



Memorandum

June 13, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **REGULATING PLAN WITH A MAJOR WARRANT FOR A TOWNHOME DEVELOPMENT**

BACKGROUND: This is a request for approval of a Major Warrant to allow a dooryard frontage, in lieu of stoop frontage, for buildings with less than four (4) residential units within the Fairview Townhome Addition. The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Mike Molge, Kimley-Horn and Associates, representing owners Impression Homes Murray Manor, LLC.

The purpose of this application is to request a major warrant to allow the dooryard frontage treatment, in lieu of the stoop frontage treatment, on buildings with less than four (4) residential units. In this case, there are three (3) buildings of three (3) units (9 total lots). Those lots are highlighted in yellow on the regulating plan.

STATUS OF ISSUE:

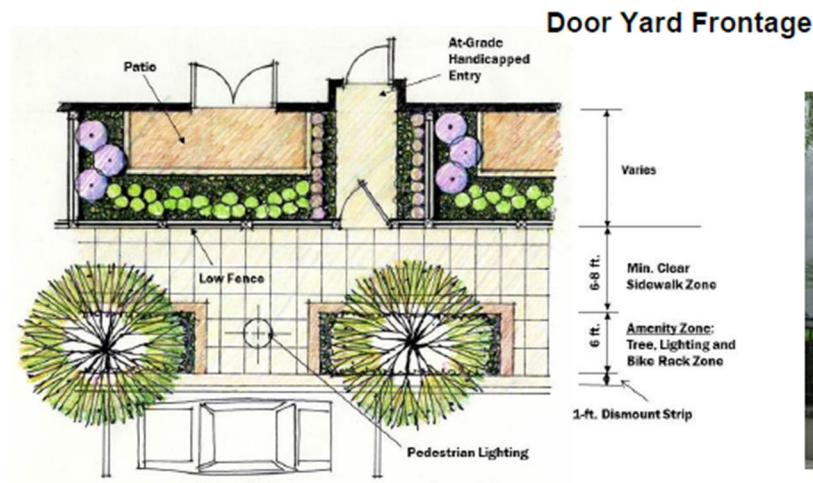
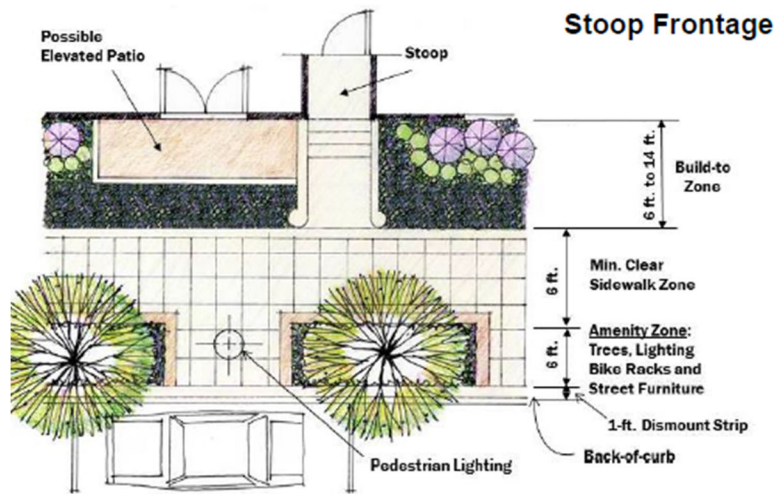
The Fairview Townhomes Addition is the future development of 104 single-family townhomes.

- In November 2021, the Town Council granted a Major Warrant for an increased Build-to-Zone of 15-30 feet for the lots fronting Fairview Parkway.
- The preliminary plat for this development was approved in May 2023 (expires in May 2025).

The CPDD code can be very specific when it comes to building design. In this case the Building Type standards section for townhomes require a Stoop Frontage for buildings with residential units on the ground floor. However, with buildings of 4 or more units, a Minor Warrant, maybe

requested to allow the Dooryard Frontage. As shown below, the Stoop Frontage, has a raised entry into each of the ground floor residential units. The Dooryard Frontage, has an entry that is level with the adjacent sidewalk, but is enclosed by a low fence.

The applicant has requested a Minor Warrant to use the Dooryard Frontage for the buildings that qualify, and staff has granted that request. As mentioned, the regulating plan reflects the development of 104 townhomes lots. Within that design, there are three (3) buildings of three (3) units (9 total lots). Since those buildings do not have a minimum of 4 units, the Minor Warrant approval of the Dooryard Frontage does not apply. Therefore, they are requesting the Major Warrant for those nine lots only.



CPDD: Consistent with the requirements of the updated CPDD code, the applicant has submitted a regulating plan (concept) for the proposed development. With this application, the applicant is entitled to administrative review for components of the application that conform to the pre-approved standards that were adopted with the CPDD.

In instances where the applicant wishes to request a deviation from the pre-approved standards the applicant may do so through the warrant process. The warrant process allows applicants to request Minor Warrants and Major Warrants for deviations from the CPDD standards. Minor Warrants – which are deviations that are deemed to still meet the CPDD vision/intent and are specifically identified in the code – are reviewed administratively by the Staff and Town Manager. Major Warrants – which are deviations that may be perceived as not meeting the CPDD vision/intent – are considered in a similar manner as a zoning change, and as such, public hearings are required before the Planning & Zoning Commission and Town Council.

Public Input

Staff notified 90 adjacent property owners within 500' of the subject properties in accordance with town and state requirements and, thus far, have received one (1) letter of support and one (1) letter of opposition.

RECOMMENDATION: Staff recommends **APPROVAL** of the subject major warrant subject to the following conditions:

1. Site shall be development generally in accordance with the attached regulating plan exhibit.

ATTACHMENTS:

- Locator
- Exhibit
 - Regulating Plan
- Correspondence



US 75

US 75 Frontage

Subject

Subject

Fairview Village Rd

Horseshoe Trail

Bluebonnet St

Murray Rd

Springmeadow Dr

Benton Ave

Parkvillage Ave

Latham Dr

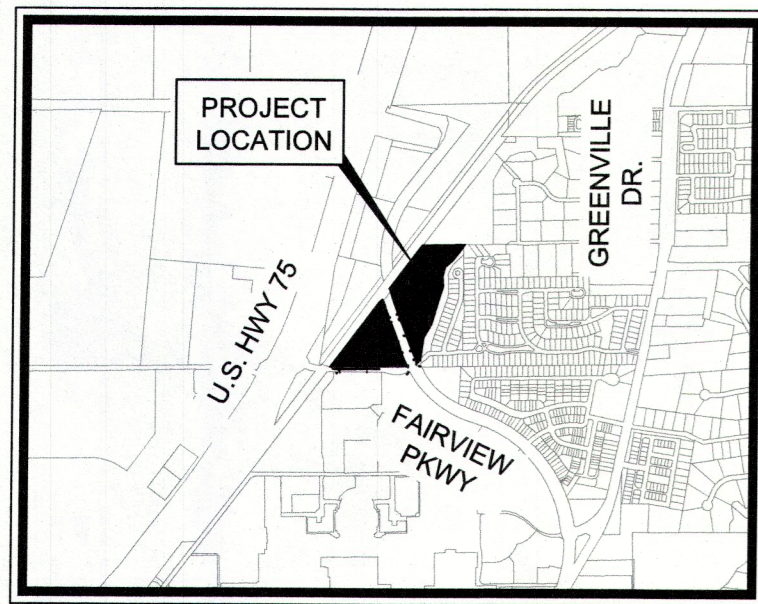
Fairlanding Ave

Hummingbird Ln

Orchard Pkwy

Emerson Ct

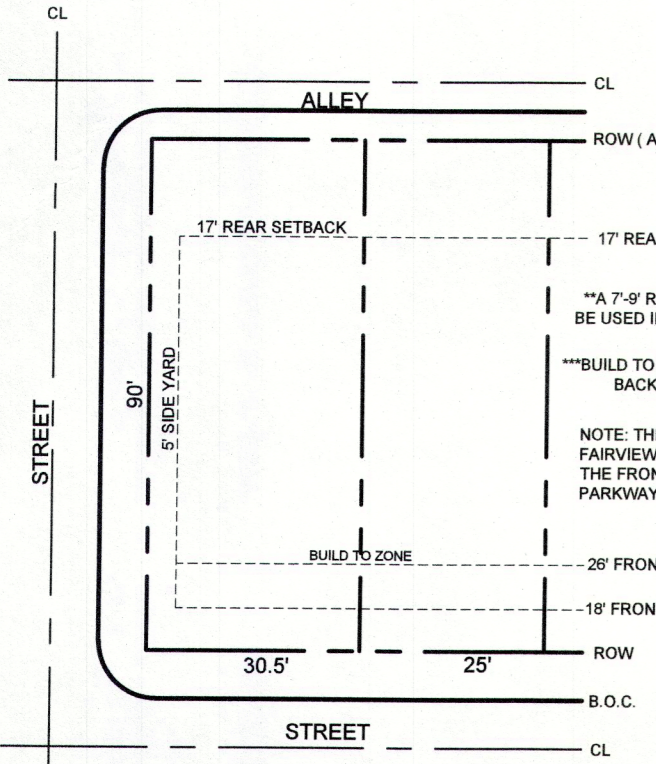
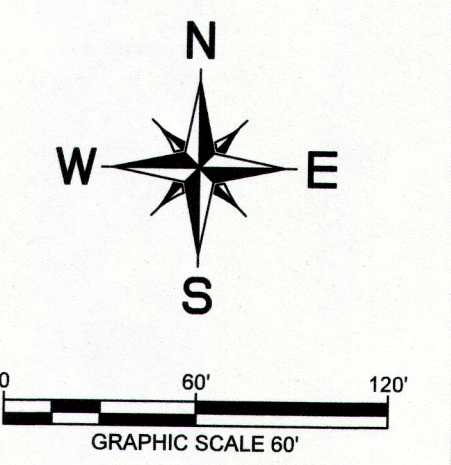
Linhurst Ct



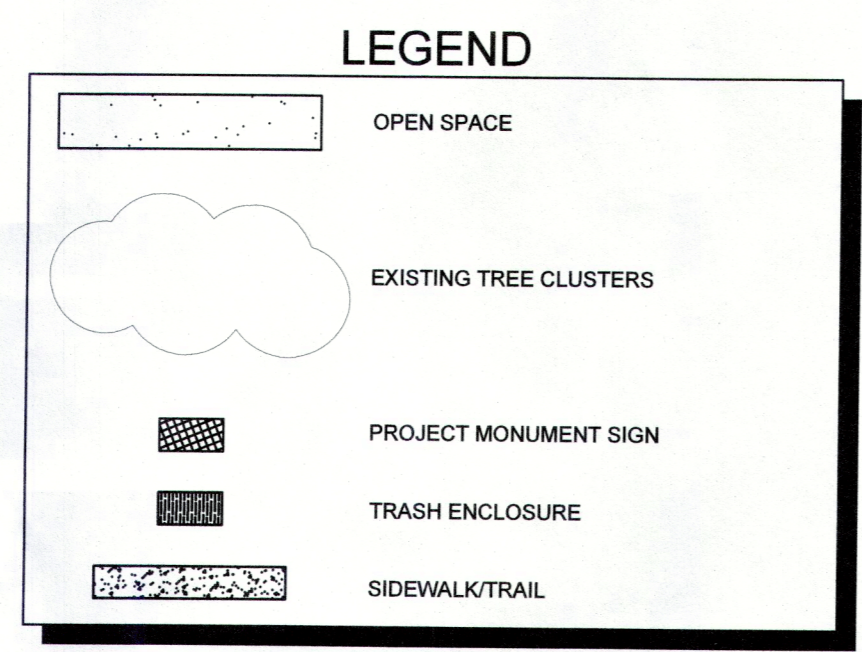
VICINITY MAP
SCALE: 1" = 2000'

SITE DATA SUMMARY TABLE	
ITEM	
GENERAL SITE DATA	
Zoning	CPDD: URBAN VILLAGE
Prop. Land Use	TOWNHOME II
Lot Area (Square feet and acres)	664,421 SQ. FT. 15.253 AC
Townhomes	274,820 SQ. FT. 6.304 AC
	104 Lots
OPEN SPACE - RESIDENTIAL	
Required - 10%	66,429 SQ. FT. 1.525 AC
Provided - 16.1%	107,176 SQ. FT. 2.46 AC

CALLED 6.951 ACRES
GEORGE PHILLIPS SURVEY
ABSTRACT A0701
ZONED: CPDD URBAN VILLAGE

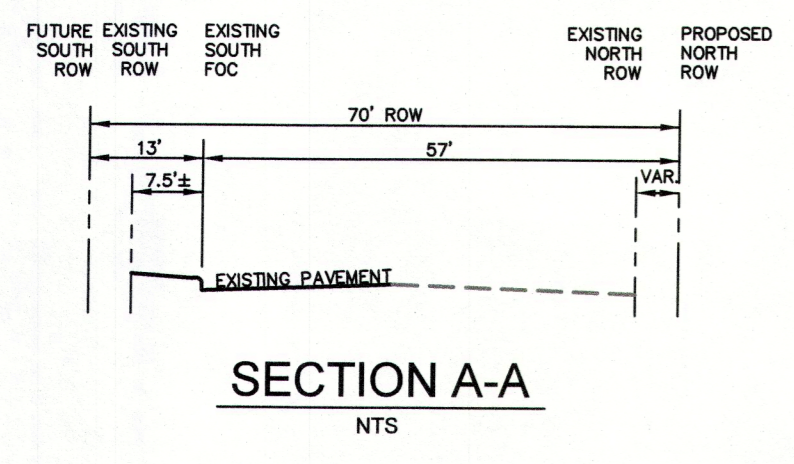


TH LOT - REAR ENTRY
25' X 90' TYP.
NTS

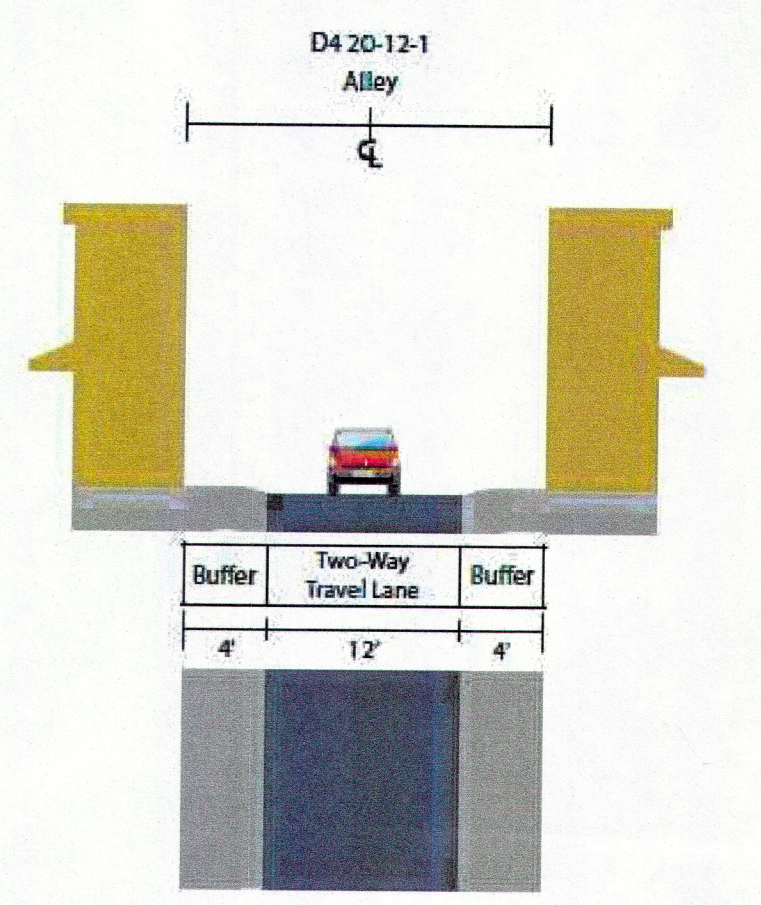
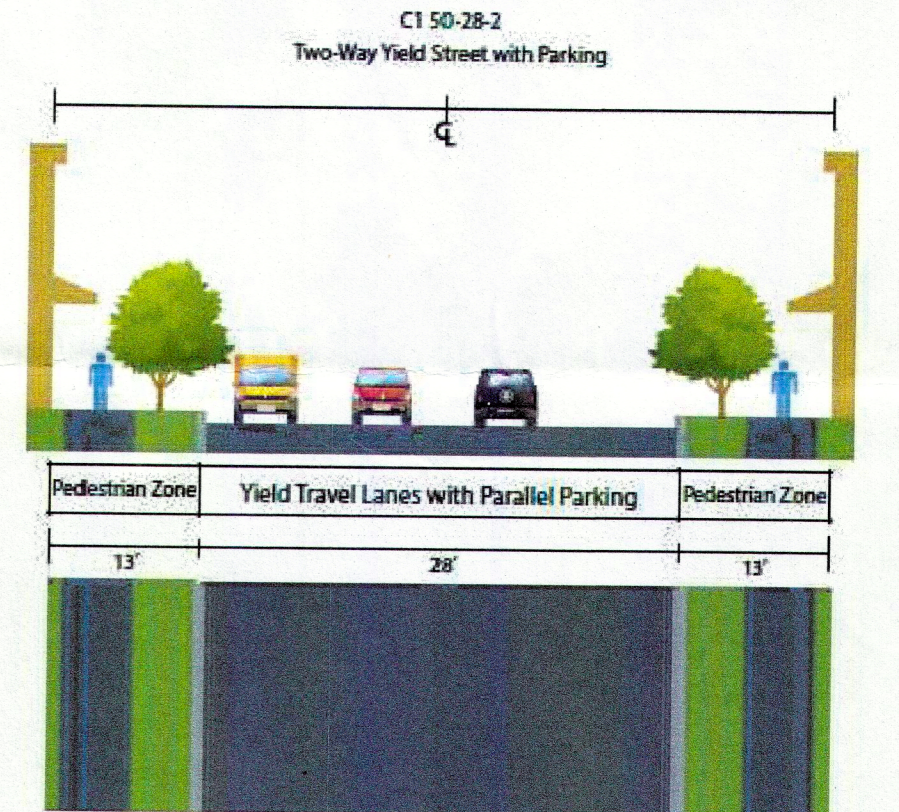
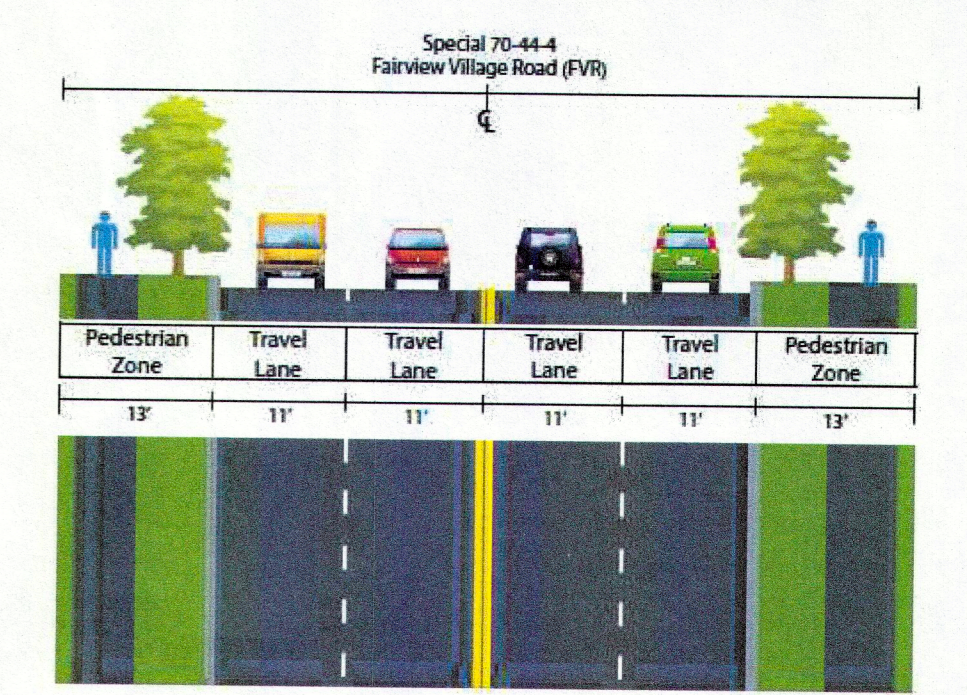
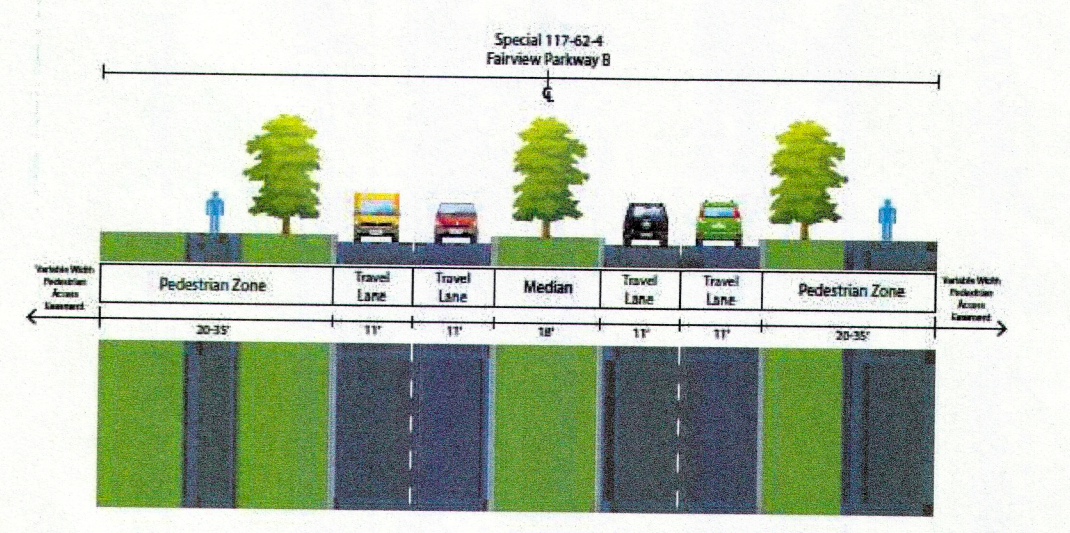
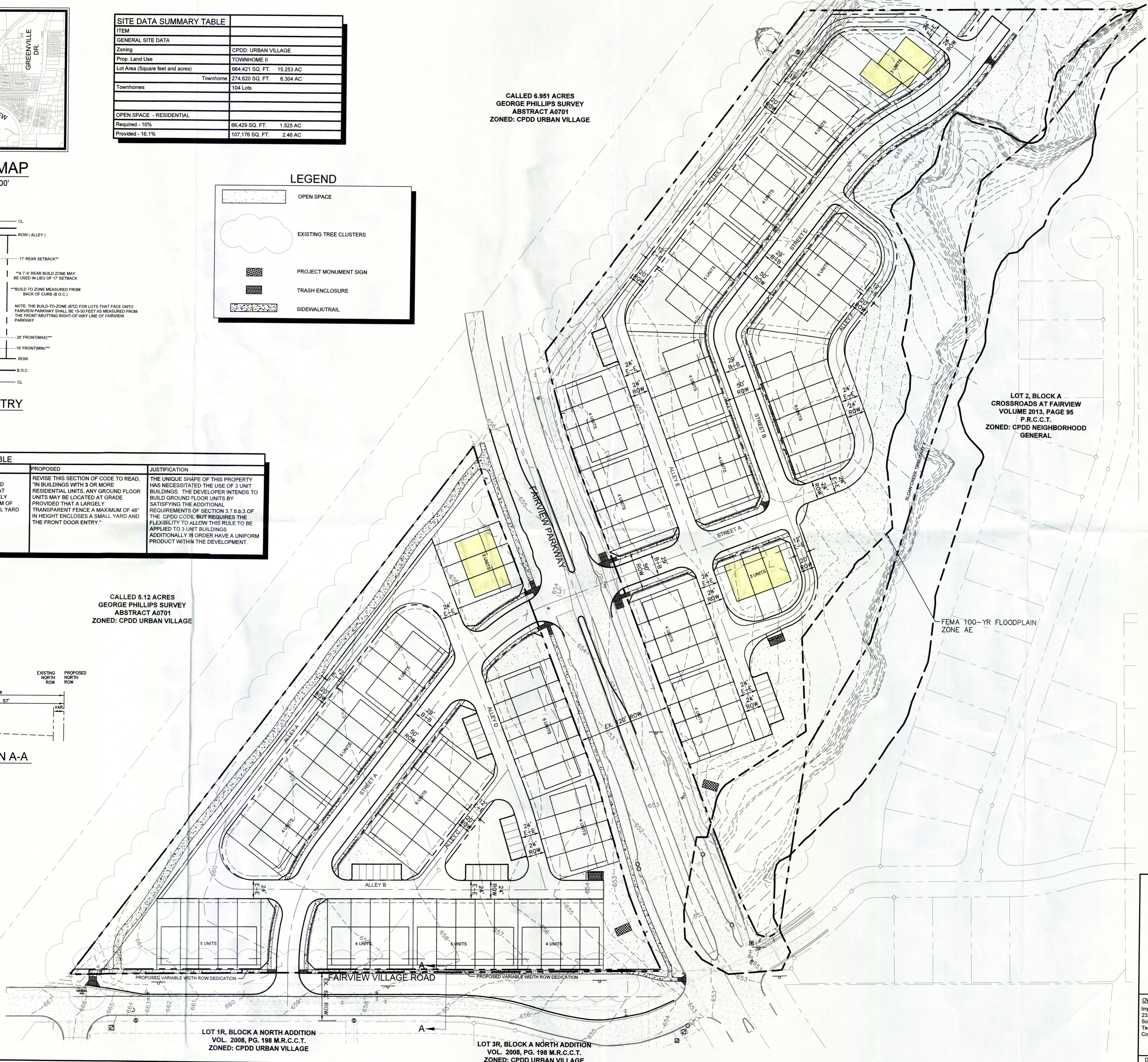


#	ITEM	REQUIREMENT	PROPOSED	JUSTIFICATION
1	CPDD 3.7.6.b.3	"IN BUILDINGS WITH 4 OR MORE RESIDENTIAL UNITS, ANY GROUND FLOOR UNITS MAY BE LOCATED AT GRADE PROVIDED THAT A LARGELY TRANSPARENT FENCE A MAXIMUM OF 48" IN HEIGHT ENCLOSES A SMALL YARD AND THE FRONT DOOR ENTRY"	REVISE THIS SECTION OF CODE TO READ: "IN BUILDINGS WITH 3 OR MORE RESIDENTIAL UNITS, ANY GROUND FLOOR UNITS MAY BE LOCATED AT GRADE PROVIDED THAT A LARGELY TRANSPARENT FENCE A MAXIMUM OF 48" IN HEIGHT ENCLOSES A SMALL YARD AND THE FRONT DOOR ENTRY."	THE UNIQUE SHAPE OF THIS PROPERTY HAS NECESSITATED THE USE OF 3 UNIT BUILDINGS. THE DEVELOPER INTENDS TO BUILD GROUND FLOOR UNITS BY SATISFYING THE ADDITIONAL REQUIREMENTS OF SECTION 3.7.6.b.3 OF THE CPDD CODE, BUT REQUIRES THE FLEXIBILITY TO ALLOW THIS RULE TO BE APPLIED TO 3 UNIT BUILDINGS ADDITIONALLY IN ORDER HAVE A UNIFORM PRODUCT WITHIN THE DEVELOPMENT.

CALLED 5.12 ACRES
GEORGE PHILLIPS SURVEY
ABSTRACT A0701
ZONED: CPDD URBAN VILLAGE



SECTION A-A
NTS



LOT 1R, BLOCK A NORTH ADDITION
VOL. 2008, PG. 188 M.R.C.C.T.
ZONED: CPDD URBAN VILLAGE

LOT 3R, BLOCK A NORTH ADDITION
VOL. 2008, PG. 188 M.R.C.C.T.
ZONED: CPDD URBAN VILLAGE

REGULATING PLAN AMENDMENT
FOR
MURRAY MANOR
104 RESIDENTIAL UNITS / 18 OPEN SPACES
BEING 15.253 ACRES
OUT OF THE
GEORGE PHILLIPS SURVEY, ABSTRACT NO. A0701 TRACT 6, &
CROSSROADS AT FAIRVIEW BLOCK A LOTS 1 & 2 (COLLIN COUNTY)
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: Impression Homes, LLC 2325 Dean Way, Suite 150 Southlake, TX 76092 Tel: (214) 280-8688 Contact: Peter Lai	ENGINEER/SURVEYOR: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MICHAEL R. MOLGE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MRM	MRM	MRM	AS SHOWN	MAY 2024	063256700

PLOTTED BY: MOLGE, MIKE 5/8/2024 4:48 PM
 LAST SAVED: 5/8/2024 4:44 PM
 PROJECT: 063256700-IMPRESSON HOMES FAIRVIEW TRACT 6 PRELIMINARY PLAN SHEET 1 - REGULATING PLAN (DWG) (24 x 36)
 THIS DOCUMENT IS UNCONTROLLED. THE LATEST REVISIONS ARE SHOWN IN THIS DOCUMENT. UNCONTROLLED COPIES OF THIS DOCUMENT ARE NOT VALID FOR CONSTRUCTION.



May 31, 2024

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN the Town of Fairview Planning and Zoning Commission will convene for a meeting scheduled **Thursday, June 13, 2024**, at 7:00 p.m. located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069. The meeting agenda will be posted online at fairviewtexas.org.

The Planning and Zoning Commission will consider and discuss the following:

- Conduct a public hearing, consider and make a recommendation on a request for approval of a Major Warrant to allow a dooryard frontage, in lieu of stoop frontage, with buildings with less than 4 units. The 15.2-acre sites are generally located on both sides of Fairview Parkway, north of Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Mike Molge, Kimley-Horn and Associates, representing owners Impression Homes Murray Manor, LLC.

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Israel B. Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: iroberts@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposal to the Planning and Zoning Commission, town staff and the Town Council, please respond to the queries below and return it to Mr. Roberts via mail, email, or hand delivery.

Name: Amy G. Wells Address: 571 Bluebonnet Ln., Fairview, TX
 X Support Signature: Amy G Wells
 Oppose (provide comments below) Date: June 4, 2024

Israel:
 I don't oppose the proposed stoops; all the townhomes have already been approved which I wouldn't have been in favor of... oh well.

Thank you for taking the time to meet with me,
 Amy Wells



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Name: Robert Knight Address: 5575 Linhurst Ct.
 Support Signature: [Signature]
 Oppose (provide comments below) Date: 6-4-24