

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
March 26, 2014**

The Town Council, Planning and Zoning Commission, and Economic Development Corporation met in special session on Wednesday, March 26, 2014 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Council Members Darion Culbertson, 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, and Brad Northcutt; Economic Development Corporation Members Frank O'Reilly, Chuck Williams, and Sim Israeloff; Town Manager, Julie Couch; Planning Manager, Ken Schmidt; Assistant to the Town Manager, Adam Wilbourn; Economic Development Manager, Ray Dunlap; Town Engineer, James Chancellor; and Town Secretary, Michelle Lewis Sirianni. Town Council Member Jim Cunningham was absent; Planning and Zoning Commission Member Debbie Flood was absent; Economic Development Board Members John Adler and Warren Westberg were absent.

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

Chairman Northcutt declared a quorum of the Planning and Zoning Commission was present.

Chairman Williams declared a quorum of the Economic Development Corporation was present.

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 a meeting overview; discuss the open house, preliminary implementation including barriers to investment and development value/revenue potential, zoning, and next steps.

The consultants briefed the council and commission regarding the community open house that was held in February. There were approximately 300 residents, business owners, developers, elected, and appointed officials. Comments were received from eight categorical stations that were set up. The consultants discussed the following categories: the strategic direction/preliminary development framework, the urban village, the transit station vision/location background, areas south of Sloan Creek, areas north of Sloan Creek, mobility, and the form based code.

Within the development value and revenue potential, the consultants discussed the potential scenarios of the urban transition district and how a community's "return on investment" is directly impacted by a balance of land uses. The consultants also addressed the transition and buffer details within the areas south of Sloan Creek.

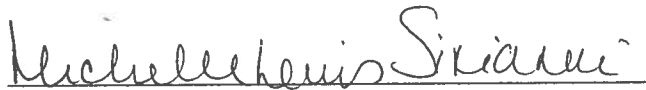
The consultants highlighted the key elements in a form based code. The consultants focused on the framework plan, buildings and types, and the administration aspect of the code.

Mr. Bowers stated that the next steps will include the consultants taking the feedback from the meeting's discussion topics and incorporate them into the master plan materials and form based code. The consultant team will present the draft code and standards in April to the council and commission(s). Another meeting will be held to discuss any remaining issues with the draft code and standards in early May, and the final code to be presented for consideration through a public hearing in May.

The Town Council, Planning and Zoning Commission, and Economic Development Corporation adjourned the meeting at 10:48 p.m.


DARION CULBERTSON, MAYOR

ATTEST:


Michelle Lewis Sirianni, Town Secretary

