

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, AUGUST 12, 2010**

Chairman Campbell called the meeting to order at 7:02 p.m. Commission members present were Tom Supan, Ricardo Doi, Renee Powell, Darion Culbertson and Brad Northcutt. Staff members present were Planning Director Alan Efrussy; Assistant to the Town Manager, Matt Donnell; Community Development Manager, Ray Dunlap; Town Engineer, James Chancellor, P.E.; Budget and Management Analyst, Adam Wilbourn; and Town Secretary, Michelle Lewis Sirianni. Commissioner Paul Hendricks was absent.

1. Consider and take action regarding minutes of the June 10, 2010 Planning and Zoning Commission meeting.

Commissioner Powell stated that her corrections were called in prior to the meeting.

Commissioner Powell made a motion to approve the minutes of the July 8, 2010 Planning and Zoning Commission meeting. Commissioner Northcutt seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding modifications to the requirements for temporary use for concrete batch plants and asphalt batch plants.

Mr. Efrussy introduced this item stating that establishing a temporary concrete batch and/or temporary asphalt batch plant gives staff greater flexibility, creates less traffic, reduces overall cost, provides more efficient work levels, and places the plant closer to the project. Mr. Efrussy added that within the Code of Ordinances, staff added component C within exhibit 'A' that amends the current Code of Ordinances regarding temporary concrete batch and asphalt batch plants.

Mr. Chancellor stated that the benefit of a temporary batch plant is that they are tied to a specific project and simplifies the procedure. Mr. Chancellor stated that the plants are portable and they set up in an area and leave when the project is complete. Mr. Chancellor stated that this will also help traffic and the number of trucks that would be traveling on the road.

Commissioner Culbertson asked what is the normal time-frame needed to complete a project. Mr. Chancellor responded that it depends on the project, but for example, the town has a project on Stacy Road. Mr. Chancellor stated that this

project would take two to three months to complete as is usually the normal time-frame.

Commissioner Doi asked if they have to follow the Texas Commission on Environmental Quality (TCEQ) requirements. Mr. Chancellor responded that the town does follow TCEQ guidelines.

Chairman Campbell asked if there was a proposed location for the Stacy Road project. Mr. Chancellor stated that the Molodow property that is west of Kentucky Lane is the proposed location site.

Chairman Campbell opened the public hearing. No comments were made and the public hearing was closed.

Chairman Campbell opened discussion to the commission members. No additional comments were made.

Commissioner Northcutt made a motion to approve the modifications to the requirements for temporary use for concrete batch plants and asphalt batch plants as submitted. Commissioner Culbertson seconded that motion and the motion was unanimously approved.

3. Conduct a public hearing and take action regarding modifications of the Master Thoroughfare Plan.

Mr. Chancellor introduced this item stating that the currently approved plan has Sloan Creek Parkway connecting to Hart Road. Mr. Chancellor stated that the Sloan Creek Estates subdivision is concerned that the connection will bring unwanted cut-through traffic through the subdivision. Mr. Chancellor stated that the curvature of the street wasn't designed for heavy traffic and if they tie the roads together, it could change traffic patterns as well as have site distance issues. Mr. Chancellor stated that he recommends removing the connector from the plan and let the property develop naturally. Mr. Chancellor stated that he also recommends removing Hart and Stoddard roads from the thoroughfare plan since they no longer serve as thoroughfares without the Sloan Creek Drive connection. Mr. Chancellor stated that removing Hart and Stoddard Rd from the plan will keep the feel of the road and can improve the road as is. Mr. Chancellor stated the third recommendation is to remove the internal streets in the Village At Fairview to reflect private streets. Mr. Chancellor stated that it is town's opinion that they are happy to let the developer keep and maintain the roads.

Commissioner Culbertson asked if there is a reason the developer wants to keep the roads. Mr. Chancellor responded that the developer has to pay the town fees and they have already paid fees on the water lines, so keeping the roads will reduce their fees and will be cheaper for the town in the long run.

Commissioner Northcutt asked if the town is obligated to provide connectors to the access roads. Mr. Chancellor replied that they are already there.

Commissioner Doi asked if the utilities are public. Mr. Chancellor responded that the utilities are public.

Chairman Campbell opened the public hearing. Ed Hayes, 445 Sloan Creek Pkwy, stated that the road is not suited to handle traffic as a residential street and his concern is the development to the north and could see the cut-through from the school being used and the road is not meant to support heavy traffic. Mr. Hayes stated that he supports the recommendation to take off Sloan Creek Parkway from the plan.

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

Commissioner Culbertson made a motion to modify the Master Thorough Plan by removing the connection from Hart Road to Sloan Creek Parkway, remove Hart and Stoddard roads from the thoroughfare plan, and remove the internal streets in the Village At Fairview to reflect private streets. Commissioner Northcutt seconded that motion and that motion was unanimously approved.

4. Conduct a public hearing and take action regarding a Conditional Use Permit for a proposed accessory building located at 511 Stonebrook Drive.

Mr. Donnell introduced this item stating that the proposed detached storage building will encroach into the setback by 4'4" and the proposed buildings combined go over the 900 square foot maximum set for accessory buildings within the RE-1 zoning district. Mr. Donnell stated that the most impacted neighbor is to the south and the land is vacant, but the applicant has agreed to include landscaping along the southern portion. Mr. Donnell stated that he has received no feedback from residents.

Chairman Campbell opened the public hearing. No comments were made and the public hearing was closed.

Chairman Campbell opened discussion to the commission members. No comments were made.

Commissioner Powell made a motion to approve the Conditional Use Permit for a proposed accessory building located at 511 Stonebrook Drive conditioned upon landscaping comprised of evergreen trees, along the south façade of the storage building. Commissioner Northcutt seconded the motion and the motion was unanimously approved.

5. Status of the updated Parks, Recreation, and Open Space Master Plan.

Mr. Dunlap introduced this item stating that the Park Board recently unanimously voted to update the park plan. Mr. Dunlap stated that a public hearing was held and will be presented to town council at the September meeting.

Commissioner Culbertson asked if there was any substantial change(s) within the plan. Mr. Dunlap responded that they prioritized their goals and objectives, stated within the plan that they encourage the use of organic standards, which the town already does and updated the neighborhood parks.

Commissioner Powell asked if Coyote Park will be a neighborhood park or community park. Mr. Dunlap responded that there are no immediate plans to develop this park.

Commissioner Northcutt asked if any connectors or trails will tie the parks together or will they stand alone. Mr. Dunlap responded that the town council and park board removed the words 'connector trail' and is now being referenced as a neighborhood pedestrian trail. Mr. Dunlap noted that both the City of Allen and the City of McKinney are updating their plans as well and there are some potential future connectors.

Chairman Campbell asked if the walk, hike and bike trails are all still listed within the plan. Mr. Dunlap responded that they are still in the plan.

6. Discussion regarding a potential Concept Plan for 17.517 acres, located within the Commercial Planned Development District (CPDD), subzone I.

Mr. Donnell introduced this item stating that the property owner of this unique piece of property is located within the CPDD and backs up to single-family lots. Mr. Donnell stated the proposed development contains single family lots, as well as "future commercial development" on a portion of the property. Mr. Donnell stated that the owner/developer is here this evening to discuss their ideas.

Steve Solomon, developer stated that they'd like to submit a concept plan in two phases. Mr. Solomon stated that the first phase would include single-family detached and town home like properties and the second phase would be some sort of commercial project, but at this time, they have not decided what will be proposed at this location, but are considering a pre-school on a portion of it. Mr. Solomon stated that they intend to keep the natural tributary and would serve as a buffer between the two phases as well as preserving the trail line. Therefore, they are doing a flood plain study as well to identify any areas that may fall into this

area. Mr. Solomon stated that they'd like to receive feedback from the commission regarding their opinion on the one access point that is currently off Highway 5 and the issue of the connector off Fairview Parkway.

Commissioner Powell asked how many houses they would be proposing and would the sizes be equivalent to what's already there. Mr. Solomon responded that maybe thirty, but do not have an accurate count at this time, but enough to get a high quality builder. Commissioner Northcutt asked if they houses would be one story or two and if the landscaping would be similar to Grenadier. Mr. Solomon responded that they can do both, but each builder is different, but have been discussing the type of product and landscaping, but will be single-family homes.

Chairman Campbell asked if the DART rail line would affect their proposal if and when the rail system comes through. Mr. Solomon responded that it shouldn't affect this location.

Commissioner Doi asked if they had thoughts on the utilities. Mr. Solomon responded that they have considered the utility lines and can link into existing lines, which would be an improvement.

Commissioner Supan commented that he is not too concerned about the proposed area only having one entrance, but more concerned with the additional traffic it could create.

Commissioner Doi stated that he'd like to know what the homeowners of The Villages of Fairview Homeowners Association thoughts would be on the proposed. Commissioner Doi also requested input from the Fire Marshal regarding the need for emergency access between both parcels.

Eddie Herring, 362 Spring Meadow, HOA President of the Village of Fairview, stated his main concern is along Emerson Ct and how the residents along this street will be affected, but prefers to see single-family homes with no connector.

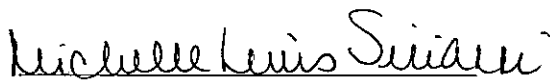
Becky Collier-Sewell, 400 Parkvillage Ave. stated her concerns that the streets are already narrow and it's difficult to get in and out of Fairlanding Ave. so agrees that there should be no connector, which could create additional traffic.

Mr. Chancellor noted that the connector was initially put in so that it wouldn't land lock the subdivision. Commissioner Doi asked if there is concern with connectors between residential and commercial. Mr. Chancellor replied that you can have one connection maybe two and place them as far apart as possible.

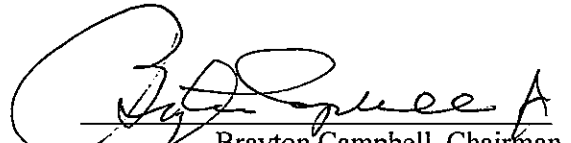
7. Adjourn.

Chairman Campbell adjourned the meeting at 8:20 p.m.

Respectfully submitted,


Michelle Lewis Sirianni
Town Secretary




Brayton Campbell, Chairman
Planning and Zoning Commission