

# **MUNICIPAL PLANNING COMMISSION MINUTES**

February 9, 2021, Regular Meeting at 7 p.m.

**Brandon Butler, Chairman**  
**Mike Anderson, Vice Chair**  
**Sheree Qualls**  
**Salvatore Cali**  
**Chris McDonald**

**Debby Rainey, Mayor**  
**Daniel Jenkins**  
**Hayley Schulist, 1<sup>st</sup> Secretary**  
**Emilee Senyard, 2<sup>nd</sup> Secretary**

**Present:** Anderson, Butler, Cali, Jenkins, McDonald, Qualls, Rainey, Schulist, Senyard

**Staff Present:** City Manager Scott Collins, City Engineer Kevin Blackburn, City Planning Staff Micah Sullivan, City Recorder Brandy Johnson, Keith Paisley

- Roll Call vote by City Recorder, Brandy Johnson

|               | Present | Absent |
|---------------|---------|--------|
| Mr. Anderson  | x       | _____  |
| Ms. Rainey    | x       | _____  |
| Mr. Butler    | x       | _____  |
| Mr. Cali      | x       | _____  |
| Mr. Jenkins   | x       | _____  |
| Mr. McDonald  | x       | _____  |
| Mrs. Qualls   | x       | _____  |
| Mrs. Schulist | x       | _____  |
| Ms. Senyard   | x       | _____  |

- Butler called meeting to order at 7:00 p.m.
- Opening Prayer and Pledge led by Butler
- Approval of Agenda

Motion: Jenkins

Second: Rainey

|               | YES | NO    | ABSTAIN | RECUSE |
|---------------|-----|-------|---------|--------|
| Mr. Anderson  | x   | _____ | _____   | _____  |
| Mr. Butler    | x   | _____ | _____   | _____  |
| Mr. Cali      | x   | _____ | _____   | _____  |
| Mr. Jenkins   | x   | _____ | _____   | _____  |
| Mr. McDonald  | x   | _____ | _____   | _____  |
| Mrs. Qualls   | x   | _____ | _____   | _____  |
| Ms. Rainey    | x   | _____ | _____   | _____  |
| Mrs. Schulist | x   | _____ | _____   | _____  |
| Ms. Senyard   | x   | _____ | _____   | _____  |

- Citizen Comments – none
- Approval of Minutes: January 12, 2021 regular meeting

Motion: Jenkins

Second: Anderson

|               | YES | NO  | ABSTAIN | RECUSE |
|---------------|-----|-----|---------|--------|
| Mr. Anderson  | x   | ___ | ___     | ___    |
| Mr. Butler    | x   | ___ | ___     | ___    |
| Mr. Cali      | x   | ___ | ___     | ___    |
| Mr. Jenkins   | x   | ___ | ___     | ___    |
| Mr. McDonald  | x   | ___ | ___     | ___    |
| Mrs. Qualls   | x   | ___ | ___     | ___    |
| Ms. Rainey    | x   | ___ | ___     | ___    |
| Mrs. Schulist | x   | ___ | ___     | ___    |
| Ms. Senyard   | x   | ___ | ___     | ___    |

### **NEW BUSINESS -**

1. PC Resolution PC-08-21, Site Plan, Richvale Estates Subdivision, Phase 1, 20 Building Lots on 12.68 Acres, Map: 043, Parcel: 023, Property Owners: Richland Estates, LLC – Schulist read the staff comments for the record. Jenkins notes there are still some things to be completed. Collins clarifies there would be no issue with approval for any of these items. Item #1 would locate temporarily until the permanent site is constructed at the beginning of Phase 2. The space has been allocated for the permanent site.

Motion: Anderson

Second: Jenkins

|               | YES | NO  | ABSTAIN | RECUSE |
|---------------|-----|-----|---------|--------|
| Mr. Anderson  | x   | ___ | ___     | ___    |
| Mr. Butler    | x   | ___ | ___     | ___    |
| Mr. Cali      | x   | ___ | ___     | ___    |
| Mr. Jenkins   | x   | ___ | ___     | ___    |
| Mr. McDonald  | x   | ___ | ___     | ___    |
| Mrs. Qualls   | x   | ___ | ___     | ___    |
| Ms. Rainey    | x   | ___ | ___     | ___    |
| Mrs. Schulist | x   | ___ | ___     | ___    |
| Ms. Senyard   | x   | ___ | ___     | ___    |

2. PC Resolution PC-09-21, Site Plan, Richvale Estates Subdivision, Phase 2, 20 Building Lots on 19.62 Acres, Map: 043, Parcel: 023, Property Owners: Richland Estates, LLC – Schulist reads the staff comments for the record. Collins clarifies that staff comment #2 is for informational purposes and staff is ok with approval not including but the city has to notify of limited right-of-way. Our current regs require 50' of ROW (as shown) and we don't have considerations for requiring an additional lane. For further consideration, when we look at 50' ROW for a standard two-lane road plus an additional 12' for each additional lane. This is an oversight that our current regulations do not require but we hope to remedy that in the future with amending language within the regs. Senyard questioned staff comment #3 and Collins notes one plan shows 56' and we are requesting the accurate dimension be reflected.

Motion: Jenkins to approve including staff comments 1, 2, 4 and 5

Second: Senyard

|              | YES | NO  | ABSTAIN | RECUSE |
|--------------|-----|-----|---------|--------|
| Mr. Anderson | x   | ___ | ___     | ___    |
| Mr. Butler   | x   | ___ | ___     | ___    |

|               |   |     |     |     |
|---------------|---|-----|-----|-----|
| Mr. Cali      | x | ___ | ___ | ___ |
| Mr. Jenkins   | x | ___ | ___ | ___ |
| Mr. McDonald  | x | ___ | ___ | ___ |
| Mrs. Qualls   | x | ___ | ___ | ___ |
| Ms. Rainey    | x | ___ | ___ | ___ |
| Mrs. Schulist | x | ___ | ___ | ___ |
| Ms. Senyard   | x | ___ | ___ | ___ |

3. PC Resolution PC-10-21, Site Plan, Westview Subdivision, Phase 1, 122 Building Lots on 63.04 Acres, Map: 046, Parcel: 044, Property Owner: Kathy Beata – Schulist reads staff comments for the record. Blackburn notes the comments are minor adjustments which don't change the intent of the design. Collins reminds of discussions regarding the Overbey Road/Givens Cut roadways. The city completed appraisal of the property. Williamson County is aware of and agreeable to plans to widen Givens Cut and this is to be completed prior to issuing building permits past #100 for the development. The city will then vacate the ROW at the Overbey connector, remove the asphalt and plant grass over the section.

Motion: Anderson

Second: Qualls

|               | YES | NO  | ABSTAIN | RECUSE |
|---------------|-----|-----|---------|--------|
| Mr. Anderson  | x   | ___ | ___     | ___    |
| Mr. Butler    | x   | ___ | ___     | ___    |
| Mr. Cali      | x   | ___ | ___     | ___    |
| Mr. Jenkins   | x   | ___ | ___     | ___    |
| Mr. McDonald  | x   | ___ | ___     | ___    |
| Mrs. Qualls   | x   | ___ | ___     | ___    |
| Ms. Rainey    | x   | ___ | ___     | ___    |
| Mrs. Schulist | x   | ___ | ___     | ___    |
| Ms. Senyard   | x   | ___ | ___     | ___    |

4. PC Resolution PC-11-21, Rezoning, Highbury Pointe Subdivision, 1296 Highway 96N, Map: 018, Parcel: 038 and 038.02, Current Zoning: CG, Commercial General, and RM-8 PUD, Proposed Zoning: RM-20 and RM-8, 38.27 Acres, Property Owners: Welling Corporation and Bivens-Stevenhagen Joint Venture – Commissioner Butler recused himself from the discussion and vote noting he represents the developer on another real estate venture. Mr. Pascarella with Pearl Street Partners describes their mission statement as creating places where people create memories and their goal is to build communities that support that statement. Highbury Pointe would be a combination of upscale multi-family units, consisting of 240 apartments with 1, 2, or 3 bedrooms that would rent at market rate and approximately 100 townhomes that would be purchased. The entire property is almost 38 acres and they want to focus on open space and nature and intend to celebrate the existing streams on the property. This request would reduce the overall density of the site from its current zoning, meets current and 2040 proposed land use and is within one mile of I-40 so the location is ideal for commuters. The apartments would be maintained by professional landscape company and on the townhome side a HOA would be established. They developed the SAWYER at Bellevue One and suggest visiting their website for more information on previous developments.

Motion: Senyard

Second: Jenkins

|               | YES | NO  | ABSTAIN | RECUSE |
|---------------|-----|-----|---------|--------|
| Mr. Anderson  | x   | ___ | ___     | ___    |
| Mr. Butler    | ___ | ___ | ___     | x      |
| Mr. Cali      | x   | ___ | ___     | ___    |
| Mr. Jenkins   | x   | ___ | ___     | ___    |
| Mr. McDonald  | x   | ___ | ___     | ___    |
| Mrs. Qualls   | x   | ___ | ___     | ___    |
| Ms. Rainey    | x   | ___ | ___     | ___    |
| Mrs. Schulist | x   | ___ | ___     | ___    |
| Ms. Senyard   | x   | ___ | ___     | ___    |

5. PC Resolution PC-12-21, A Resolution to Amend the City of Fairview Subdivision Regulations Article 4, Section 4-106, Street Design Standards – City Engineer Kevin Blackburn explains this is an update to the city’s general roadway standards and something we have show up on a lot of plans submitted. The vertical curvature of our current standards are a little off from industry standards so this would align our standards with industry standards. To prevent us going back and forth with updates, this resolution dictates aligning standards with the green book. The vertical curve, or crest of the road, is where two grades come together and based on design speed to achieve sight distance and allow for adequate stop distance.

Motion: Cali  
Second: Jenkins

|               | YES | NO  | ABSTAIN | RECUSE |
|---------------|-----|-----|---------|--------|
| Mr. Anderson  | x   | ___ | ___     | ___    |
| Mr. Butler    | x   | ___ | ___     | ___    |
| Mr. Cali      | x   | ___ | ___     | ___    |
| Mr. Jenkins   | x   | ___ | ___     | ___    |
| Mr. McDonald  | x   | ___ | ___     | ___    |
| Mrs. Qualls   | x   | ___ | ___     | ___    |
| Ms. Rainey    | x   | ___ | ___     | ___    |
| Mrs. Schulist | x   | ___ | ___     | ___    |
| Ms. Senyard   | x   | ___ | ___     | ___    |

**OLD BUSINESS -** none

### **BONDS AND LETTERS OF CREDIT**

1. Sweetbriar Springs Ph 2, Performance Bond, Marlon Cunningham - \$150,000 – Blackburn notes this is a reduction in the performance bond to \$150,000.

Motion: Jenkins to reduce the performance bond to \$150,000  
Second: Rainey

|              | YES | NO  | ABSTAIN | RECUSE |
|--------------|-----|-----|---------|--------|
| Mr. Anderson | x   | ___ | ___     | ___    |
| Mr. Butler   | x   | ___ | ___     | ___    |
| Mr. Cali     | x   | ___ | ___     | ___    |
| Mr. Jenkins  | x   | ___ | ___     | ___    |
| Mr. McDonald | x   | ___ | ___     | ___    |
| Mrs. Qualls  | x   | ___ | ___     | ___    |

|               |   |     |     |     |
|---------------|---|-----|-----|-----|
| Ms. Rainey    | x | ___ | ___ | ___ |
| Mrs. Schulist | x | ___ | ___ | ___ |
| Ms. Senyard   | x | ___ | ___ | ___ |

#### **Reports for Discussion and Information**

- City Planning Staff, Micah Sullivan, no comments
- City Manager, Scott Collins, reminds of the work session with the Board of Commissioners next Thursday at 5:00 on The Grove (formerly known as The Neighborhood at Bowie Park) and the meeting following as a good opportunity for the Planning Commission to attend and take part in the process
- City Engineer, Kevin Blackburn – no comments
- City Attorney, Tim Potter – no comments

#### **COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

- Mr. Anderson apologized on his hearing as he does wear hearing aids but doesn't think the masks are helping him any.
- Mr. Cali – no comments
- Mr. Butler welcomed Mr. McDonald to the Planning Commission and his first meeting
- Mr. Jenkins congratulates Mr. McDonald on becoming a part of the Planning Commission
- Mr. McDonald is excited to be a part of the group as he has been sitting on the sidelines for some time. He's happy to get involved and be a part of making Fairview great.
- Mrs. Qualls welcomes Mr. McDonald to the Planning Commission
- Ms. Rainey - no comments
- Mrs. Schulist – no comments
- Ms. Senyard wishes more developers would reach out like Highbury Pointe did. They met with me and I got a lot of details in a very informative hour of discussion.

**ADJOURNMENT** – Motion to adjourn by Jenkins at 7:47 p.m.

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City Recorder