

**TOWN COUNCIL
SPECIAL JOINT
MEETING MINUTES
May 7, 2014**

The Town Council, Economic Development Corporation and Planning and Zoning Commission met in special session on Wednesday May 7, 2014 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor, Darion Culbertson; Council Members Ron Samuels, Frank O'Reilly, Jim Cunningham, Paul Hendricks, Mary Price, and Henry Lessner; Economic Development Board Members John Adler, Chuck Williams, Warren Westberg, and Mary Price; Planning and Zoning Commission Members Pat Friend, Jim Rushing, Renee Powell, Matt Faulkner, Debbie Flood, and Brad Northcutt; Town Manager, Julie Couch; Planning Manager, Ken Schmidt; Assistant to the Town Manager, Adam Wilbourn; Town Secretary, Michelle Lewis Sirianni and Interim Town Secretary, Yolanda Wilson. Commissioner Heather Hager Board Member Sim Israeloff was absent.

Mayor Culbertson called the meeting to order at 7:02 p.m. and declared a quorum of Town Council was present.

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

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

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

Mr. Ken Schmidt introduced the purpose of the work session by providing a brief history of the process as well as outlining some of the issues that will need to be addressed. Mr. Schmidt proceeded to provide an overview of the Town's current Ordinances and how they will have to comply and be defined with the Community Planned Development District (CPDD).

Mr. Mark Bowers with Jacobs provided an overview of the work. Adopting framework will play a role in land layout. The meeting addressed the Planned Development District (PDD) Ordinance, Properties West of Stoddard Road, and plan Strategic Direction for the District, plan Implementation.

The consultants briefed the council and commission regarding the PDD standards and guidelines. Consultants stated that criteria for commercial district need to be consistent in order to ensure quality development. Town Manager Julie Couch stated regulations will be included in order to ensure smoother development process. Existing Ordinances that

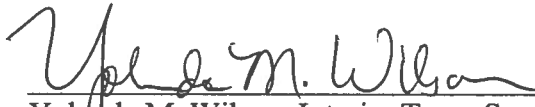
are in conflict with standards in the PDD will have to be reviewed and updated for nonconformity.

Mayor Culbertson adjourned the meeting at 10:25 p.m.



DARION CULBERTSON, MAYOR

ATTEST:



Yolanda M. Wilson, Interim Town Secretary