

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, MAY 11, 2017**

The Planning and Zoning Commission met in regular session on Thursday, May 11, 2017 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Sim Israeloff, Vice Chairman Pat Friend and Commissioners Ricardo Doi as well as Glenn Carlin. Commissioners Scott Almy, Gregg Custer and John Cox were absent. Staff present was 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. 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 continued 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 from the April 13, 2017, Planning and Zoning Commission meeting.

Mr. Roberts discussed changes made to the development's design since the April meeting including the removal of the front entry townhome design, which removed several of the major warrants and reduced the total unit count by two to 182 units.

Mr. Roberts stated that the development now only required three major warrants relating to block length, alley trees and the interior façade change.

Mr. Roberts stated that Staff recommended approval as presented.

Chairman Israeloff stated that the public hearing was still open from the prior meeting. There were no speakers. Chairman Israeloff closed the public hearing.

Commissioner Doi stated that he found the remaining major warrants acceptable. Commissioner Doi and Mr. Roberts discussed the amount of street parking and how the sidewalk width change would affect the amount of greenspace.

Commissioner Carlin and Mr. Roberts discussed the alley trees major warrant and how it relates to the Town's open space requirements. Mr. Roberts stated that they alley tree

rules would be one of the items that the Commission and Council would review for possible revision during the subdivision ordinance revisions.

Commissioner Friend asked to see the new front-entry design. Mr. Roberts stated it would be similar to the Courts at Sloan Creek, which has the same developer. Mr. Roberts stated that the developer is required to follow the form-based code's design standards.

Commissioner Carlin and Mr. Roberts discussed the CPDD size requirements for the units. Commissioner Carlin expressed his dissatisfaction that the builder was not present to give the precise square footages of the different home types.

Chairman Israeloff stated that the CPDD code was created to be very specific so that one-by-one decisions did not have to be made on items such as unit size. Chairman Israeloff reminded the Commission that they are just deciding whether to approve the three major warrants presented, which they previously had no issue with at the April meeting.

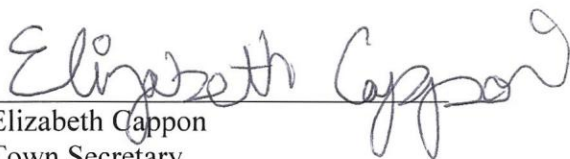
Vice President Friend made a motion to approve a concept plan with major warrants and a preliminary plat for the development of a single-family detached and townhome subdivision located on 38.5-acres at the southeast corner of Highway 5 and Country Club Road.


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

3. Adjourn.

Chairman Israeloff adjourned the commission from the meeting at 7:15 p.m.

Respectfully submitted,


Elizabeth Cappon
Town Secretary


Sim Israeloff, Chairman
Planning and Zoning Commission

