

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 13, 2018**

The Planning and Zoning Commission met in regular session on Thursday, September 13, 2018 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff as well as Commissioners Scott Almy, Ricardo Doi, Glenn Carlin, Pat Friend and John Cox. Commissioner Gregg Custer was absent. Staff member present was Planning Manager, Israel Roberts; Town Engineer, James Chancellor; Executive Assistant, Tenitrus Bethel; and Fall Intern, Cynthia Alegria.

Chairman Israeloff called the meeting to order at 7:00 p.m. and declared a quorum present.

1. Consider and take action regarding August 9, 2018 minutes.
Commissioner Friend made a motion to approve the August 9, 2018 minutes with one noted correction. Commissioner Almy seconded the motion and the motion was approved unanimously.
2. Consider and take necessary action on a request for approval of a Final Plat of the Ebersol Addition. The proposed 6.9-acre, three (3) lot single-family subdivision is located on the south side of Hart Road, west of Country Club Road, and is zoned for the (RE-2) Two-Acre Ranch Estate District. Owners/Applicant: Jay and Katrina Ebersohl.

Applicants present.

Mr. Roberts gave a staff report on the request for the final plat. He stated the applicants are requesting to subdivide their parcel into three semi-equal single family lots, one of which the applicant is currently constructing their personal home. He indicated there are 2 points of access, a 20 foot wide easement and an additional fire department and emergency access turn around. He stated the proposed lots meet the lot widths and subdivision design standards and staff recommends approval as presented.

Chairman Israeloff inquired which side the new drive would be constructed. Mr. Roberts stated the new drive would be constructed on the west side.

Commissioner Doi inquired about the completion of the driveway. Mr. Chancellor stated the required fire access road has been completed and inspected. He also stated the applicant has an 8 inch fire main with hydrants installed per the fire marshal requirements.

Commissioner Doi inquired if the half hammerhead access easements would be the driveway for lot 3. Mr. Chancellor stated it is not required to be a driveway however the geometry does allow for the apparatus turnaround.

Commissioner Friend made a motion to approve the request for a conditional use permit, as requested with the Staff provision which. Commissioner Carlin seconded the motion and the notion was approved.

3. Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants and a replat to accommodate the development of a fitness facility. The proposed 36,900+/- square foot facility is located at the southwest corner of Indian Springs Road and Fairview Parkway and is zoned for the Commercial Planned Development District (CPDD) with the Urban Village Sub-district. Applicant: Tim Smith, Lincoln Property Management, representing 24-Hour Fitness.

Mr. Roberts gave a staff report regarding the request for major warrants for a 37,000 square foot fitness facility. He stated the proposed structure does not conform to the current urban design standards based on site, block and building design. He stated the applicant is requesting a major warrants for a deviation from the required canopy and window percentages required; due to the general operation of this facility, which contains private areas, the window percentage requirement of 60% - 80% on each façade does not lend itself to windows. He stated the applicant is requesting approximately a 9% canopy deviation on the south side of the facility only which serves as main entry and install canopies over the other windows that do not have canopies. He stated the applicant is requesting a Tiltwall construction material that would match that of the Fairview Town Center. He stated as part of the design there are dead end fire lanes constructed to meet the building coverage requirements of the fire department, continue the sidewalk design along Southwind to match the design in front of Noah's and bring in the required amount of street trees along Indian Springs, Fairview Parkway and Southwind.

Mr. Roberts stated the building meets the tri-partite and façade rhythm requirements of the current code and there will be a designated easement for facilities for an additional lot for future development.

Mr. Roberts indicated 24 adjacent property owners were notified and to date no correspondence, in opposition or support, has been received by staff. He stated staff is recommending approval subject to the plans submitted.

Chairman Israeloff opened the public hearing.

Felicia Freeman, 5828 Fairview Pkwy, expressed her concerns for increased traffic and access to the facility.

Chairman Israeloff closed the public hearing.

Chairman Israeloff asked Mr. Roberts to address the concerns related to traffic and facility access.

Mr. Roberts stated at this point there is no direct access to Fairview Pkwy and the only driveway access to the facility would be from Indian Springs and Southwind. He stated, in

regards to the traffic, a traffic study was not done as this is a use that is allowed by right and the increased traffic would likely be coming south on Indian Springs or across Stacy through the mall parking lot.

Commissioner Carlin inquired about plans to complete Fairview Parkway. Mr. Chancellor discussed the long term plans for Fairview Parkway.

The Commission and Mr. Chancellor general discussion regarding the long term plans for Fairview Parkway.

Chairman Israeloff inquired as to why the fire lane does not extend around the facility and if this was fire department approved. Mr. Chancellor stated the fire code does not require lanes to be constructed for the apparatus to drive around the entire structure. He stated the code requires access from 2 sides and the section of the fire lane that does not connect around has to have a hose lay distance of 150 feet and the design has been approved by the fire marshal.

There was additional discussion regarding the fire lane.

Commissioner Friend inquired about the request for less glass. Mr. Roberts stated the intended use of the facility does not conform to the urban design plan which is a pedestrian traffic and a window shopper focused atmosphere. He stated there is limited parking on the north side and no parking on the west side.

Commissioner Cox inquired if about the adequacy of spandrel glass. Mr. Roberts stated the spandrel glass is translucent and does not meet the translucency requirement.

The Commissioner and Mr. Roberts had an extended discussion related to the overall appearance of the facility.

Commissioner Friend made a motion to approve the request for the major warrants and replat to accommodate the development of a fitness facility. Commissioner Doi seconded the motion and the notion was approved.

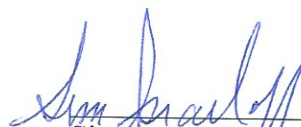
4. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:37 p.m.

Respectfully submitted,



Adam Wilbourn
Alternate Town Secretary



Sim Israeloff, Chairman
Planning and Zoning Commission

