

**MINUTES
FAIRVIEW, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 8, 2015**

The Planning and Zoning Commission met in regular session on Thursday, October 8, 2015 at 372 Town Place, Fairview, Texas. Commissioners present were Chairman Brad Northcutt, Vice Chairman Pat Friend, Heather Hager, Scott Almy, Ricardo Doi and John Cox. Staff members present were Town Manager, Julie Couch; Interim Planning Manager, Robert LaCroix; Town Engineer, James Chancellor; and Town Secretary, Elizabeth Cappon. Commissioner Flood was absent.

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

1. Consider and take action regarding the minutes of the September 10, 2015 Planning and Zoning Commission meetings.

Commissioner Doi had provided corrections to the minutes. Commissioner Friend made a motion to approve the amended September 10, 2015 minutes. Commissioner Cox seconded the motion and the motion was unanimously approved.

2. Conduct a public hearing, consider, and take any necessary action on a request made by Greystar GP II, LLC for the approval of an amendment to the Framework Plan of the Commercial Planned Development District (CPDD) within the Urban Village Sub-District in Overlay B to add the Mixed Residential building types contained in Overlay A and consider approval of Major Warrants in association with a development plan for an age restricted independent residential living facility on property being 5.748± acres of land more specifically described as Lot 2R-1, Block A, North Addition situated in the J. Dixon Survey, Abstract No. 276 and generally located at the northeast corner of Convention Drive and Murray Farm Road. (MW2015-02).

Town Manager Couch opened the presentation with an overview of the updated guidelines for the CPDD to allow more opportunities that are for residential use within the Commercial District.

Mr. LaCroix gave a presentation on a request Greystar GP II, LLC for the approval of an amendment to the Framework Plan of the Commercial Planned Development District and Major Warrants in association with a development plan for an age-restricted independent residential living facility on property. Mr. LaCroix stated the major warrants included allowing the age-restricted multifamily dwelling unit and allowing a reduction in the 320 required parking spaces for such a complex to 260. Mr. LaCroix added that the minor warrants included allowing a block face that exceeded 500 feet in length, not providing open space that is not fronted by buildings and the use of wood paneling.

Mr. LaCroix stated of the 10 notices sent within the 500-foot notification boundary, the Town received no notices of support or opposition in response.

Mr. LaCroix stated that staff recommends approval of the request as it is still meeting the intent of the Framework Plan.

Commissioner Northcutt asked Mr. LaCroix to go over for the Commission the differences between Overlay A and Overlay B. Mr. LaCroix stated that mixed residential is allowed in Overlay A but not in Overlay B, which only typically allows townhomes and live/work space.

Chairman Northcutt opened the public hearing and offered the applicant, Lance Hanna, Greystar Real Estate Partners, 600 East Las Colinas Boulevard, the opportunity to speak first.

Mr. Hanna gave a presentation on Overture at Fairview, the proposed luxury active senior apartment community.

David Stautz, Vice Chairman of MGHerring Group, the developer of The Village at Fairview, stated his support as well as MGHerring's support for the development.

Chairman Northcutt closed the public hearing.

Chairman Northcutt asked if there was a difference in height restrictions between Overlay A and B. Mr. LaCroix stated there is a six-story maximum in both Overlay A and B.

Commissioners Friend and Hager expressed concerns about the lack of parking, particularly the lack of covered spaces and garages.

Commissioner Hager stated she had no issue with either of the major warrants, but regarding the minor warrants, she wanted to know what percentage would be masonry and brick versus cement board. Ms. Couch clarified that hardie board would be considered masonry as well. Commissioner Hager stated that then she had no issues with the project.

Commissioner Almy thanked Greystar for a well-done presentation and stated that the development is well needed in the community. He thanked the MGHerring Group for their presence in support of the development.

Commissioner Doi also complimented the presentation. He asked the applicant if there was an opportunity to change the plan for some of the uncovered parking to become covered or garages. Mr. Hanna stated that they would be happy to look at it. To clarify, Mr. Hanna stated that the typical resident of their communities is single in a two-bedroom apartment unlike you would find in a typical apartment community, which is why they feel comfortable with 1.3 parking spaces per unit. He added that typically couples entering such a community would downsize to one vehicle due to the walkability of the nearby retail. Mr. Hanna also stated that he believe they had designed for the most covered parking that the site plan would allow. He added that the only way to add more covered parking would be to bridge some of the open space between the carports.

Commissioner Doi stated he is not concerned enough about parking to want to sacrifice landscaping in favor of more parking.

Commissioner Doi asked who would manage the public dog park and public community gardens. Mr. Hanna stated that the ownership would.

Chairman Northcutt asked if the property would be for rent or condominiums for purchase. Mr. Hanna stated they would all be age-restricted rental units, which Greystar have found that most in this age bracket prefer the flexibility of renting paired with the lifestyle of a 55 and over age-restricted community.

Commissioner Friend asked Mr. Hanna for a breakdown of the percentage of single people in each unit type. Mr. Hanna stated his best estimate was 75 percent singles in the 1-bedroom units, 50 percent singles in the 1-bedroom with den units and 50 percent singles in the two-bedroom units. Commissioner Friend stated assuming of 50 percent of the couples have two cars, that would mean there was 240 parking spots needed out of the 260 provided. Commissioner Friend stated that he felt there was not enough covered parking and garages for that number of vehicles.

Chairman Northcutt asked about the amount of visitor parking. Mr. Hanna stated that there would be 30 parallel spaces off the front stoops within the complex as well as interior parking. Mr. Hanna added that if there was an event drawing a large crowd, there is a lot of nearby retail parking that could result in spending within the Town.

Commissioner Cox and Mr. Hanna had a discussion regarding his fire safety concerns. Commissioner Cox stated that the 586-foot building was 17 percent longer than the standard 500-foot building. Commissioner Cox stated he agreed with Commissioner Friend about the lack of parking, he stated that if it were an elderly community rather than an active senior community, then he would believe the parking was appropriate. Commissioner Cox stated he was concerned that garages would be used as storage, leaving them without a parking space and creating a fire hazard. Mr. Hanna stated that it would be in their lease agreement that the residents cannot use their garage as storage and that the community would offer storage lockers in the corridors of the building. Commissioner Cox also stated concerns about only having only two elevators and utilizing front stoops when some residents may be less mobile. Mr. Hanna stated the community will be ADA compliant and that Greystar has hired an accessibility consultant for this property in particular but that ultimately these communities are not programmed for residents that need additional care but rather for active seniors. Commissioner Cox also stated his preference for not using wood paneling. Mr. Hanna stated that it was only for aesthetic purposes.

Commissioner Doi asked Mr. LaCroix what other cities require for parking. Mr. LaCroix stated that the typical apartment is 1.5 to 2.0 spaces per unit, dependent upon the number of bedrooms. Mr. LaCroix added that for age-restricted communities there is demographic evidence that less parking is needed due to the number of single residents as well as residents utilizing public transportation. Ms. Couch stated that several surrounding cities have a senior-living parking requirement separate from the apartment requirement of 1.0 to 1.2 spaces per unit. Commissioner Doi stated that staff and the applicant have provided enough data to show the appropriateness of the parking reduction and stated his support for the parking major warrant. He agreed that covered parking may not be sufficient but stated he felt that decision was best left up to the developer. Commissioner Doi stated that he did not want to lose open space for additional parking. Commissioner Doi also stated that stoops are a requirement of the CPDD.

Commissioner Friend stated that he did not believe the number of parking left enough spaces for visitors and staff. Commissioner Cox stated he agreed with Commissioner Friend. Commissioner Cox suggested the developer should reduce the number of apartments. Commissioner Doi asked Commissioner Cox how many units he thought they needed to reduce by to be appropriately parked. Commissioner Cox stated that he would like to see a ratio of 1.5 parking spaces per unit; Commissioner Friend stated that he would be agreeable to that amount. Commissioner Doi asked the applicant how reducing the number of apartments to 173 units would affect them. Mr. Hanna stated that it would be punitive, that they had not envisioned something that small.

Commissioner Cox stated that parking for an active senior community should be more comparable to an apartment complex than to a senior living community as there will still be many residents commuting for work. He added that he was concerned about the proximity of parking due to weather, lighting and for those with mobility issues.

Commissioner Doi made a motion to approve a request made by Greystar GP II, LLC for the approval of an amendment to the Framework Plan of the Commercial Planned Development District (CPDD) within the Urban Village Sub-District in Overlay B to add the Mixed Residential building types contained in Overlay A and consider approval of Major Warrants in association with a development plan for an age restricted independent residential living facility on property being 5.748± acres of land more specifically described as Lot 2R-1, Block A, North Addition situated in the J. Dixon Survey, Abstract No. 276 and generally located at the northeast corner of Convention Drive and Murray Farm Road. (MW2015-02).

Commissioner Hager seconded the motion and the motion was approved with a vote of 4 to 2 with Commissioner Friend and Commissioner Cox opposing.

3. **Consider, discuss and take any necessary action on a request by Corwin Engineering, Inc. for approval of a Final Plat for the Wooded Creek Villas Addition, a proposed residential neighborhood comprised of 10 single-family residential lots, 58 town house lots and 6 lots of common open space on a 14.160± acre tract of land situated in the John A. Taylor Survey – Abstract No. 909, Tract 24 & 45, and that is generally located at the southeast corner of Bluebird Lane and State Highway 5. The subject property is zoned Commercial Planned Development District (CPDD) and is within the Urban Transition Sub-District. (FP2015-06).**

Mr. LaCroix gave a presentation on a request by Corwin Engineering, Inc. for approval of a Final Plat for the Wooded Creek Villas Addition, a proposed residential neighborhood comprised of 10 single-family residential lots, 58 town house lots and 6 lots of common open space on a 14.160± acre tract of land zoned Commercial Planned Development District (CPDD) and within the Urban Transition Sub-District.

Mr. LaCroix stated the Final Plat meets the town's zoning requirements and is a ministerial review process for the Commission. Mr. LaCroix stated that one the Council's conditions was that the applicant not use Bluebird Lane as a right of way access and required they plat an emergency access easement.

Mr. LaCroix stated that staff recommends approval of the Final Plat.

Town Manager Couch clarified regarding the roadways being dedicated to the Town. Ms. Couch stated that the applicant would be building a dual street system with public alleys built to street size, rather than private alleys like in the Villas.

Chairman Northcutt asked about the emergency access easement on Bluebird Lane. Ms. Couch stated that it is a dedicated access easement with a gate. She stated that it would be the size of the road, but that it is not a platted right of way.

Commissioner Hager asked if Lot 25 would be an amenity center. Mr. LaCroix confirmed it is an amenity center.

The Commission had a discussion with Mr. Chancellor regarding drainage on the property.

Commissioner Doi asked if there was still a requirement for a landscape buffer along the eastern boundary of the property. Ms. Couch stated that will be in the landscape plan.

Commissioner Doi asked if they could add visibility clips to the plans for the main entrance to the neighborhood. Mr. Chancellor stated that taking 35 feet from the corner would allow a person to see 400 to 500 feet in either direction, even if the road was later widened.

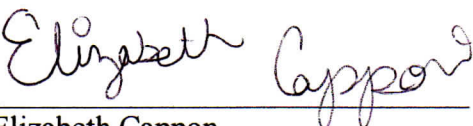
Commissioner Doi made a motion to approve a Final Plat for the Wooded Creek Villas Addition, a proposed residential neighborhood comprised of 10 single-family residential lots, 58 town house lots and 6 lots of common open space on a 14.160± acre tract of land zoned Commercial Planned Development District (CPDD) and within the Urban Transition Sub-District with the condition that the applicant work with staff to create visibility triangles at the entrance of Highway 5.

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

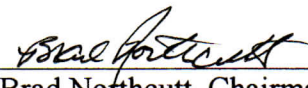
4. **Adjourn.**

Chairman Northcutt adjourned the commission from the meeting at 8:59 p.m.

Respectfully submitted,



Elizabeth Cappon
Town Secretary



Brad Northcutt, Chairman
Planning and Zoning Commission