

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
December 16, 2013**

The Town Council and Planning and Zoning Commission met in special session on Monday, December 16, 2013 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Darion Culbertson, Council Members Jim Cunningham, Ron Samuels, Frank O'Reilly, Paul Hendricks, Henry Lessner, and Mary Price; Planning and Zoning Commission members Brad Northcutt, Debbie Flood, Matt Faulkner, Jim Rushing, Renee Powell, Heather Hager, and Pat Friend; Town Manager, Julie Couch; Town Engineer, James Chancellor; Planning Manager, Ken Schmidt; Engineer in Training, Danielle Gregory, and Town Secretary, Michelle Lewis Sirianni.

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

Chairman Northcutt stated the Planning and Zoning Commission have a quorum.

TOWN'S FUTURE LAND USE PLAN: Receive a presentation and discuss and consider potential updates to the town's Future Land Use Plan, and take any necessary action.

Mr. Schmidt stated that the commission and council had expressed a desire to review the town's Vision, Values, Goals, and Objectives section of the Comprehensive Plan. Mr. Schmidt stated that staff's assessments of these are that most still appear to be relevant, but would like feedback from both council and the commission on any of these that may need to be revised, potential additions, and/or deletions.

The commission and council discussed the various sections and goals within the document including the Parks and Recreation section, Transportation, Historic Preservation, Environmental Stewardship, and the public service provision-oriented sections. Both agreed that the document is still a very solid and sound document that needs some minor revisions or changes.

The commission and council agreed to address further or make the following recommended changes to the Vision, Values, Goals, and Objectives section of the Comprehensive Plan.

- An alternate word other than 'rural' within all sections of this document.
- Strike the words 'outdoor appliances' from objective 2f within Goal 2.
- Revising or removing Goal 4, as this goal may not realistically reflect Fairview's status as an equestrian-oriented community, thus, it may need to be de-emphasized.
- Revising language on Goal 6 to say 'works with property owners and their rights'.

- Add to 'Environmental Overlay' within Goal 7 including strengthening tree preservation, in addition to looking at opportunities to strengthen the town's tree protection ordinance
- Evaluate the town's desire to implement Objective 1d
- Revising or removing from Goal 8, Economic Development 'create a new and unique Town Center'.
- Remove Goal 10.
- Re-wording objective 12a within Goal 12 depending upon survey outcome.
- Re-evaluate the Parks, Recreation, and Open Space Master Plan as defined in Goal 13.
- Revising or removing objective 15g regarding minimizing the amount of impervious surface.
- Address pedestrian and bike trails by furthering defining within the objectives of Goal 22.
- Update the Master Thoroughfare Plan.
- Consider establishing a defined timeline for periodic review of the Comp Plan, CIP, and other long-term planning documents.

Mr. Schmidt stated that the second discussion includes reviewing the town's Future Land Use Plan with a focus on low density residential. Mr. Schmidt provided a review of the supply and demand of the current regional housing trends within DFW area as well as within Fairview. Mr. Schmidt stated that the purpose of the meeting is to either confirm the plan as it is today or to consider realigning the plan to meet current goals, if the commission and council believe changes need to be made.

Mr. Schmidt provided an overview of adjacent land use issues, the school districts impact on development, expansion of higher density single family land uses, and the Stover property. Mr. Schmidt also discussed conservation development and the differences between density neutral and density positive conservation development, as well as how the town can use zoning implementation tools to accomplish town goals.

Mr. Schmidt stated that there are some focus areas that they would like feedback on from the commission and council in order to provide direction moving forward. The first focus area that was discussed was the Stoddard tract. The commission and council expressed their thoughts, which included keeping the plan the same and the possibility of allowing for more flexibility and creativity. There was discussion regarding the use of density rather than lot size to design development. The council requested town staff to provide scenarios of what this would look like if used in order to get a better understanding of the differences.

The next focus area that was discussed is adjacent to the Commercial Planned Development District (CPDD) boundary and Sloan Creek Estates Subdivision. Mr. Schmidt stated that with the current update of the CPDD Master Plan and Zoning Ordinance, the commission and council can consider evaluating this area as part of that revision in order to consider additional higher density single family residential development.

There was general consensus among the commission and the council that it would make sense to have this area included in the CPDD and developed in a manner similar to Sloan Creek. There was discussion about transitioning from adjacent properties and how that would be handled.

Michael Pezzulli, 880 Country Club Road, requested an opportunity to approach the commission and council. Mr. Pezzulli addressed the Stoddard tract. He stated that he is not opposed to development, but asks that when any development occurs, that they look at the impact on surrounding property owners, especially the terrain. Mr. Pezzulli commented that his property is affected heavily by rain and any development could impact his property; therefore he has concerns about drainage.

The last focus area the commission and council discussed is commonly known as the Goodman property. Mr. Schmidt stated that the properties to the west of this property as well as the southern portion of this property, are designated as commercial mix and the property to the northwest is designated as residential suburban. Mr. Schmidt stated that this area contains heavy tree cover, providing some natural buffering. Mr. Schmidt asked the commission and council if the Residential Estate Land Use was still their vision for this area or if they would like to consider other land uses more consistent with what exists in the CPDD. The unanimous consensus of both the commission and council was to leave this area as it is currently designated.

Staff indicated that they would develop some alternatives for the commission and council to consider based on the discussion and would plan for a future joint meeting to discuss those options.

Chairman Northcutt adjourned the Planning and Zoning Commission at 10:25 p.m.

Mayor Culbertson adjourned the Town Council at 10:25 p.m.


DARION CULBERTSON, MAYOR

ATTEST:


Michelle Lewis Sirianni, Town Secretary

