

**FAIRVIEW TOWN COUNCIL
MEETING MINUTES
APRIL 29, 2025**

The Town Council met on April 29, 2025 at 5:30 PM at 372 Town Place, Fairview, Texas.

Council present: Mayor Henry Lessner and Mayor Pro Tem John Hubbard, and Councilmembers Rich Connelly, Gregg Custer, Ricardo Doi, Larry Little, Ken Logsdon.

Staff present: Town Manager, Julie Couch; Assistant Town Manager Adam Wilbourn; Town Attorney, Clark McCoy; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Fire Chief, Jeff Bell; Police Chief, Chris Chandler; CFO Steven Ventura; HR Director Whitney Casey; Communications and Marketing Manager, Karin Anderson; and Town Secretary, Joshua Stevenson.

Mayor Lessner called the meeting to order at 5:30 PM and declared a quorum was present.

At 5:30 PM, the Council adjourned into executive session in accordance with the Texas Government Code:

A. 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 CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale, lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.074 Personnel - appointment of members of all non-advisory boards and commissions; evaluation of Town Manager.

Mayor Lessner reconvened the meeting from executive session.

The Town Council met on April 29, 2025, at 7:00 PM at 372 Town Place, Fairview, TX.

1. Call to Order

Mayor Lessner called the meeting to order at 7:00 PM upon determining a quorum of the council was present.

There were approximately sixty (60) members of the public present in the council

chambers when the meeting was called to order.

2. Pledge of Allegiance: U.S. and Texas Flags

Mayor Lessner invited everyone to stand for the Pledge of Allegiance to the U.S. and Texas Flags.

3. Citizen's Comment (for Non-Public Hearing Items)

Mayor Lessner called for Citizen's Comments.

There were none when called for.

Mayor Lessner close Citizen's Comments.

4. Public Hearings

- a. Conduct a public hearing to consider, discuss, and take action on an ordinance for a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Mayor Lessner called for the item.

Mr. Roberts spoke regarding the planning and zoning aspect of the CUP application. Mr. Chancellor spoke regarding the engineering aspects of the CUP application.

The Council and staff had discussion regarding this item.

Tom Coppin of Kimley-Horn, representing the applicant, spoke regarding this item.

The Council, staff, and multiple people from the applicant team had discussion regarding this item.

Mayor Lessner opened the public hearing.

Dan Trythall, 821 Parchman Place, Lucas, TX 75002, spoke in favor.
Larry Thomas, 283 Cheyenne Drive, Fairview, TX 75069, spoke in opposition.
Bryan Countryman, 205 Newchester Drive, Fairview, TX 75069, spoke in favor.
Jason Jones, 380 Collinwood Drive, Fairview, TX 75069, spoke in favor.
Dana Jakus, 800 Creekwood Drive, Fairview, TX 75069, spoke in opposition.
Rick Jakus, 800 Creekwood Drive, Fairview, TX 75069, spoke in opposition.
Nikki Smith, 1670 Ashcroft, Fairview, TX 75069, spoke in opposition.
Amy Campbell, 2406 Forest Groves Estate Road, Allen, TX 75002, spoke in opposition.

Dorris James, 801 Creekwood Drive South, Fairview, TX 75069, spoke in favor.
Dr. Terry James, 801 Creekwood Drive South, Fairview, TX 75069, spoke in favor.
Nolan Godfrey, 340 Cambridge Drive, Fairview, TX 75069, spoke in favor.
Stephen Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.
Holly Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.
Genevieve Jones, 380 Collinwood Drive, Fairview, TX 75069, spoke in favor.
Nikki Butler, 681 Oakmont Court, Fairview, TX 75069, spoke in favor.
Gary Carter, 1000 Timber Lane, Fairview, TX 75069, spoke in opposition.
Helen Dunham, 151 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.
Melissa McKneely, 1420 Spyglass Drive, Allen, TX 75002, spoke in favor.
Marji Smith, 281 Paddock Trail, Fairview, TX 75069, spoke in opposition.
Lisa Foradori, 190 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.
Paul Lawrence, 1206 Arroyo Blanco Street, Fairview, TX 75069, spoke in favor.
Steven Foradori, 190 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.
Tina Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.
Mary Jane Lawrence, 1206 Arroyo Blanco Street, Fairview, TX 75069, spoke in favor.
Jud Thompson, 826 Dewberry Lane, Fairview, TX 75069, spoke in favor.
Tiffany Thompson, 826 Dewberry Lane, Fairview, TX 75069, spoke in favor.
Karin Bailey, 417 Black Diamond, Fairview, TX 75069, spoke in favor.
Lee Moore, 1840 Hammerly Drive, Fairview, TX 75069, spoke in opposition.
Jay Jones, 360 Collinwood Drive, Fairview, TX 75069, spoke in favor.
Connie Jones, 360 Collinwood Drive, Fairview, TX 75069, was called to speak but yielded the time.
Heath Roberts, 3960 Summit Court, Fairview, TX 75069, was called but had left the meeting.
Claudia Mayor, 500 Lost Creek Trail, Fairview, TX 75069, spoke in opposition.
Marlo Ballard, 130 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.
Corrie Roberts, 3960 Summit Court, Fairview, TX 75069, spoke in opposition.
Carolyn Erickson, 1346 Ranch House Drive, Fairview, TX 75069, spoke in opposition.
Virginia Mannerwitz, 1805 Green Meadow Circle, Allen, TX 75002, spoke in favor.
John Urban, 455 Long Cove Drive, Fairview, TX 75069, spoke in favor.
Noah Craig, 1007 Hyde Park Drive, McKinney, TX 75069, spoke in favor.
Sharinn Baldwin, 590 Forest Oaks, Fairview, TX 75069, spoke in opposition.
Landon Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.
Anne Frisin, 5718 Butterfly Way, Fairview, TX 75069, was called but had left the meeting.
Liesle Thompson Jones, 521 Kentucky Lane, Fairview, TX 75069, spoke in opposition.
Spencer Parks, 1802 Washington Street, Princeton, TX 75407, spoke in favor.
Joel Schuh, 690 Forest Oaks Drive, Fairview, TX 75069, spoke in opposition.
David Deitz, 5136 Pond Spring Suckle, Fairview, TX 75069, spoke in opposition.
Paige Dunley, [no address number given] Baltimore Drive, Allen, TX 75002, spoke in favor.

Mayor Lessner closed the public hearing.

Bob Roeder, representing the applicant, spoke.

Mayor Lessner allowed resident, Gary Carter, 1000 Timber Lane, Fairview, TX 75069, to speak regarding Fairview's Dark Skies Ordinance requirements.

Council and the applicant had continued discussion.

Mayor Lessner recessed the meeting into executive session at 10:20 PM under Texas Government Code Chapter 551.

Mayor Lessner reconvened the meeting from executive session at 11:35 PM.

Mayor Lessner read Section 2(2) from the proposed Ordinance listing the mandatory conditions. He read as follows:

"Notwithstanding the foregoing or any other provision of this ordinance, the use and development of the subject property shall conform to the following mandatory conditions from which there shall be no deviation except as may be expressly set forth below:

- a. From ground level, the rood and façade of the temple building cannot exceed 44'-7".
- b. From ground level, the steeple and spire and any other element of the temple structure cannot exceed 120'.
- c. The development shall connect to the Allen sewer system.
- d. The excess drainage capacity to the west shall be used to limit the storm water discharge to the east.
- e. The impervious coverage shall be a maximum of 38.9%.
- f. The temple building shall be limited to a maximum of 30,742 square feet.
- g. Light will be the Town Code requirements and be subject to the following limitations:
 - i. All exterior lights shall not exceed 3,000 kelvin, except that parking lot and security lighting may utilize lighting up to 4,000 kelvin;
 - ii. No exterior lights from 11:00PM to 5:00AM, except for safety and security lighting.
 - iii. All exterior lighting shall provide shielding so that there is no light trespass beyond the property line and any element capable of emitting light (such as a bulb or LED) is not visible beyond the property line whether the light is turned on or off.
 - iv. No exterior lighting fixtures are permitted other than what is shown in Exhibit F.
 - v. Any exterior lights aimed above the horizontal plane shall not exceed 900 lumens. Any lighting above 900 lumens must be full cut-off."

Mayor Lessner made a motion to approve an ordinance approving the Conditional Use Permit with conditions.

Doi seconded the motion.

A roll call vote was taken and the results are as follows:

Mayor Henry Lessner - Aye

Mayor Pro Tem John Hubbard - Nay

Councilmember Rich Connelly - Nay

Councilmember Gregg Custer - Aye

Councilmember Ricardo Doi - Aye

Councilmember Larry Little - Aye

Councilmember Ken Logsdon - Aye

Council passed the motion by Mayor Lessner, seconded by Councilmember Doi, to approve with conditions an ordinance for a request for approval of a Conditional Use Permit (CUP) for a religious facility in a vote of Yes 5, No 2, Abstained 0. Mayor Pro Tem Hubbard and Councilmember Connelly voting against.

5. **Closed Session**

In accordance with Texas Government Code:

a. **A. 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 CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

B. Section 551.072 - discuss or deliberate the purchase, exchange, sale, lease, or value of real property, acquisition of right-of-way, easements, or land.

C. Section 551.074 Personnel - appointment of members of all non-advisory boards and commissions; evaluation of Town Manager.

6. **Any Necessary Action(s) on Closed-session item(s)**

Council passed the motion by Councilmember Logsdon, seconded by Councilmember Connelly, to approve authorization for the Town Manager to proceed with the completion the negotiation on the agreement with the dollar amounts and execute the agreement related to a settlement on a Right of Way acquisition for Fairview Parkway in a vote of Yes 7, No 0, Abstained 0.

Council passed the motion by Mayor Lessner, seconded by Councilmember Custer, to approve and accept the results of the discussion in executive session as

related to the evaluation of the Town Manager in a vote of Yes 7, No 0, Abstained 0.

7. Council and Staff Comments

Mayor Lessner called for Council and Staff Comments.

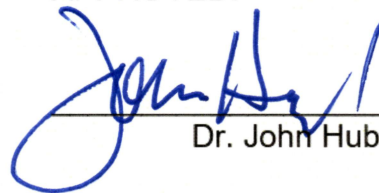
Rich Connelly thanked Mayor Lessner, and Councilmembers Ken Logsdon and Ricardo Doi for their service on the Town Council.

8. Adjourn

Mayor Lessner adjourned the meeting at 12:09 AM on April 30, 2025.

These minutes were approved by the Town Council on May 6, 2025.

APPROVED:



Dr. John Hubbard, Mayor

ATTEST:



Joshua Stevenson, Town Secretary

Town of Fairview, Texas