

**JOINT TOWN COUNCIL AND
PLANNING & ZONING
MEETING MINUTES
OCTOBER 26, 2021**

The Town Council met in a special session with the Planning and Zoning Commission on Tuesday, October 26, 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; PZ Chairman Eugene Borsattino; Vice Chairman, Paul Hendricks; Commissioners Lakia Works, Justin Kennedy, Dennis Swingle, John Adler and Jon Cocks. Staff present included Town Manager, Julie Couch; Town Secretary, Tenitrus Bethel; Planning Manager, Israel Roberts; Town Engineer, James Chancellor; Assistant to the Town Manager, Adam Wilbourn; EDC CDC Interim Manager, Dave Quinn; and Fire Chief, Jeff Bell. Staff in attendance via RingCentral included Assistant Fire Chief, Travis Green.

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

PUBLIC HEARING – BILLINGSLEY MAJOR WARRANTS: Mayor Lessner introduced agenda item 3, hold a public hearing, discuss and consider approval of various Major Warrants regarding a revised Framework Plan, Public Art, design standards, street sections, signage, land uses and related matters for a 239+/- acre tract of land generally located on the east side of US 75, south of Frisco Road and west of Highway 5. The subject site zoned for the (CPDD) Commercial Planned Development District with the Urban Village sub-district. Applicant is the Billingsley Company.

Mr. Roberts gave a staff report related to the request and discussed the proposed development and major warrants including the following: the CPDD framework, urban village, existing and proposed framework plan, land use, text amendments, building form & design, development standards, street and form design, parking area standards, signage, public art, and conceptual layout plan.

The Council, PZ and staff had an extended discussion related to setbacks, landscape buffers, retail and residential spaces and the CPDD.

Mrs. Lucy Billingsley gave a presentation related to the proposed plan for the mixed-use development. She reviewed development plans for the following: neighborhood, concept, use acreage, open space, park & trail and public art. She also reviewed proposed building types and heights.

Mr. Tom Holland, Billingsley Company, reviewed proposed plans for the following: street plan, build to conditions, the extension of Fairview Parkway, and signage placement & types.

The Council, PZ, applicants, and staff had an extended discussion related to the development timeframe, commercial space and trails.

Mayor Lessner opened the joint public hearing.

Courtney Crafts, 4867 Ellie Ln, inquired about the residential portion of the development and expressed her thoughts related to traffic.

Joyce Bartell, 5143 Streams Edge, inquired about the approval process and expressed thoughts related to traffic.

Rod Town, 5136 Stream Crest, inquired about the drainage plan.

Cynthia Brugge, 960 Patrician, expressed thoughts related to development.

Cody Hooper, 491 Bluebird, expressed thoughts related to traffic on Highway 5 and the proposed development.

Mayor Lessner closed the joint public hearing.

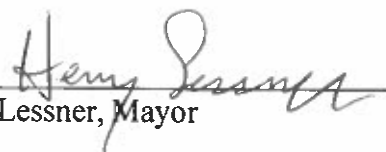
The Council, PZ, applicants, and staff had an extended discussion related to the development presentation and next steps.

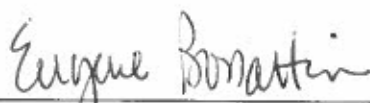
Commissioner Cocks made a motion for the Planning and Zoning Commission to consider and take action on the various major warrants for the proposed development at the regular meeting scheduled for November 11, 2021. Commissioner Works seconded the motion and the motion passed unanimously.

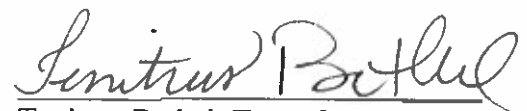
Chairman Borsattino adjourned the Planning and Zoning meeting at 8:17 p.m.

The Council and staff discussed next steps and agreed to defer consideration of the major warrants request to the next regular meeting succeeding the PZ recommendation.

Mayor Lessner adjourned the Council meeting at 8:18 p.m.


Henry Lessner, Mayor


Eugene Borsattino, Planning & Zoning Chairman


Tenitrus Bethel, Town Secretary

