

**SPECIAL JOINT TOWN COUNCIL/  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
September 3, 2014**

The Town Council and Planning and Zoning Commission met in special session on Wednesday, September 3, 2014 at 7:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Pro Tem Henry Lessner, Council Members Ron Samuels, John Adler, Frank O'Reilly, Paul Hendricks and Renee Powell; Planning and Zoning Chairman Brad Northcutt, Commissioners Mike VanNatta, Jim Rushing, Pat Friend, Matt Faulkner and Debbie Flood; Town Manager, Julie Couch; Police Chief, Granver Tolliver; and Town Secretary/Public Relations Coordinator, Caitlin Scalley. Mayor Darion Culbertson and Commissioner Heather Hager were absent.

Chairman Northcutt called the Planning and Zoning Commission to order at 7:00 p.m. and declared a quorum was present.

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

**PROPOSED UPDATES TO COMMERCIAL PLANNED DEVELOPMENT DISTRICT:**

Discuss the proposed update to the town's plans, regulations, and guidelines for the Commercial Planned Development District and the outcomes of the Community Open House held on August 27, 2014, and take any necessary action.

Mr. Schmidt gave an overview regarding the July 17, 2014 Joint Town Council and Planning and Zoning Commission meeting at Puster Elementary School and the August 27, 2014 Community Open House at Sloan Creek Intermediate School. Mr. Schmidt asked for feedback from the council and commission regarding suggestions for the September 11, 2014 Joint Town Council and Planning and Zoning Commission meeting. The council and commission had a discussion regarding how best to communicate the core issues related to the proposed updates to the Commercial Planned Development District (CPDD), and agreed to certain changes in the proposed building heights in the Urban Transition Zone and agreed to consider any possible changes to the outdoor lighting code within the CPDD at a later date.

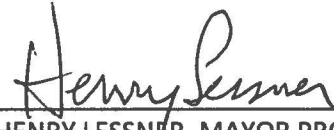
*Councilmember Powell arrived at 7:25 p.m.*

The council and commission had a discussion regarding resident comments made at the Community Open House and how to address those questions. Commissioner Friend stated the emphasis should be on the need to expand the tax base and on the long-range plan. Councilmember Samuels stated that the Council and town staff needed to clearly explain the current vested rights of property owners in comparison to the proposed updates.

The council and commission had a discussion regarding the rezoning of Bluebird Lane, density possibilities of Urban Transition Zone and boundary lines for Lovejoy ISD and McKinney ISD.

Chairman Northcutt adjourned the Planning and Zoning Commission at 8:11 p.m.

Mayor Pro Tem Lessner adjourned the Town Council at 8:11 p.m.



HENRY LESSNER, MAYOR PRO TEM

ATTEST:



Caitlin Scalley, Town Secretary/Public Relations Coordinator

