

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
February 20, 2014**

The Town Council, Planning and Zoning Commission, and Economic Development Corporation met in special session on Tuesday, February 20, 2014 at 4:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Council Members Ron Samuels, Frank O'Reilly, Paul Hendricks, Mary Price, and Henry Lessner; Planning and Zoning Commission Members Pat Friend, Heather Hager, Renee Powell, Jim Rushing, Matt Faulkner, Debbie Flood, and Brad Northcutt; Economic Development Corporation Members Frank O'Reilly and Warren Westberg; Town Manager, Julie Couch; Planning Manager, Ken Schmidt; Assistant to the Town Manager, Adam Wilbourn; Economic Development Manager, Ray Dunlap; Town Engineer, James Chancellor; Engineer in Training, Danielle Gregory; and Town Secretary, Michelle Lewis Sirianni. Town Council Members Darion Culbertson and Jim Cunningham were absent; Economic Development Board Members Chuck Williams, John Adler, and Sim Israeloff were absent.

Mayor Pro Tem called the meeting to order at 4:01 p.m. and declared a quorum was present of Town Council and the Planning and Zoning Commission.

Members of the Town Council, Planning and Zoning Commission, Economic Development Corporation, and town staff went on a guided tour through the town's Commercial Planned Development District (CPDD).

Mayor Pro Tem reconvened the meeting back into special session at 7:01 p.m.

CPDD MASTER PLAN UPDATE: Consider, discuss, and take any necessary action on a presentation from staff and the town's planning consultant team concerning the status of the CPDD Master Plan update.

Mr. Mark Bowers with Jacobs introduced the agenda for the topics of discussion for the meeting. The agenda included additional questions and/or follow up from the February 11 meeting; updates on the strategic direction for the district, development framework, thoroughfare and pedestrian linkage plan; transition/buffer detail, additional code detail, and next steps.

The consultant team provided updates regarding the Strategic Direction and the Urban Village District within Transportation and the Development Framework of the proposed plan.

The consultants discussed and asked for feedback with the members if they believe a mixed residential building type should be allowed to occur immediately south of Sloan Creek. The members discussed having the ability to do commercial with possibility of

residential with a condition of providing something in addition to such as open space, quality building standards, and/or retail.

The Thoroughfare and Pedestrian Linkage Plan was discussed with the plan being that the street system is developed being directly tied to the varying land uses/building types in the district and is accessible for pedestrians and bicyclists are accommodated for within the majority of the corridors. The consultant conversed about Fairview Parkway, primary streets, traditional secondary streets, State Highway 5, and Frisco Road within the proposed plan.

The Transition/Buffer Detail was then discussed with examples being provided of what currently exists and what the consultants are proposing.

The Additional Code Detail was outlined with an overview of considering what is important, the key elements, standards, the process and requirements of administering the code including the Development Plan and role of the Urban Design Officer. The members agreed with the overall general structure of the proposed development review process with some suggestions.

The consultants stated that they would be taking their comments and feedback along with the proposed plan to the community open house and then would develop their draft of the code and standards that will be discussed with Council, P&Z, and EDC on March 26, 2014, and with the final code and standards being presented for consideration for adoption at a public hearing at the April Town Council meeting.

The Town Council and Planning and Zoning Commission adjourned the meeting at 10:34 p.m.


HENRY LESSNER, MAYOR PRO TEM

ATTEST:


Michelle Lewis Sirianni, Town Secretary

