use. It is the request of this zoning change to modify the existing zoning district to continue to allow all "C" commercial land uses, with the addition of a definition of Other Aircraft Parts Manufacturing and Assembly, and allow this use in this location at 116 Graham Road. The new definition to be included in the ordinance is as

follows: "Establishments primarily engaged in manufacturing aircraft parts or auxiliary equipment (except engines and aircraft fluid power subassemblies)".

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The applicant has stated to staff that they do not intend to increase the size of the building at this time or to bring tractor trailers for shipments. They utilize smaller vehicles for shipping and have the appropriate number of persons and parking appropriate for the current site.

The operation that they currently conduct is not a heavy industrial operation with no noticeable noise or odor output from outside the facility. Their current operation is located in Fort Worth with other smaller industrial businesses and located immediately across the street from a church and several residential homes.

Keeping the zoning "PD/C" with the singular addition of the appropriate aircraft parts assembly and manufacturing and not moving to a "M" Manufacturing zoning doesn't introduce additional land uses which might not be compatible in this location in the future.

If the new property owner / use wishes to expand the building, then a site plan will be required to expand the building, ensuring that all conditions on the site are brought up to code.

Based on the information provided to the City, staff is recommending approval of the change in zoning.

**FINANCIAL CONSIDERATION:**

None

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

I move to Recommend **Approval/Denial/Approve with Conditions**, of the request of rezoning 1.966 acres, Lot 1, Alpha Business Park located at 116 Graham Road from Planned Development district based on "C" Commercial zoning to Planned Development district based on "C" Commercial zoning to allow Aircraft Parts Manufacturing and Assembly

**ATTACHMENT(S):**

1. Draft Ordinance 116 Graham Road Rezoning PD/C



## **City of New Fairview Planning and Zoning Commission**

Agenda Item

116 Graham Road - Rezoning

1.966 Acres

- Request to rezone the property by ordinance to allow Aircraft Part Assembly and Manufacturing to the permitted use list.
- Request is being made by the property owners and the potential future property owner and business owner, Aviation Products.
- No additional development is considered at this time.





## City of New Fairview Planning and Zoning Commission

Agenda Item

116 Graham Road - Rezoning

1.966 Acres

- All uses allowed in the “C” Commercial Zoning District with the addition of Aircraft Parts Assembly and Manufacturing.
- Definition: Establishments primarily engaged in manufacturing aircraft parts or auxiliary equipment (except engines and aircraft fluid power subassemblies).



**LEGEND**

	Subject Property		Manufacturing
	200 ft Buffer		Single Family Residential
			Single Family Residential



**ORDINANCE NO. 202402-02-106**

**AN ORDINANCE OF THE CITY OF NEW FAIRVIEW, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF NEW FAIRVIEW ADOPTED BY ORDINANCE NO. 2016-04-180 BY CHANGING THE ZONING DISTRICT USES FROM PLANNED DEVELOPMENT BASED ON "C" COMMERCIAL TO INCLUDE AIRCRAFT PARTS MANUFACTURING AND ASSEMBLY LOCATED ON 1.966 ACRES WITHIN LOT 1, ALPHA BUSINESS COMPLEX 116 GRAHAM ROAD, NEW FAIRVIEW, TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on February 12, 2024, in conjunction with a rezoning case for to allow aircraft parts manufacturing and assembly located within the PD/C Zoning District, and has rendered a recommendation to the City Council with respect to this case; and,

**WHEREAS**, the City Council has conducted a public hearing on February 19, 2024, and has considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of New Fairview and that any foreseeable negative impacts of the proposed use have been mitigated through design restrictions or other set condition.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW, TEXAS, THAT:**

**SECTION 1**

That the zoning for Lot 1, Alpha Business Park, 116 Graham Road (Parcel), as described herein, is zoned Planned Development based on the "C" Commercial zoning district.

- A. Development of the Parcel shall be in accordance with the C Commercial zoning district regulations.
- B. The use, Aircraft Parts Manufacturing and Assembly as defined as establishments primarily engaged in manufacturing aircraft parts or auxiliary equipment (except engines and aircraft fluid power subassemblies) shall be a permitted use within this district.
- C. The following conditions shall be part of this ordinance:
  - a. A solid wood screening fence shall be constructed along the east property line of Lot 1. The solid wood screening fence shall be a minimum of six (6) feet, and

shall not exceed a height of eight (8) feet. The solid wood screening fence shall have metal support posts in concrete.

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- b. All trees along FM 407 (Illinois Street) shall be maintained and additional landscaping shrubs shall be planted six (6) feet on center along the south property line.
- c. Outside storage shall be allowed on the property with the following stipulations:
  - i. Outside storage within twenty (20) feet of the east property line shall not exceed the height of the solid wood screening fence.
  - ii. Outside storage more than twenty (20) feet from the east property line shall not exceed a height of ten (10) feet. No outside storage on the property shall exceed a height of ten (10) feet.

## **SECTION 2**

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

## **SECTION 3**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

## **SECTION 4**

All rights or remedies of the City of New Fairview, Texas, are expressly saved as to any and all violations of the city's zoning ordinance, as amended, or any other ordinance affecting zoning and land use thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 5**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 6**

The City Secretary of the City of New Fairview, Texas, is hereby directed to publish in the official newspaper of the City of New Fairview, the caption, penalty clause, publication clause, and effective date clause of this Ordinance for two (2) days as required by section 52.012 of the Texas Local Government Code.

**SECTION 7**

This Ordinance shall take effect from and after its date of passage and publication in accordance with law, and it is so ordained.

PASSED AND APPROVED ON THIS 19th DAY OF FEBRUARY, 2024.

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John Taylor, Mayor

ATTEST:

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Brook Boller, City Secretary