

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
January 28, 2014**

The Town Council and Planning and Zoning Commission met in special session on Tuesday, January 28, 2014 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Council Members Jim Cunningham, Ron Samuels, Frank O'Reilly, Paul Hendricks, Henry Lessner, and Mary Price; Planning and Zoning Commission members Brad Northcutt, Matt Faulkner, Jim Rushing, Renee Powell, and Heather Hager; Town Manager, Julie Couch; Assistant to the Town Manager, Adam Wilbourn; Town Engineer, James Chancellor; Planning Manager, Ken Schmidt; and Town Secretary, Michelle Lewis Sirianni. Mayor Darion Culbertson and Commissioner Pat Friend were absent.

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

Chairman Northcutt called the Planning and Zoning Commission to order and declared a quorum was present.

FUTURE LAND USE PLAN: Receive a presentation from staff and discuss and consider potential updates to the Town's Future Land Use Plan and take any necessary action.

Mr. Schmidt stated that at the previous Land Use Workshop, the council and commission provided recommendations for revisions to the goals and objectives section of the Comprehensive Plan and also communicated a desire to explore new planning tools and techniques that would allow the town to encourage more creatively designed subdivisions with increased open space and public amenities. Mr. Schmidt stated that staff has prepared a series of alternative scenarios that respond to the indicated direction from the last meeting. These scenarios include amending some of the current land use category definitions and adding some possible additional land use categories.

Mr. Schmidt provided a summary for the town's existing land uses; how residential density is currently calculated; how development is affected when based on density versus lot size in land use planning; and the town's current parkland conveyance tool. Mr. Schmidt continued with outlining potential amendments of existing Estate Residential Land Uses. The first being the Residential Estate Land Use category, which would establish a net density, require a lot to be at least one acre in size and establish a mix that requires a portion of the property to be planned for open space or public parkland. The second potential amendment, the Country Land Use category would establish a gross density with minimum lot size of one acre, and a land use mix that requires a portion of the property to be planned for open space or public parkland.

The following potential additions to the Estate Residential Land Uses defined by Mr. Schmidt included a Transition Land Use, and an Open Space Preservation Land Use. Council discussed how these potential additions would impact flood plain, right-of-way dedications, and how they would determine which land use to recommend.

Mr. Schmidt and Mrs. Couch suggested to council that staff schedule within the next month another joint meeting to come back with examples and recommendations on remaining undeveloped lots.

The Council and Commission agreed that it would be helpful to see the different land use options in a side by side comparison on the remaining undeveloped lots.

Chairman Northcutt adjourned the Planning and Zoning Commission at 8:43 p.m.

Council took a small recess while the commissioners adjourned.

At 8:54 p.m. the Council reconvened back into session.

TOWN ELECTIONS: Discuss and consider town election and take any necessary action.

Mr. Wilbourn stated that based on discussions at the January council meeting, staff met with the Collin County elections office. It was brought to staff's attention that the Courtyard Marriott is only used during the November Election. The council may still use Town Hall as an Election Day voting location if they so choose. Mr. Wilbourn reminded council that residents will be able to vote at any polling place on Election Day that is included in centralized voting, which is approximately 20 jurisdictions within Collin County. The cost associated would be a minimum of \$1,100 to add that day and is accommodated for within the approved budget.

Council discussed the benefits of adding Town Hall as an Election Day voting location and the additional costs associated with it.

Councilman O'Reilly made a motion to approve adding Town Hall as an Election Day voting location. Councilwoman Price seconded that motion and the motion was approved with a 4-1-1 vote. Councilman Cunningham was opposed and Councilman Samuels abstained.

Mayor Pro Tem Lessner adjourned the meeting at 9:17 p.m.

Henry Lessner
HENRY LESSNER, MAYOR PRO TEM

ATTEST:

Michelle Lewis Sirianni
Michelle Lewis Sirianni, Town Secretary

