

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 27, 2009**

Chairman Brayton Campbell called the meeting to order at 7:03 p.m. Commission members present were Ricardo Doi, Renee Powell, Paul Hendricks, Sylvia Hastedt and Brad Northcutt. Staff members present were Planning Director Alan Efrussy; Assistant to the Town Manager, Matt Donnell; Community Development Manager, Ray Dunlap and Town Secretary, Michelle Lewis Sirianni. Commissioner Tom Supan was absent.

- 1. Consider and take action regarding the minutes of the August 13, 2009 Planning and Zoning Commission meeting.**

Commissioner Hendricks made a motion to table the minutes to the next meeting. Commissioner Powell seconded that motion and the motion was unanimously approved.

- 2. Discussion regarding the remaining development of the Villas in the Park subdivision, located west of and adjacent to State Highway 5, south of the Village of Fairview, north of the Village At Fairview, and northeast of Fairview Parkway, within the Commercial Planned Development District (CPDD), Zone H.**

Mr. Donnell introduced this item stating that Grenadier Homes is requesting some minor amendments to their project. Mr. Donnell stated that the reasoning for the revisions is due to the market, but would let Mr. Natale talk about the details.

Mr. Natale, representing Grenadier Homes, stated that the Villas in the Park is a long term project. Mr. Natale stated that the feedback that he has received from the market place indicated that the driving sales of the one story units are more desirable than the two story units. Mr. Natale stated that the roads and alley ways have not changed and in addition, the Revised Site Plan has reduced the total number of units by 32, and all floor plans will also be changing. Mr. Natale stated that this allows for bigger lots and larger floor plans, which does increase the pricing, but standards within the units include wood floors, granite counter tops etc. as well as changing the building elevations, but will be using the same bricks and stones that have already been approved. Mr. Natale stated that they also created a defined outdoor area for each of its new floor plans that are highlighted by either a covered roof and/or a wooden trellis area above it. Mr. Natale stated that Grenadier would like to request that the 24" stone wall south of Bluebird Lane be eliminated as a landscape requirement. Mr. Natale stated that he has also met with the HOA, which was around 20± homeowners regarding the present changes and they looked at it very favorably. Mr. Natale stated that they feel these revisions are just responding to the market place and will continue to create a community that everyone will be proud of.

Commissioner Doi commented that in his opinion that he would switch the elevations of lots 6-9 around to give a different appeal. Mr. Natale responded that that was a good suggestion.

Commissioner Hendricks stated that he likes the idea of reducing the density, but that the traffic density is a concern as they progress, but is supportive of the park development. Commissioner Hendricks also asked who will maintain the green areas long term. Mr. Natale responded that the HOA will maintain these areas. Mr. Natale added that they collect HOA dues monthly that is applied to the exterior maintenance, replaces landscaping and any other areas that need to be maintained and each area is budgeted for expenses.

Commissioner Powell and Chairman Campbell both like the revisions. Other commissioners agreed.

3. **Discussion regarding a Revised Concept Plan for property comprising 30.897 acres within the Commercial Planned Development District (CPDD), Zone D, and generally located west of and adjacent to State Highway 5, and west of Meandering Way, north of Windmill Lane, and southwest of the Sloan Creek Estates subdivision. The proposed land uses include apartments and townhomes.**

Mr. Efrussy introduced this item stating that a Concept Plan was approved for this subject property in November, 2001. Mr. Efrussy stated that JLB Partners has requested a discussion regarding a Revised Concept Plan for this property.

Paul Johnston, AICP, representing JLB Partners stated that the initial Concept Plan indicated a two-story height maximum for the townhomes and a three-story height maximum, set back from the townhomes, for the apartments. Mr. Johnston stated that the initial plan has 364 total units and their revised plan has a total of 333 dwelling units, which reduces the number of units and therefore, reduces density. Mr. Johnston stated that they looked at the southern part of the development and thought it was better to have stand-alone townhomes; to have no development on the west side of the creek and no multi-family units will be intermixed within the development. Mr. Johnston also stated that the existing access points to Hwy 5 will remain the same. Mr. Johnston asked the commissioners for any additional feedback regarding their Revised Concept Plan.

Commissioner Northcutt asked why the parking went from 2 to 1.75 spaces. Mr. Johnston replied that they have actually exceeded the parking requirement and it looks this way at the way it was calculated. Commissioner Hastedt asked if parking spaces were based on square footage or living area. Mr. Johnston replied that they are based on square footage.

Commissioner Powell asked if the townhomes will be leased or purchased. Mr. Johnston stated that at this time they have not decided. Commissioner Hastedt asked if the townhomes will have shared amenities with the apartments and Commissioner Northcutt asked if they would have an athletic court. Mr. Johnston responded that there will be amenities such as spas, outdoor grills etc. on the property and they may or may not be shared. Mr. Johnston stated that due to the uniqueness of the property they have not decided completely what they may have. Commissioner Doi commented that he likes the increased green space and asked if the fire marshal has approved the emergency access lanes and asked about the entrance by the leasing office and the visitor's entrance. Mr.

Johnston responded that the entrance and side by the visitor's entrance meets the turning radius requirement.

Chairman Campbell stated that his concern would be the traffic and if a traffic light will be needed or was this a TXDOT issue and if it warranted a study. Mr. Donnell replied that at the Site Plan stage a traffic impact analysis will be addressed.

Commissioner Northcutt commented that he likes the green space and trail. Mr. Donnell added that there is one historical landmark reserved within this subject property. Leland Payne, 398 Park Village Ave, asked if the green space would be dedicated to the town or part of the resident's property and how would it be accessed to maintain. Mr. Donnell responded that it does fit in with the trail land and dedication would be decided at a later stage.

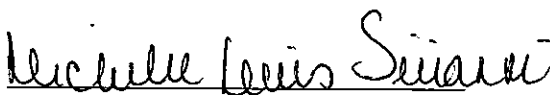
Commissioner Doi asked how the gas easement would affect landscaping and how are they anticipating handling the trash. Mr. Johnston responded that Atmos has signed off on the design and that there are requirements to adhere to on the landscaping and in regard to the trash, they will either have a dumpster or compactor with a recycling container. Mr. Johnston added that the dumpster or compactor will be screened to match the exterior of the buildings.

Commissioner Hendricks stated that he likes the plan and favors the lower density. Commissioner Hendricks stated that his only concern would be at Meandering Way and the heavy traffic.

4. Adjourn

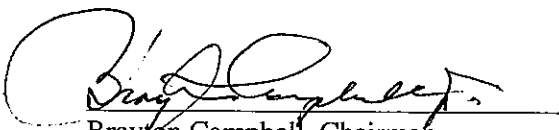
Chairman Campbell adjourned the meeting at 8:23 p.m

Respectfully submitted,



Michelle Lewis Sirianni
Town Secretary

ATTEST:



Brayton Campbell, Chairman
Planning and Zoning Commission

