MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 25, 2010

Chairman Brayton Campbell called the meeting to order at 7:11 p.m. Commission members present were Ricardo Doi, Renee Powell, and Paul Hendricks. Staff members present were Planning Director Alan Efrussy; Community Development Manager, Ray Dunlap; and Town Secretary, Michelle Lewis Sirianni. Commission members Tom Supan, Darion Culbertson, and Brad Northcutt were absent.

1. **Consider and take action regarding the minutes of the January 28, 2010 Planning and Zoning Commission meeting.**

   Commissioner Doi made a motion to approve the minutes of the January 28, 2010 meeting. Commissioner Hendricks seconded that motion and the motion was unanimously approved.

2. **Conduct a public hearing and take action regarding the zoning of property that is annexed but unzoned, commonly known as the Double Eagle Investment LLC property, comprised of 44.252± acres, generally located north of Farmstead Road, south of Camino Real, east of and adjacent to FM 1378 (Country Club Road), and west of Kentucky Lane. Said proposed zoning is recommended for the Two-Acre Ranch Estate Zone (RE-2), for 11.612± acres and the remaining 32.64± acres to the Open Space and Flood Hazard Zoning District (FH).**

   Ms. Lewis Sirianni introduced this item stating that in September, 2008, the Town Council approved a Preliminary Plat for a proposed Planned Center (PC) Zoning District for a proposed subdivision that consisted of 20 lots ranging in size from 1.0-1.99 in size. Ms. Lewis Sirianni stated that since that time, two extensions were granted due to the developer having financial issues. Ms. Lewis Sirianni stated that at this time, the second extension has expired and the applicant has not expressed an interest in the continuation of this project. Ms. Lewis Sirianni stated that since the lots are mostly surrounded by RE-2 and lot sizes are three acres and up, town staff recommends the RE-2 zoning district for the 11.612± acres and the remaining 32.64± acres to the Open Space and Flood Hazard Zone (FH).

   Chairman Campbell opened the public hearing. Lisa Henry, 481 Homeplace asked where the flood plain area is. Commissioner Powell showed Ms. Henry the location map.

Chairman Campbell closed the public hearing and opened discussion to commission members. Commissioner Doi asked how many acres are in the Flood Plain area. Ms. Lewis Sirianni responded that in 2008, there were 16 acres in the Flood Plain and 9 acres that were being reclaimed, but currently FEMA has updated their maps and the flood plain acres have increased to the 32.64± acres.

Commissioner Hendricks asked if the applicant wanted another extension. Mr. Efrussy responded stating that Mr. Paxman did not want to extend due to financial considerations and Mr. Paxman understands staffs desire to zone to protect the town and that he is not opposed to this.

Commissioner Powell made a motion to approve the zoning of property that is annexed but unzoned, commonly known as the Double Eagle Investment LLC property, comprised of 44.252± acres, generally located north of Farmstead Road, south of Camino Real, east of and adjacent to FM 1378 (Country Club Road), and west of Kentucky Lane. Said proposed zoning is recommended for the Two-Acre Ranch Estate Zone (RE-2), for 11.612± acres and the remaining 32.64± acres to the Open Space and Flood Hazard Zoning District (FH). Commissioner Hendricks seconded that motion and the motion was unanimously approved.

3. **Conduct a public hearing and take action regarding a Conditional Use Permit for an accessory building located at 421 Horseshoe Trail comprised of one acre generally located north of Murray Road, south of Windmill Lane, east of Bluebonnet Street, and west of Highway 5 within the Ranchette Estates subdivision.**

Mr. Efrussy introduced this item stating that this request is to increase the storage capacity of the existing accessory building. Mr. Efrussy stated that the proposed addition will encroach into the setback by 16'. Mr. Efrussy stated that town staff finds the addition will have minimal impact, but town staff has asked the applicant if he will agree to the condition upon approval to plant evergreen materials to the west of the building, one every 10' ranging in height from 6-8 feet. The applicant, Mr. Pace, has agreed to all of staffs requested conditions. Mr. Efrussy stated that surrounding property owners were notified and town staff has received no feedback, except the four adjacent property owners are in support of this request.

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

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

Commissioner Hendricks stated if the proposed addition to the edge of the property line is 14', and the town is asking the applicant to plant evergreens one

every 10 feet, his concern is that this would be a tough thing to do unless planting something small.

Commissioner Doi asked if the staff was comfortable with the materials being used. Mr. Efrussy responded that the applicant stated that he is using materials to match the existing structure; therefore, town staff will evaluate the vegetative material based on the towns required materials. Chairman Campbell asked if the applicant had support from the neighbors. Mr. Efrussy responded that yes, they are in support and that staff has received no negative feedback.

Commissioner Hendricks made a motion to approve a Conditional Use Permit for an accessory building located at 421 Horseshoe Trail, which lot is comprised of one acre generally located north of Murray Road, south of Windmill Lane, east of Bluebonnet Street, and west of Highway 5 within the Ranchette Estates subdivision condition upon the planting of evergreen materials to the west of the building, one every 10' ranging in height from 6-8 feet with staff's approval. The motion was seconded by Commissioner Powell and the motion was unanimously approved.

4. **Discussion regarding a proposed soccer field development on the Creekwood United Methodist Church site, at 261 Country Club Road, generally located at the southwest corner of Stacy Road and Country Club Road.**

Mr. Efrussy introduced this item stating that the following item is a discussion item only and Mr. Howard, the applicant is not in attendance, but Mr. Harris, a church representative is here to seek feedback from the commission regarding the proposed soccer field development. Mr. Efrussy stated that there is no formal review until a plan is submitted to town staff. Mr. Efrussy stated that he received an email from Mr. and Mrs. Hager who could not be in attendance and they had asked for their statement to be addressed to the commission members. Mr. Efrussy read, "While looking at the overall site plan for Creekwood, I think the proposed location of the soccer fields makes since. I do have concern regarding the fields having the proposed lights for night games though. While the lights may not affect our home directly at night, it does affect the overall appeal of living where we do and I don't believe it assists in supporting our Town's motto of "Keeping it Country". Also, by approving the lighting for their soccer field, it would establish a standard for future facilities that apply for lighting of similar situations. (Friendship Baptist has actually been in discussions about doing something similar, which I would HIGHLY oppose considering it would be in my back yard and affect SHF's overall appeal and my personal enjoyment of our property/home.) I believe the Town's planning of the 74 acres designated as the Fairview Soccer Complex was well thought out and didn't impact neighboring

residents. From my understanding, there was a lot of planning regarding development of this land, other amenities, lighting, etc. to provide a superb facility but I don't believe Creekwood's plans for a lighted field would be an asset to the Town of Fairview or neighboring residents." Mr. Efrussy added that their email included pictures of lights as well as asking if the City of Allen residents who neighbor this property are notified.

Pete Heres, member of Creekwood United Methodist Church, and representative regarding the soccer field, stated that Mr. Howard could not be in attendance, but they have been working with the soccer club to possibly place soccer fields on five acres located along the south property line. The Texas Football Club (TFC), is a non-profit competitive league and would simply be using the fields as a practice facility. Mr. Heres stated that the churches interest is for the youth and family and giving them something to do. Mr. Harris stated that the fields will have Bermuda turf installed and the area will include a fully automatic irrigation system and be professionally maintained. Mr. Harris stated that a proposed lighting plan was attached within the commissioner's packets, but will leave it up to the experts to explain the details, but the lighting will be more towards Lovejoy versus the resident's homes. The fields will also include soccer goals, nets, small scale bleachers, portable restrooms and a shed. The restrooms and shed are to be screened from view with landscaping. Mr. Heres stated the hours of operation would be Monday thru Friday 5-10 p.m., Saturday 7 a.m. to 10 p.m. and Sunday's 1 p.m. to 10 p.m.

Chairman Campbell turned the discussion to commission members. Commissioner Hendricks stated that this is a residentially sensitive area and asked if the applicants have received the local neighbor's thoughts regarding this proposal and if the applicant is aware of the town's Dark Sky Ordinance. Commissioner Hendricks stated that he is also concerned with the possible noise factor and believes that the hours of operation may be too late.

Commissioner Powell stated her concern is the portable bathrooms and the hours of operation. Commissioner Powell asked how often will the portable bathrooms be serviced and how will the lighting affect the neighbors.

Commissioner Doi stated that the lighting is his concern as well. Commissioner Doi stated that he would like to see a photometric study to include the three neighboring houses. Commissioner Doi asked if the hours of operation were a typical time and that 10 p.m. seems a little late for practice. The representative from TFC responded that the high school kids practice later, but they do practice through the evening hours and the fields are used year round, but the lights are used mostly in November through March and in response to the portable bathrooms, they are serviced once a week.

Commissioner Powell asked if there were four separate fields. The TFC representative responded that it's a training area and they do not put lines on the field and they break up into small training groups.

Chairman Campbell stated that his concern is also the lighting and the town is committed to the Dark Sky's Ordinance and that the resident's are very sensitive to light issues. Chairman Campbell stated that he is also concerned about the hours of operation and would like to know what the feelings are of the neighborhood. Chairman Campbell stated that he is very supportive of keeping the youth active, but concerned about the surrounding areas and the noise factor with the kids. The TFC representative stated that the noise has never been an issue and you may have the occasional whistle, but invites the commission members and staff out to where they practice now at SH 121 and Stacy Road, which would be very comparable to what they are proposing.

Commissioner Doi stated that since the light poles are still in place at their current practice facility, he would like to see a mock-up study measuring the distance between the homeowners and the lights.

Chairman Campbell stated that the general consensus is that the commissioners concerns are lighting and how that will affect the surrounding residents, the hours of operation, and overall concerns of surrounding residents.

5. Discussion regarding the construction of a community garden and beach volleyball court within The Village At Fairview.

This item was passed over at the request of MG Herring representatives, to allow them more time to address certain elements of this proposal.

6. Discussion regarding a proposed Joint Town Council and Planning and Zoning Commission meeting.

Mr. Efrussy stated that he would like to acquire dates and topics to hold a joint council/commission meeting in the near future. Mr. Efrussy stated that prior to the meeting; several commission members sent topics and/or questions. Mr. Efrussy asked for dates first and then we could list topics to include in the joint meeting.

The commission members selected the 3rd Wednesday in April (the 21st), the fourth Wednesday in April (the 28th), or the fourth Thursday in April (the 29th) as possible meeting dates.

The commission selected the following topics to include in the joint meeting with council:

- How can the town adhere to approved plans; repercussions and process.
- Code Enforcement and it's various duties.
- As the town grows, are there enough resources within staff departments.
- Update on roads, speed limits, repairs, etc. (i.e. Stacy Road, etc)
- Current status of McKinney airport.
- Are there plans for the town to extend a water line for the residents currently on Milligan water.
- EDC and its role in the town and where the town is headed regarding economic development.

7. Adjourn.

Chairman Campbell adjourned the meeting at 9:19 p.m

Respectfully submitted,

Michelle Lewis Sirianni
Town Secretary

ATTEST:

Brayton Campbell, Chairman
Planning and Zoning Commission