

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 24, 2009**

Chairman Brayton Campbell called the meeting to order at 7:06 p.m. Commission members present were Ricardo Doi, Tom Supan, Renee Powell, 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. Commissioners Paul Hendricks and Sylvia Hastedt were absent.

- 1. Consider and take action regarding the minutes of the September 10, 2009 Planning and Zoning Commission meeting.**

Commissioner Northcutt made a motion to approve the minutes of the September 10, 2009 commission meeting as amended. Commissioner Powell seconded that motion and the motion was unanimously approved.

- 2. Conduct a public hearing and take action 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 this is a continued discussion of the public hearing held on September 10, 2009. Mr. Efrussy stated that staff has reviewed the plan and believe that the plan is superior to the previous 2001 Concept Plan; This Revised Concept Plan has a unified design separating the multi-family units, no disruption of open-space, and an overall reduction of dwelling units.

Mr. Paul Johnston, AICP, this project's planner, stated that the existing Concept Plan approved in 2001 was rezoned to the Commercial Planned Development District (CPDD) when the CPDD was adapted in August, 2002. Mr. Johnston stated that the 2001 Concept Plan consists of townhomes and apartments that follow certain height restrictions and has Meandering Way extended through the development. Mr. Johnston stated there was no commitment to extend the road and the town most recently amended their Master Thoroughfare plan whereby Meandering Way no longer extends through this development. Mr. Johnston also noted that the current total units approved equals 364. Mr. Johnston stated that the proposed plan has separated the townhomes from the apartments, but has kept the height restrictions; that the townhomes are two-story around the perimeter and the apartments are on the interior and three-stories in height; that there is 10 acres of open-space in comparison to the currently approved plan; Meandering Way is gone and the proposed units have been reduced to 333 total units.

Commissioner Campbell continued the public hearing. Tracy Thompson, 413 Rosemont, stated that in her opinion Highway 5 doesn't seem to have the infrastructure to handle the

Proposed traffic and asked if Highway 5 will ever be expanded. Mr. Chancellor responded that the town's Master Thoroughfare Plan has Highway 5 remaining as a two lane road. Mr. Chancellor stated improvements will be made to Highway 5, but the road is not planned to be widened. Mr. Chancellor added that the addition of Fairview Parkway will be used to help lessen the traffic on Highway 5. It was also asked if there would be any repairs to the old railroad trestle. Mr. Chancellor responded that the town has requested funds and TXDOT has designed and will straighten out the road, but this has been delayed and at this point in time, is not sure when it will be completed.

Chairman Campbell closed the public hearing.

Chairman Campbell opened discussion to commission members. Commissioner Northcutt asked if the parking near the north end of the detention pond seemed far away due to the gas line. Mr. Johnston responded that it is due to the gas line and there are certain restrictions that must be followed, which include some landscaping and sidewalks.

Commissioner Supan asked if the ten acre green belt on the west side of the development that is located on the west side of the creek between the railroad tracks and creek will be left green. Mr. Donnell responded that a tree survey will be submitted at the Site Plan level, which will show all species of trees on the property and compared to our protected species list.

Chairman Campbell asked if there was a difference in the elevation between the town homes and the apartments and if the apartments stick out dramatically or slightly over the town homes. Mr. Johnston responded that the topography is gradual and drops off by the creek and that there shouldn't be that much difference in elevation between the two different kinds of dwelling units.

Chairman Campbell asked what kind of trees they will be using. Mr. Johnston responded that he will follow the town's ordinance for recommend trees and that they haven't defined the actual trees at this time.

Commissioner Northcutt asked the materials for the structures have been decided. Mr. Johnston responded that the town will follow the town requirements and will probably use stone or brick to delineate certain elements.

Commissioner Doi asked if the detention ponds were required in the original plan and if they had discussed the intersections with the town engineer. Mr. Johnston responded that the ponds were in the original plan and Mr. Johnston did discuss the intersections, which all meet the required turning radius for the safety vehicles.

Commissioner Powell made a motion to approve the 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. Commissioner Supan seconded that motion and the motion was unanimously approved.

- 3. Conduct a public hearing and take action regarding a Revised Site Plan for the remaining development of the Villas in the Park subdivision, located west of and adjacent to State Highway 5, south of the Villages 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 the purpose of this revision is to reflect changes in units because of the market for larger one story town homes is very strong and few are buying the two story units. This revision also reduces the density of units, but keeps the general look and height so it all looks consistent. Mr. Donnell stated that this has been discussed at previous planning and zoning meetings and town staff supports this revision.

Mr. Natale, Grenadier Homes, stated that this revision is a market base change and by changing from two story to one story units are reducing the total number of units by 32 units and therefore are reducing the density. Mr. Natale stated that will also be adding more stone of the same color as what is being used to the exterior of the buildings and granite countertops and wood flooring will become standards to the interiors, as well as additional landscaping will be done.

Chairman Campbell opened the public hearing. No comments were made.

Chairman Campbell closed the public hearing and opened discussion to commission members.

Commissioner Doi asked if there would be landscaping by the fenced areas of the town homes. Mr. Natale responded that they will be covering 85% of the fenced areas with additional shrubs and adding Wisteria vines around two structured posts on each patio trellis.

Commissioner Northcutt made a motion to approve the Revised Site Plan for 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. Commissioner Doi seconded that motion and the motion was unanimously approved.

- 4. Conduct a public hearing and take action regarding a Replat for the remaining development of the Villas in the Park subdivision, located west of and adjacent to State Highway 5, south of the Villages of Fairview, and northeast of Fairview Parkway, within the Commercial Planned Development District (CPDD), Zone H.**

Mr. Donnell introduced this item stating that the replat is simply to reflect the changes of the dimensions of the lot lines to accurately reflect Site Plan revisions. Mr. Donnell stated that town staff recommends approval.

Chairman Campbell opened the public hearing. No comments were made.

Chairman Campbell closed the public hearing and opened discussion to commission members. No comments were made.

Commissioner Doi made a motion to approve the Replat for 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, and northeast of Fairview Parkway, within the Commercial Planned Development District (CPDD), Zone H. Commissioner Powell seconded that motion and the motion was unanimously approved.

5. Adjourn.

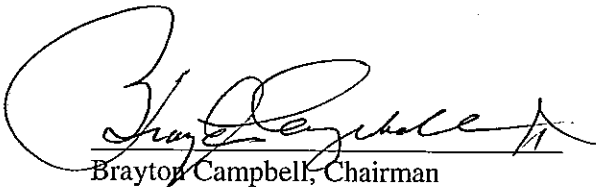
Chairman Campbell adjourned the meeting at 7:51 p.m

Respectfully submitted,



Michelle Lewis Sirianni
Town Secretary

ATTEST:



Brayton Campbell, Chairman
Planning and Zoning Commission

