

**MINUTES  
FAIRVIEW, TEXAS  
PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 14, 2016**

The Planning and Zoning Commission met in regular session on Thursday, January 14, 2016 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Brad Northcutt, Scott Almy, Ricardo Doi, Heather Hager, Debbie Flood and John Cox. Vice Chairman Pat Friend was absent. Staff members present were Interim Planning Manager, Robert LaCroix; Town Engineer, James Chancellor; and Town Secretary, Elizabeth Cappon.

**1. Call to order**

Chairman Northcutt 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 December 10, 2015 Planning and Zoning Commission meeting.**

Commissioner Flood made a motion to approve the amended December 10, 2015 minutes. Commissioner Almy seconded the motion and the motion was unanimously approved with Commissioner Doi abstaining.

**3. Consider, discuss and take any necessary action on a request by Steve Dinapoli, representing 84 Acres Red Oak Trail, LLC, for approval of a Final Plat for the Oak Meadows Addition, a proposed residential subdivision comprised of 10 single-family residential lots, 1 lot of common open space and 1 lot of parkland dedication on a 83.993± acre tract of land as recorded under Doc. # 2031226001676610, CCLR, situated in the George B. Pilant Survey – Abstract No. 691, Town of Fairview, Collin County, Texas, and that is generally located at the east end of Red Oak Trail north of Meandro Ria Lane. The subject property is zoned PC, Planned Center District. (FP2016-01).**

Mr. LaCroix gave a presentation on a continued request by Steve Dinapoli, representing 84 Acres Red Oak Trail, LLC, for approval of a Final Plat for the Oak Meadows Addition Mr. Byron Reid, M. Christopher, to rezone a 32.104± acre tract of land generally located adjacent to and east of Country Club Road (FM 1378) and north of Farmstead Street from Open Space and Flood Hazard (FH) Zone to Two-Acre Ranch Estate (RE-2) Zone.

Mr. LaCroix stated that the subdivision would be comprised of 10 single-family lots along with one common space lot as well as one large lot of dedicated parkland. Mr. LaCroix stated that in addition to the parkland dedication, \$100,000 would be dedicated for trail improvements to link the trail to the City of McKinney's Wilson Creek trail.

Mr. LaCroix stated that the plat was conforming to all the technical requirements of a final plat and that staff recommends approval.

Commissioner Doi asked Mr. Chancellor if there had been a change to the 100-year floodplain in the area of this development. Mr. Chancellor stated that the applicant had already submitted a letter of map change to FEMA and that the Town did not anticipate any problems with approval.

Commissioner Doi and Mr. LaCroix discussed a connection on the plat that could be potential future access to the open space. Commissioner Doi additionally offered a correction the plat, which stated 2015 for the year on page 2.

Commissioner Hager, Chairman Northcutt, Mr. Chancellor and Mr. LaCroix discussed the pedestrian bridge design, park development funds allocation as well as the possible trail connection location.

Commissioner Doi made a motion to approve a request by Steve Dinapoli, representing 84 Acres Red Oak Trail, LLC, for approval of a Final Plat for the Oak Meadows Addition, a proposed residential subdivision comprised of 10 single-family residential lots, 1 lot of common open space and 1 lot of parkland dedication on a 83.993± acre tract of land as recorded under Doc. # 2031226001676610, CCLR, situated in the George B. Pilant Survey – Abstract No. 691, Town of Fairview, Collin County, Texas, and that is generally located at the east end of Red Oak Trail north of Meandro Ria Lane. The subject property is zoned PC, Planned Center District. Commissioner Hager seconded the motion and the motion was unanimously approved.

4. **Consider, discuss and take any necessary action on a request by Greystar GP II, LLC, for approval of a Final Plat for the North Addition, Lots 3R-A & 2R-1A, Block A, being a replat of Lots 2R-1 & 3R, Block A, North Addition, recorded in Vol. 2008, Pg. 198, M.R.C.C.T. and Vol. 2013, Pg. 465, M.R.C.C.T. being 10.145 in the J. Dixon Survey - Abstract No. 276, Town of Fairview, Collin County, Texas, and generally located on the west side of Fairview Parkway and adjacent to the east side of Convention Drive. The subject property is zoned CPDD, Commercial Planned Development District. (FP2016-02).**

Mr. LaCroix gave a presentation on a request by Greystar GP II, LLC, for approval of a Final Plat for the North Addition, generally located on the west side of Fairview Parkway and adjacent to the east side of Convention Drive. Mr. LaCroix stated that Greystar was simply replatting the area to connect two separate pieces of land that Greystar is purchasing for their project and that the engineering plans for the project would be brought in at a later date. Mr. LaCroix stated that the current plat meets all the requirements of the existing zoning and all the technical requirements for platting.

Commissioner Flood asked about the previously proposed driveway access for the hotel on Convention Drive that would go through the property. Mr. LaCroix stated that was no longer in the plans for that particular project.

Commissioner Doi noted that there were multiple ownerships listed on the plat in need of correction to a single ownership.

Brad Williams of Winstead PC, 2728 N Harwood Street in Dallas, representing the applicant, stated that the signature line was correct as it was split between two partners consolidated under a single group.

Commissioner Doi made a motion to approve a request by Greystar GP II, LLC, for approval of a Final Plat for the North Addition, Lots 3R-A & 2R-1A, Block A, being a replat of Lots 2R-1 & 3R, Block A, North Addition, recorded in Vol. 2008, Pg. 198, M.R.C.C.T. and Vol. 2013, Pg. 465, M.R.C.C.T. being 10.145 in the J. Dixon Survey - Abstract No. 276, Town of Fairview, Collin County, Texas, and generally located on the west side of Fairview Parkway and adjacent to the east side of Convention Drive. The subject property is zoned CPDD, Commercial Planned Development District. Commissioner Almy seconded and the motion was unanimously approved.

5. **Consider, discuss and take any necessary action on a request by Jed Dolson, Kittyhawk LLC, for approval of a Final Plat for The Courts at Sloan Creek, being 36 residential lots and 8 open space lots on a 6.50 acre tract of land situated in the John A. Taylor Survey – Abstract No. 909, Town of Fairview, Collin County, Texas and that is generally located adjacent to and west of Highway 5 at the intersection of Meandering Way. (FP2016-03).**

Mr. LaCroix gave a presentation on a request by Jed Dolson, Kittyhawk LLC, for approval of a final plat for The Courts at Sloan Creek. Mr. LaCroix stated the Final Plat meets the town's zoning and CPDD requirements and that staff recommends approval of the final plat.

Mr. LaCroix stated that the few previously requested changes requested had been made with the Fire Department. Mr. LaCroix added that staff would work out the cash in lieu of parkland dedication with the applicant.

Commissioner Doi noted that the secondary access point should line up with the emergency access easement but it was offset. Commissioner Doi additionally noted that lot 36 only showed access through the HOA property. Commissioner Doi also noted inconsistencies with the building setbacks for correction on the final plat.

The applicant, Michael Dowdey of Dowdey, Anderson and Associates, 5225 Village Creek Drive in Plano, clarified that lot 36 actually would extend all the way to the road. Commissioner Doi also noted an issue with the build line consistency on the plat on lots 21, 22, 27 and 28. Mr. Dowdey stated that he would clarify the zoning details on those lots.

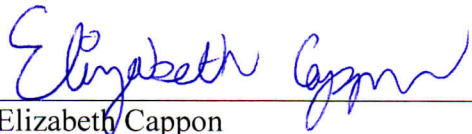
Commissioner Cox asked if the Town required a turnaround at the end of the fire lane on the east side of the property. Mr. Chancellor stated that as a fire truck has a 150 feet maximum backup length, it is not required for a distance of less than 150 feet.

Commissioner Doi made a motion to approve a request by a request by Jed Dolson, Kittyhawk LLC, for approval of a Final Plat for The Courts at Sloan Creek, being 36 residential lots and 8 open space lots on a 6.50 acre tract of land situated in the John A. Taylor Survey – Abstract No. 909, Town of Fairview, Collin County, Texas and that is generally located adjacent to and west of Highway 5 at the intersection of Meandering Way. Commissioner Flood seconded and the motion was unanimously approved.


**6. Adjourn.**

Chairman Northcutt adjourned the commission from the meeting at 7:33 p.m.

Respectfully submitted,



Elizabeth Cappon  
Town Secretary



Brad Northcutt, Chairman  
Planning and Zoning Commission