



**NOTICE OF A
MEETING OF THE
FAIRVIEW TOWN COUNCIL
TOWN HALL COUNCIL CHAMBERS
372 TOWN PLACE, FAIRVIEW, TEXAS
TUESDAY, AUGUST 4, 2015
5:30 P.M.
AGENDA**

1. Call to order.
2. Town Council recesses into executive session.
3. The Town Council will meet in closed session regarding the following items and/or any item posted on the agenda notice for this meeting as necessary under the following exceptions to the Open Meetings Act under Texas Government Code:

Section 551.071 – to consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including the CPDD, Comprehensive Plan; subdivision platting issue; roadway and town facilities; anticipated litigation regarding public facilities; Interlocal Agreement for Road Improvements; state regulations and local authority regulating the sale of alcohol.

Section 551.074 Personnel - position or appointment of: members of all non-advisory boards and commissions, municipal court judges.

Section 551.087 – to discuss or deliberate Economic Development Negotiations:
(1) To discuss or deliberate regarding commercial or financial information that the Town of Fairview has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the territory of the Town of Fairview and with which the Town is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (3). Proposed commercial/retail developments.

The council further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

4. Town Council reconvenes into regular session and may consider and take action as appropriate on any executive session item. (*approximately 7:30*)

5. Pledge of allegiance.

6. Consent Agenda

- a. Approve minutes of the June 3, 2015 special council meeting.
- b. Approve minutes of the July 7, 2015 council meeting.
- c. Approve a resolution ratifying an appointment to the position of town secretary.
- d. Approve Amendment #11 of an Interlocal Agreement with Collin County regarding jail services.
- e. Approve an Amending Plat for Lot 9E, Block A, Village at Fairview Addition.

All items listed under the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items. If discussion is desired, an item may be removed from the consent agenda and considered separately.

7. Public Hearings/Annexations

- a. Conduct a public hearing, consider, and take any necessary action on a request by Chamberlain Place, LP for approval of a Final Plat of Chamberlain Place Phase 1 and a Replat of Lot 2 and Lot 3, Jackson Estates and Lot 1, Block A, Ward Addition, in order to provide for a new residential neighborhood comprised of 45 single-family residential lots and 4 common area lots. The subject properties are generally located west of Stoddard Road and north of Sloan Creek. (**FP2015-03**).
- b. Conduct a public hearing, consider, and take any necessary action on a request by Chamberlain Place, LP to amend the Zoning Ordinance, specifically, Article 14.02, Division 11 (Conditional Use Permit District), Sec. 14.02.514 (Use Regulations), in order to add the One-Acre Ranch Estate (RE-1) zoning district as a permitted district for the conditional use of temporary concrete batching plants. (**ZA2015-10**).
- c. Conduct a public hearing, consider, and take any necessary action on a request by Chamberlain Place, LP for approval of a Conditional Use Permit in order to allow for the use of a temporary concrete batching plant to facilitate the installation of public infrastructure for Chamberlain Place Phase 1, a proposed residential

subdivision that is zoned One-Acre Ranch Estate (RE-1) and is generally located west of Stoddard Road and north of Sloan Creek. **(ZA2015-11)**.

- d. Conduct a public hearing, consider, and take any necessary action on a request by Grenadier Homes for Major Warrants pertaining to block configuration standards, building type standards and architectural standards for a 14.22± acre tract of land that is zoned Commercial Planned Development District (CPDD) – Urban Transition Sub-district, and is generally located at the southeast corner of State Highway 5 and Bluebird Lane. **(MW2015-01)**.

8. Action/Discussion Items

- a. Consider, discuss and take any necessary action on a resolution authorizing the Town of Fairview to enter into a Facilities Agreement with LandSmith Company, Inc., governing Town and Developer participation in the installation of public trail and sanitary sewer force main improvements for Chamberlain Place Phase 1.
- b. Consider, discuss and take any necessary action on a request by M. Christopher Custom Homes for approval of a Preliminary Plat for the Harper's Landing Addition, a proposed residential neighborhood comprised of 13 single-family residential lots on a 28.934± acre tract of land situated in the Robert Fitzhugh Survey – Abstract No. 317 and that is generally located east of Farmstead Road and 1,600 north of Stacy Road. The subject property is zoned Two-Acre Ranch Estate (RE-2). **(PP2015-03)**.
- c. Consider, discuss and take any necessary action on an Environmental Management Advisory Committee recommendation to adopt the EPA WaterSense Program Certification requirements as part of the town's building regulations.
- d. Discuss boards and commissions and take any necessary action.
- e. Consider and act on a proposed tax rate for FY 2015-2016 and placement of a proposal to adopt the proposed tax rate on the agenda of a future meeting.
- f. Consider and act on a resolution scheduling public hearings on the Town of Fairview proposed tax rate.

9. Citizen's Input

At this time, any person with business before the council not scheduled on the agenda may speak. Each person will have up to five minutes. No formal discussion or action may be taken on these items at this meeting.

10. Receive reports from Staff, including any updates on project tracking reports, and department activities.
 - a. Monthly Financial Report – Period ending June 30, 2015.
 - b. Quarterly Investment Report – Quarter ended June 30, 2015.
 - c. County radio system.
 - d. Stacy Road update.
11. Receive reports from staff or the Town Council about items of community interest. *Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutory recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda."*
12. Adjourn.

I, Adam Wilbourn, Assistant to the Town Manager, hereby certify that notice of the above named meeting was posted on the bulletin board of the Town Hall of the Town of Fairview, Texas, a place readily accessible to the public at all times, on the 31st day of July, 2015 at or before 5:00 p.m. and will remain continuously posted for at least 72 hours immediately preceding said meeting.

Adam Wilbourn, Assistant to the Town Manager

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheel chair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, or readers, are requested to contact the Town Secretary's office at 972-562-0522, Ext 4234 or by fax at 972-886-4203.