

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 9, 2010**

Chairman Campbell called the meeting to order at 7:04 p.m. Commission members present were Tom Supan, Ricardo Doi, Renee Powell, Paul Hendricks, 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.

1. Consider and take action regarding minutes of the August 12, 2010 Planning and Zoning Commission meeting.

Commissioner Powell and Doi stated that they called in their corrections prior to the meeting.

Commissioner Powell made a motion to approve the minutes of the August 12, 2010 Planning and Zoning Commission meeting. Commissioner Doi seconded that motion and the motion was unanimously approved.

2. Conduct a public hearing and take action regarding a Revised Final Site Plan for the Davis Development Fairview Apartments, comprised of approximately 12.2± acres generally located south of and adjacent to Fairview Parkway, west of Highway 5, east of Watertower Way, and north of Indian Springs Rd. within the Commercial Planned Development District, (CPDD).

Mr. Donnell introduced this item stating that the Davis Development desires to develop apartments as permitted and in substantial conformance with the existing Site Plan on said property. Mr. Donnell stated the proper way to move forward with this request is to revise the existing Site Plan because it's in substantial conformance with said plan, and that is the specific zoning of the property.

Mr. Donnell stated that the Revised Site Plan will consist of the same number of multi-family units as the existing Site Plan, however the layout of the buildings slightly differs from the existing plan, as well as the floor plans and building elevations.

Mr. Donnell stated that they are increasing the masonry requirements from what was initially approved and currently exists, and the access points have changed to provide a better flow of traffic according to the opinions of town departments

specifically engineering, planning, fire dept. Mr. Donnell stated the access points at Murray Road and Watertower Way are being requested to be changed to an exit only access and from grass-crete to all concrete. Mr. Donnell stated the other access point at Fairview Parkway and Indian Springs Rd. is preferable to be a grass-crete with a crash gate, emergency access only, due to the proximity to the nearby intersection.

Mr. Donnell stated that they are also adding additional landscaping than previously approved, but town staff is requesting that additional plans be submitted prior to the next regularly scheduled town council meeting, because all of the landscape plans are not completely submitted as required.

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

Chairman Campbell opened discussion to the commission members.

Commissioner Culbertson asked for clarification on the number of units. Mr. Donnell stated that there is no loss or gain on the number of units. Mr. Jeff Green, representing the applicant, Davis Development added that there is a mix of floor plan and bedroom units, and that they are offering more square footage on average overall. Commissioner Hendricks asked in comparison to the existing plan, what is the total square footage. Mr. Green responded that theirs exceeds the existing plan in total square footage with an average around 1,100 square feet.

Commissioner Hendricks asked if the parking was in compliance including the garage parking. Mr. Green responded that the parking is in compliance and some buildings have 3-4 garages. Mr. Donnell added that it's a little hard to see on the plan.

Mr. Donnell stated that there are more masonry materials used on the façades on this plan than the previous approved plan; there is the addition of brick now, there will be more stone, and stucco percentage decreases slightly. Commissioner Powell asked if they were changing the outside or adding more brick.

Commissioner Supan asked if there was a concern with public safety on the exit only access points. Mr. Green responded that they will probably mark with a sign of some sort, and have traffic slowing/calming devices/markings in these locations, but will also have a slide gate that can't be accessed from the outside except in the case of public safety vehicles.

Commissioner Doi asked if the 453 parking spaces include the garages. Mr. Green responded that the parking spaces do include the garages.

Mr. Donnell noted that the plat will not need to be changed, and therefore the park dedication requirements have been met as stated on the existing replat.

Commissioner Doi asked if all the green space on the plan is being counted towards town requirements. Mr. Donnell responded that the required land conveyance has been met with the previous and existing plans, that being the nine acre park/open space area adjacent to the three acre parcel, and that the amenities combined with the green space inside the development can only count for 50%, and then land or money or a combination of the two would be required. However, at this point the town cannot enforce additional conveyance.

Commissioner Doi asked if the water system was using an 8" main and if so could it be reduced to a 6". Mr. Chancellor responded that the MG Herring Group put in the 8" line or larger and that some areas are 12". Mr. Chancellor stated that if they can meet fire flow demands with a 6" line, then they can use that, but without testing it first they would require the 8" line. Mr. Chancellor added that there are good connection points.

Commissioner Doi asked regarding the color choices. Mr. Green responded that the colors were chosen from the CPDD guidelines, the computer shows them slightly off due to the software, but they have met, and will meet the color requirements.

Commissioner Northcutt asked if they have addressed the plan for the use of satellite dish(s). Mr. Hazel, representing Davis Development, responded that the FCC doesn't forbid people from installing, but they plan to keep within the town's ordinance and are looking at one central satellite. Commissioner Culbertson asked if the resident would be able to have a satellite on their patio. Mr. Donnell responded that this is not permissible by town code.

Commissioner Doi asked if the fire access points will have raised or flush curbs. Mr. Chancellor responded that they will probably want a mountable curb with grass-crete. Mr. Chancellor noted that the Murray Farm/Watertower Way are exit only and would have a mountable curb and are concrete. Commissioner Doi asked if there was concern on turning left out of the Murray Farm exit since there was not much stacking distance. Mr. Chancellor responded that he is not too concerned due to multiple options to exit and it's also a low speed area.

Commissioner Doi made a motion to approve a Revised Final Site Plan for the Davis Development Fairview Apartments, comprised of approximately 12.2± acres generally located south of and adjacent to Fairview Parkway, west of Highway 5, east of Watertower Way, and north of Indian Springs Rd. within the Commercial Planned Development District, (CPDD) conditioned upon the following:

- Indicate additional required landscape plan submittal to town staff prior to next month's council meeting, subject to staff approval.

- To show Murray Farm and Indian Springs as exit only with grass-crete.
- To depict the total average square footage on the plan and site survey table.
- To show Fairview Parkway with a mountable curb, grass-crete and landscaping detail.

The motion was seconded by Commissioner Powell and this motion was unanimously approved.

3. Discussion regarding the potential zoning for property within Fairview ETJ.

Mr. Donnell introduced this item stating that the new flood lines have been adopted since the last time these properties were discussed. Mr. Donnell stated that there is only one property in question that sits on four acres of property, but all of it is in the flood plain except for .3 acres. Mr. Donnell stated that the town would like to annex and zone the properties in the upcoming months and would like feedback from the commission on whether they would like to zone the non-flood plain properties to the RE-2 or RE-3 zones.

Commissioner Doi asked what the total acreage of this area is and what can you do in these areas. Mr. Donnell responded that there is 80 acres, but only 30% is not in the flood plain and unless there's an existing structure on the property, there is not much you can do.

Commissioner Northcutt asked what is the zoning off of Summit Ct. Mr. Donnell responded that it is zoned to the RE-2 zoning district. Commissioner Doi commented that if they zone the non-flood plain acres to the RE-2 zoning district, it may get denser and that he would be worried about access. Commissioner Powell stated that she would prefer to zone higher if possible. Commissioner Culbertson agreed.

Chairman Campbell asked why the town needs to annex this subject area and is it a source of revenue. Mr. Donnell responded that annexing and zoning this subject area would provide some property taxes to the town and would also protect the citizens in the surrounding areas from anything being placed on the properties that they may not want to see there, or that the town does not have, regarding incompatible land uses.

Consensus of the commission was to recommend zoning to the RE-3 zoning district.

4. Adjourn.

Chairman Campbell adjourned the meeting at 8:11 p.m.

Respectfully submitted,

Michelle Lewis Sirianni
Michelle Lewis Sirianni
Town Secretary



Brayton Campbell
Brayton Campbell, Chairman
Planning and Zoning Commission