

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MARCH 26, 2009**

Chairman Bill Wells called the meeting to order at 7:10 p.m. Commission members present were Darion Culbertson, Renee Powell, Paul Hendricks, Brayton Campbell and Sylvia Hastedt. Staff members present were Planning Director Alan Efrussy; Assistant to the Town Manager, Matt Donnell; Community Development Manager Ray Dunlap; Town Engineer, James Chancellor; Management Intern Shane Pettit and Town Secretary Michelle Lewis Sirianni. Commissioner Tom Supan was absent.

- 1. Consider and take action regarding the minutes of the February 26, 2009 Planning and Zoning Commission meeting.**

Commissioner Campbell made a motion to approve the minutes of the February 26, 2009 Planning and Zoning Commission meeting. Commissioner Powell seconded that motion and the motion was unanimously approved.

- 2. Conduct a public hearing and take action regarding a Site Plan for the Boy Scouts of America facility comprising a general office, meeting space, and light retail uses, near The Village At Fairview development, generally located on the south side of the intersection of Fairview Village Drive (formerly Murray Road) and the frontage road of Central Expressway (US 75), within the Commercial Planned Development District (CPDD), Zone K.**

Mr. Donnell introduced this item stating that the Concept Plan for the Boy Scouts of

America was approved in December 2008 with an approved setback variances for the building and landscaping to allow this use to exist on this unusual piece of property. Mr. Donnell stated that the Boy Scouts Circle Ten Council owns this parcel and is a separate development in Fairview, but will blend in well with the Village at Fairview development even though it's technically not a part of it. Mr. Donnell stated that staff recommends approval of the Site Plan and related documents conditioned upon the town engineer's review and recommendation regarding the Traffic Impact Analysis letter that analyzes the BSA's proposed driveway locations and general traffic circulation.

Greg Landry, architect and consultant representing BSA stated that the design team worked with staff regarding the proposed building and compliments staff for their work on the project. Mr. Landry stated that the proposed Site Plan meets town staff's and Code of Ordinances requirements and will be happy to answer any questions regarding the project.

Chairman Wells opened discussion to the public. No comments were made.

Chairman Wells opened discussion to the commission members. Commissioner Powell asked if the entrance was checked by TXDOT. Mr. Chancellor responded that his one concern is the access points. Mr. Chancellor stated that a traffic engineer by TXDOT checked the access points and looked at the site distance and possibly widening the right turn lane or slow the speed down.

Steve Moore, Half and Associates representing BSA, stated that they can meet the site distance requirement by striping off lane making it a wider curve, which would slow the traffic down to 10-15 mph when taking the curve.

Commissioner Campbell asked if Frontage road was set up for two lane traffic with a dedicated right turn lane. Mr. Chancellor responded that they will have a right turn only lane. Commissioner Hendricks asked what the speed limit on the service road will be. Mr. Chancellor responded that the current speed limit is 50 mph. Mr. Chancellor stated that a long deceleration lane is provided and will have the lanes marked, which was reviewed and approved to meet TXDOT requirements.

Commissioner Hastedt asked what screening the dumpsters will have. Mr. Donnell responded a berm will be set up about 3' high in the area that a person can view the dumpsters from the frontage road and there will be evergreen trees as well as canopy trees to visually block any street view of the dumpster and landing deck.

Commissioner Culbertson asked where the majority of customers will park and is the drive safe for pedestrian crossing. Dick Corcoran with Circle Ten BSA responded that there should be ample parking and no reason to use their parking lot as a cut through to the Village at Fairview development.

Commissioner Campbell asked about the loading dock and if the traffic is still a concern. Chairman Wells stated that due to visibility, it's critical to keep the doors closed to the dumpsters. Mr. Corcoran stated that there are two pairs of doors versus one, which will help with durability, and the doors will only be open when they are dumped, they will also have staff check to make sure they remain closed. Additionally, there is a side door for people bringing trash from the facility so they will not have to use the large doors, unlike the other dumpsters in town.

Commissioner Hastedt asked about the north exit to the building and what kind of landscaping will be there. Commissioner Hastedt stated that there is currently a sign there which is blocking line of sight. Mr. Moore stated that the sign will be moved and have sod with light landscaping there so that visibility to see traffic will not be hindered.

Commissioner Campbell made a motion to approve the Site Plan with associated documents and updated comments regarding traffic concerns and line-of-sight issues for the Boys Scouts of America Circle Ten Council building. Commissioner Hastedt seconded that motion and the motion was unanimously approved.

3. Discussion regarding a potential Telecommunication Tower Master Plan as an element of the Fairview Comprehensive Plan.

Mr. Efrussy introduced this item stating that town staff is interested in pursuing the establishment of a Telecommunication Tower Master Plan that would be an element of the Comprehensive Plan. Mr. Efrussy stated that staff is considering establishing potential locations for future telecommunications towers in relationship to the Future Land Use Plan. Mr. Efrussy stated that the town currently has requirements that address site design and construction standards, but that he would like to get thoughts and ideas from the commission members regarding location of the towers and any specific associated elements. Mr. Efrussy stated that members of the Technology Committee were in attendance to help answer any questions.

Commissioner Culbertson asked if there have been new innovations adopted by other municipalities and asked the Technology Committee representatives to describe what a tower really is. John Adler, Chairman of the Technology Committee stated that the tower definition has changed completely over the past number of years. Mr. Adler stated that some towers are not visible e.g. WIFI and some other towers are visible. Neal Pappion, of the Technology Committee stated that the aesthetics of a tower are components of the newer and later technology.

Chairman Wells asked if there was a limit on how many other towers can be placed on a 'master' tower. Gil Stevens, also on the Technology Committee, responded that there are federal guidelines to follow. Mr. Pappion commented that most towers you see are carriers providing a service. Mr. Adler suggested that the town recommend areas for the towers as well as guidelines for towers, and these criteria should be incorporated into the master plan.

Commissioner Campbell asked if new tower technology made a difference regarding as to whether a cell phone would work better than a computer and how that impacts the residents. Mr. Adler commented that better coverage will guarantee better performance, but that is a matter of the carriers. Mr. Pappion commented that towers are as far as visibility is concerned are more intrusive than other land uses. Mr. Stevens commented that by the town having a proactive plan that addresses access and where to put the towers would be very beneficial. Commissioner Hastedt agreed that being proactive and educated regarding tower location is very important.

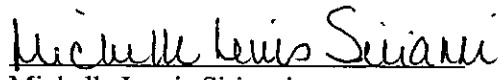
Commissioner Hendricks asked if there has been a requirement study done reflecting how many towers would be needed based on the density of an area. Mr. Adler responded that this has not been done, but that they can go to two to three carriers and see what the town would need in terms of coverage at town build out. Mr. Pappion added that they can use resident feedback they received on the last survey to help assist with what areas need better coverage etc. as well as look to see if surrounding cities are helping with coverage within Fairview.

Chairman Wells stated that he agrees that the town staff should move forward and determine locations as well as definitions and otherwise prepare a tower master plan, as feasible. Mr. Efrussy commented that the town staff will look at the town build out, the scope of service and bring back information as compiled by the town staff in conjunction with the Technology Committee.

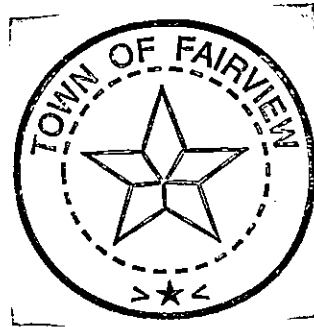
4. Adjourn.

Chairman Wells adjourned the meeting at 8:19 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary

ATTEST:




Billy Wells, Chairman
Planning and Zoning Commission