

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, APRIL 13, 2017**

The Planning and Zoning Commission met in regular session on Thursday, April 13, 2017 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff; Vice Chairman Pat Friend; and Commissioners Ricardo Doi, Gregg Custer, John Cox and Glenn Carlin. Commissioner Scott Almy was absent. Staff present were Planning Manager, Israel Roberts; Town Engineer, James Chancellor; Chief Financial Officer, Jason Weeks and Town Secretary, Liz Cappon.

1. Call to order.

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

2. Consider and take action regarding the minutes of the March 9, 2017, Planning and Zoning Commission meeting.

Vice Chairman Friend made a motion to approve the March 9, 2017 minutes.

Commissioner Carlin seconded the motion and the motion was unanimously approved.

3. Conduct a public hearing, consider and take action on a request for approval of a concept plan with major warrants and a preliminary plat for the development of a single-family detached and townhome subdivision. The 38.5-acre site is located at the southeast corner of Highway 5 and Country Club Road and is zoned for the Commercial Planned Development District (CPDD) with the Urban Transition sub-district. (CPA2016-3).

Mr. Roberts gave a presentation on a public hearing and a request for approval of a concept plan with major warrants and a preliminary plat for the Apple Crossing development, made up of 184 units including single-family detached, townhomes and retail. Mr. Roberts stated the development would be located on 38.5-acres at the southeast corner of Highway 5 and Country Club Road.

Mr. Roberts stated that the area is zoned for the CPDD with the Urban Transition sub-district. Mr. Roberts stated that the regulating plan is a concept plan.

Mr. Roberts explained the review process for minor and major warrants. Mr. Roberts stated that as the development conforms to the subdivision and zoning ordinances except for the major warrants, it is a ministerial review process for everything in the plan except the major warrants. Mr. Roberts explained the eight major warrants related to front entry garage townhomes, commercial lot build-to zone, block length due to the detention pond, landscaping in the alley and a façade material change.

Mr. Roberts stated that Staff recommends approval with the conditions that all front-entry garages driveways are treated with stained or stamped concrete as well as the stained, cedar and carriage-style garage doors on all front-entry lots.

Chairman Israeloff opened the public hearing.

Bruce Bickhaus, 426 Sloan Creek Parkway, stated his opposition to more apartment complexes in the Town. Mr. Bickhaus asked if the zoning for this area is already set. Mr. Bickhaus expressed concerns regarding increased traffic on State Highway 5.

Mr. Roberts stated they are not apartments but townhomes and single-family homes.

Chairman Israeloff explained the concept of the CPDD zoning for Mr. Bickhaus.

Chairman Israeloff closed the public hearing.

Commissioner Carlin asked to hear from the applicant. Commissioner Carlin stated concerns about density and drainage. Commissioner Carlin stated concerns about flooding from Sloan Creek in Heritage Ranch.

Commissioner Custer stated concerns about drainage as he has seen the detention pond in Sloan Creek Estates overflow.

Mr. Roberts explained the density rules within the CPDD. Mr. Roberts and Mr. Chancellor explained the drainage pond's role in the Town's master drainage plan and the larger issues with Wilson Creek flowing from McKinney.

Commissioner Cox and Mr. Chancellor discussed the drainage from the detention pond to Sloan Creek.

Commissioner Cox stated his opposition to the two-car garage door. Mr. Roberts explained the parking adjustments and the front-entry garages' effect on density. Mr. Roberts explained the effects of the trail on a rear-entry garage system.

Vice Chairman Friend stated his approval of major warrants 4 through 8 and opposition to 1 through 3.

Commissioner Cox and Mr. Roberts discussed warrant 5 regarding the retail space and the traffic flow through residential areas for retail parking.

Commissioner Doi and Mr. Roberts discussed the intent of mixed use developments and the CPDD retail rules.

Chairman Israeloff asked for a comment from the applicant.

The applicant, Charles Hicks, 11825 Forest Lakes Lane in Dallas, stated he envisioned a double-front retail building and even if the retail space was 5 acres he would still utilize that design. He added that the intent is to have walkable local retail for residents.

Chairman Israeloff asked the applicant if he felt traffic would cut through the development to avoid the intersection. Mr. Hicks stated that they may if there were unusual circumstances such as a car accident, but it wouldn't be faster under normal traffic. Mr. Chancellor explained the intersection redesign to the Commission.

Mr. Hicks stated that the warrant regarding the garages was to keep residential trash cans from facing the hike and bike trail and gave residents an option regarding how much backyard they want.

Jed Dolson, Green Brick Partners, 2805 Dallas Parkway in Plano, stated that his company would do the residential and Mr. Hicks' company would build the commercial. Mr. Dolson stated that it didn't matter whether they did front- or rear-entry townhomes, but buyers prefer front entry for more yard space. Mr. Dolson stated that regardless of whether they are front- or rear-entry the amount of units is unlikely to change or may increase if the subdivision is designed as all rear-entry. Mr. Dolson suggested moving the trail to along the street rather than the alley if the design were to shift to all rear-entry.

Chairman Israeloff asked how many front-entry townhomes were in the current design. Mr. Dolson stated that front entry was the minority with 32 lots out of 89. Mr. Roberts stated that all other homes as presented would be alley served.

Commissioner Cox and Mr. Dolson discussed potential warrants for the trail plan. Chairman Israeloff and Mr. Roberts discussed the sidewalks. Commissioners Cox and Doi discussed the road-width, parking and fire department accessibility with Mr. Roberts and Mr. Chancellor.

Commissioner Doi stated that while he did not like the aesthetics of a front-entry garage, it is what the market wants but he would agree with the consensus of the Commission. He added his opposition to warrant five regarding the retail build-to as he felt it would decrease foot traffic from the residential.

Commissioner Custer expressed concern about the density of the homes and future traffic on State Highway 5. Chairman Israeloff described the history of the CPDD and future roadway planning.

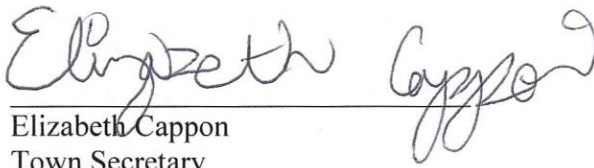
Chairman Israeloff reminded the Commission that they are not deciding on the amount of density allowed within the development but the major warrants regarding the form of the development. Chairman Israeloff polled the Commission on each of the individual major warrants, the consensus was overall support for warrants 6, 7 and 8 and opposition to warrants 1, 2, 3 and 4; the commission was informally split on warrant 5.


Commissioner Custer made a motion to continue the public hearing until May 11, 2017, for a concept plan with major warrants and a preliminary plat for the development of a single-family detached and townhome subdivision located on 38.5-acres at the southeast corner of Highway 5 and Country Club Road. Commissioner Doi seconded the motion and the motion was unanimously approved.

4. **Adjourn.**

Chairman Israeloff adjourned the commission from the meeting at 8:34 p.m.

Respectfully submitted,


Elizabeth Cappon
Town Secretary


Sim Israeloff, Chairman
Planning and Zoning Commission

