

**TOWN COUNCIL
MEETING MINUTES
NOVEMBER 2, 2021**

The Town Council met in regular session on Tuesday, November 2, 2021, at 6:00 p.m. at 372 Town Place, Fairview, Texas. Those present were Mayor Henry Lessner; Mayor Pro Tem Ricardo Doi and Councilmembers Rich Connelly, Gregg Custer, Larry Little, Ken Logsdon and John Hubbard. Staff present included Town Manager, Julie Couch; Planning Manager, Israel Roberts; Police Chief, Granver Tolliver; Assistant Fire Chief, Travis Green; Town Engineer, James Chancellor; Town Secretary, Tenitrus Bethel; Interim EDC Manager, Dave Quinn; Assistant to the Town Manager, Adam Wilbourn and Town Attorney, Clark McCoy.

Mayor Lessner called the meeting to order at 6:00 p.m. and declared a quorum was present.

At 6:01p.m., the Council then adjourned into executive session regarding a consult with legal counsel.

Mayor Lessner called the regular session to order at 7:36 p.m. and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

CITIZENS INPUT

Leland Payne, 398 Park Village, expressed his thoughts related to town meeting notifications.

PROCLAMATION

Mayor Lessner presented a proclamation declaring November 2, 2021, as Arbor Day in the Town of Fairview.

CONSENT AGENDA: All items listed under the Consent Agenda are considered routine and are 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 be considered separately. A) Approve the minutes of the August 31, 2021, Special Council meeting; B) Approve the minutes of the October 5, 2021 Regular Council meeting; C) Approve an ordinance approving the 2021 Tax Roll as submitted by the Collin County Tax Assessor.

Councilmember Custer made a motion to approve the consent agenda. Councilmember Connelly seconded the motion, and the motion was unanimously approved.

REPORTS FROM STAFF:

Assistant Fire Chief Green reviewed the monthly fire report.

Chief Tolliver reviewed the monthly police report.

Mr. Chancellor provided a construction update.

PUBLIC HEARING – MW FOR TOWNHOMES: Mayor Lessner introduced agenda item 8(a), continue a public hearing and consider approval of an ordinance for a request for approval of a Major Warrant for revised build-to-zone requirements for a proposed townhome project along Fairview Parkway. The 15.2-acre sites are generally located on both sides of Fairview

Parkway, north of the Fairview Village Road/Latham Drive intersection and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Justin Cooley, Range Water Development LLC representing Travis Parker Associates, LTD.

Mr. Roberts gave a staff report on this item and reviewed the original request for a major warrant request and he also reviewed the changes proposed by the developer to shift the development further away from the street right of way. He reviewed the commercial district design standards; reviewed the urban subdistrict requirements, details and design standards; and the build to zone requirements and regulations. He stated the PZ recommended approval of this request.

The Council and staff had a discussion related to setbacks.

Justin Cooley, applicant, spoke to the Council regarding the request.

The Council, applicant and staff had an extended discussion related to Fairview Pkwy, the proposed site layout and the speed limit and ROW dedication.

Mayor Lessner opened the public hearing.

Richard Sutton, 5577 Linhurst, expressed his thoughts related to additional details of the development and drainage concerns.

Mr. Chancellor addressed concerns related to drainage.

Randy Knight, 5595 Linhurst, expressed his thoughts related to tree removal.
Cynthia Brugge, 960 Patrician, expressed her thoughts related to development.
Leland Payne, 398 Park Village, expressed his thoughts related to parking.

The Council and staff had an extended discussion related to flood plain, construction within the CPDD and street width.

Mayor Lessner closed the public hearing.

The Council and staff had a discussion related to revising some of the language in the ordinance and regulating plan as it relates to the property line. Mr. McCoy made the recommendation to revise language in the regulating plan and ordinance to replace "property line" with "abutting edge of the Fairview Parkway right of way".

Councilmember Logsdon made a motion to approve the request for a major warrant revising the build to zone requirements for a proposed townhome project along Fairview Parkway with the language recommendation. Councilmember Little seconded the motion, and the motion passed unanimously.

PUBLIC HEARING – PARKS MASTER PLAN: Mayor Lessner introduced agenda item 8(b), hold a public hearing and consider approval of an update to the Town of Fairview Master Parks Plan.

Mr. Roberts gave a staff report and he reviewed the plan creation process, the master plan and land dedication.

Katherine Ponder, Parks and Recreation Chair, addressed the Council and discussed the parks master plan. She stated there has been discussion related to the addition of a future open space that was not included at the time of approval by the Park Board or Planning and Zoning.

Mayor Lessner opened the public hearing.

No one came forward to speak.

The Council and staff had a discussion related to the future open space location on Lakewood and discussed relocating it west of Lakewood.

Mayor Lessner closed the public hearing.

Councilmember Custer made a motion approve the update to the Town of Fairview Master Park Plan and relocating the future open space east of Lakewood to the west. Councilmember Hubbard seconded the motion and the motion passed unanimously.

PUBLIC HEARING – COLLINWOOD ACRES: Mayor Lessner introduced agenda item 8(c), hold a public hearing and consider approval of an ordinance for a request to amend the zoning to reflect a revised development plan for a portion of the Collinwood Acres Addition. The 9.6-acre site is located on the west side of County Club Drive, north of Old Stacy Road and is zoned for the (PC) Planned Center District. Applicant: Chuck Branch, Hampton International representing US Tamil, LLC.

Mr. Roberts gave a staff report and stated the 10-acre parcel currently has 2 lots with an existing residence on the eastern lot; and the request is to create a 5-lot subdivision cul-de-sac fronting County Club Rd. He further reviewed the development plan.

The Council and staff had a discussion related to lot sizes.

Mr. Chancellor addressed the Council concerning the drainage assessment. The Council and Mr. Chancellor had a discussion related to water discharges.

Mr. Roberts stated the PZ accepted the staff recommendation to remove direct driveway access to Country Club from the existing residence; there will be no direct driveway access to Country Club for any of the lots.

Mayor Lessner opened the public hearing.

Chuck Grant, applicant, addressed the Council.

Mayor Lessner closed the public hearing.

Mayor Pro Tem Doi made a motion to approve an ordinance for a request to amend the zoning to reflect the revised development plan for a portion of the Collinwood Acres Addition with the added condition of no direct driveway access onto Country Club Dr. Councilmember Connelly seconded the motion and the motion passed unanimously.

PUBLIC HEARING –FTC MULTI-FAMILY: Mayor Lessner introduced agenda item 8(d), hold a public hearing and consider approval of an ordinance for a request for approval of Major Warrants on a regulating plan for the development of a multi-family project within the Fairview Town Center on two sites. Tract 1 is a 5.6-acre site located on the east side of Fairview Station Parkway, between Town Place and Murray Farm Road. Tract 2 is a 3.9-acre site, located at the southwest corner of Murray Farm Road and Indian Spring Road (formerly the community garden area). Both sites are in the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant: Tommy Mann, Winstead PC representing Village FV LTD.

Mr. Roberts gave a staff report on this item. He reviewed the commercial district design framework plan; reviewed the urban subdistrict requirements, details and design standards; open space requirements; the building layout; the parking garage addition; and the build to zone requirements and regulations.

The Council and staff had an extended discussion related to this item.

The applicant representatives gave a presentation related to the request reviewing site design and layout; before and after renderings; unit design & square footages; and parking.

Mayor Lessner opened the public hearing.

Cynthia Brugge, 960 Patrician, expressed her thoughts related to childcare and traffic.

The Council and applicant had a discussion related to this item.

Mayor Lessner closed the public hearing.

The Council and staff had an extended discussion related to this request.

Mayor Pro Tem Doi made a motion to approve the request for major warrants on a regulating plan for the development of a multi-family project within Fairview Town Center. Councilmember Custer seconded the motion and the motion passed unanimously.

DISCUSSION – OLIVE TREE ADDITION: Mayor Lessner introduced agenda item 9(a), consider, discuss and take any necessary action on a request for the approval of a minor Final Plat of the Olive Tree Addition. The 9.7-acre tract of land is located on the north side of E. Stacy Road, west of Orr Road, and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/applicant: Mamoon Kundi.

Mr. Roberts gave a staff report related to this item. He stated the parcel currently has a residence at the front portion and the request is to subdivide the parcel into 2 lots; the larger lot at the rear being just over 7-acres with the ability to construct one additional residence. He reviewed the

process for minor final warrants and the proposed site layout. He stated staff is recommending approval.

Mamoon Kundi, applicant, addressed the Council regarding the request.

The Council and Mr. Kundi had a discussion related to this item.

Mayor Pro Tem Doi made a motion to approve the minor final plat of the Olive Tree Addition. Councilmember Little seconded the motion and the motion passed unanimously.

DISCUSSION – TOWN CHARTER: Mayor Lessner introduced agenda item 9(b), discuss possible amendments the town charter and take any necessary action.

Ms. Couch reviewed the current town charter provisions as it relates to term limits and the proposed revision.

The Council and staff had an extended discussion related to this item; no action was taken.

DISCUSSION – COVID-19 UPDATE: Ms. Couch introduced agenda item 9(c), discuss COVID-19 activities and actions and take any necessary action.

Ms. Couch stated the budget will continue to be updated as funds are allocated. She stated the security costs for the new Public Works facility will be funded with American Rescue funds.

The Council and Ms. Couch discussed the EDA Grant funding for Frisco Rd and the payment reimbursement.

DISCUSSION – BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 9(d), discuss Boards & Commissions and take any necessary action.

Mr. Chancellor addressed the Council regarding the upcoming impact fee study and the requirements. He indicated cities that charge impact fees for development are required, by the State, to update impact fees every 5 years. He reviewed the requirements and stated a Capital Improvement Advisory Committee (CIAC) must include one person from the development community. He stated staff is recommending the Planning and Zoning Commission be designated to serve as the CIAC with John Brown serving as an alternate.

The Council and staff had a discussion related to this item.

Councilmember Logsdon made a motion to designate the Planning and Zoning Commission as the CIAC and appoint John Brown as an ad hoc member of the CIAC. Councilmember Hubbard seconded the motion and the motion passed unanimously.

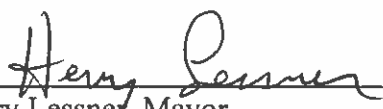
Mayor Lessner discussed reappointments to the Technology Advisory Board.

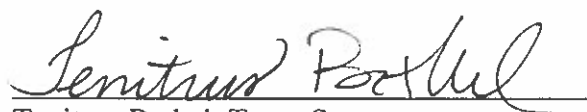
The Council and staff had a brief discussion related to this topic.

Councilmember Connelly made a motion to reappoint Paul Meyers, Cody Hooper and Imran Khan to the Technology Advisory Board. Councilmember Hubbard seconded the motion and the motion passed 6-0. Mayor Pro Tem Doi abstained.

Ms. Couch reminded those in attendance of the Town's Annual Tree Lighting would be held on December 2, 2021, at Town Hall.

Mayor Lessner adjourned the meeting at 10:22 p.m.


Henry Lessner, Mayor


Tenitrus Bethel, Town Secretary

