TOWN COUNCIL
MEETING MINUTES
OCTOBER 5, 2021

The Town Council met in regular session on Tuesday, October 5, 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; Fire Chief, Jeff Bell; CFO, Steven Ventura; Town Secretary, Tenitrus Bethel; and Town Attorney, Clark McCoy. Staff present via RingCentral included Town Engineer, James Chancellor; and Public Works Manager, Aron Holmgren.

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

At 6:00p.m., the Council then adjourned into executive session regarding a consult with legal counsel.

Mayor Lessner called the regular session to order at 7:40 p.m. and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

CITIZENS INPUT

Cynthia Brugge, 960 Patrician Ct, expressed her thoughts related to term limits.
Philip Damico, 501 Stonebrook, expressed thoughts related to the Domain.

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 3, 2021, Regular Council meeting; B) Approve the minutes of the September 7, 2021 Regular Council meeting; C) Approve an amended plat of the Stoddard Farms Addition.

Mayor Lessner asked for consent agenda item A will be pulled.

Councilmember Connelly made a motion to approve consent agenda items B and C. Councilmember Logsdon seconded the motion, and the motion was unanimously approved.

Mayor Pro Tem Doi made a motion to approve consent agenda item A. Councilmember Connelly seconded the motion, and the motion was approved 6-0. Mayor Lessner abstained.

REPORTS FROM STAFF:

Mr. Ventura reviewed the monthly financial reports.

Sargent Sanchez reviewed the monthly police report.

Chief Bell reviewed the monthly fire report.

PUBLIC HEARING – CAMPBELL REZONING: Mayor Lessner introduced agenda item 7(a), hold a public hearing and consider approval on a request to rezone 44.1-acres of land that is currently zoned (AG) Agriculture to the (RE-2) Two-acre Ranch Estate District. The site is located on the north side of East Stacy Road, east of Heritage Ranch. Applicant: J. Anthony Properties, LLC. Owner: Colleen Crawford and Brayton Campbell.

Mr. Roberts gave a staff report on this item. He stated this request is for RE-2 zoning. He reviewed the future land use plan and comprehensive plan. He presented a preliminary layout for the development and indicated the adoption of a concept plan is not allowed under base zoning. He indicated 9 letters of opposition were received. He stated the PZ recommended approval of the request.

The Council and staff had a discussion related to the request.

Tony Prutch, applicant, was present and spoke to the Council regarding his request.

Mayor Lessner opened the public hearing.

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

Mayor Lessner closed the public hearing.

The Council and staff had a discussion related to drainage.

Councilmember Custer made a motion to approve the request to rezone 44.1 acres from AG to RE-2. Councilmember Hubbard seconded the motion, and the motion was approved unanimously.

PUBLIC HEARING – MW FOR TOWNHOMES: Mayor Lessner introduced agenda item 7(b), hold a public hearing and consider approval on 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 stated the request is to push back the build to zone out of the right-of-way back onto the private property the construction of the proposed townhome project. 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 build to zones and setbacks.

Justin Cooley, applicant, was present and addressed the Council.
Mike Mullgee, project engineer, addressed the Council.

Mayor Lessner opened the public hearing.

Ralph Thompson, 420 Windmill, expressed his thoughts related to drainage.
Richard Sutton, 5577 Glenhurst, expressed his thoughts related to drainage.
Palmer Wymant, Bluebird, expressed thoughts related to drainage.
Robert Knight, 5595 Linhurst, expressed thoughts related to drainage and density.
Catherine Jay, 5618 Hummingbird, expressed her opposition.
Brent Trotter, 237 Latham, expressed thoughts related to drainage and traffic.
Steve Kapavik, 5583 Linhurst, expressed thoughts related to drainage and resident safety.

Staff and applicants addressed resident concerns.

Cynthia Brugge, 960 Patrician, expressed her thoughts related to Fairview Parkway.
Jeannie Williams, 5729 Hummingbird, expressed her thoughts on parking.

Mayor Lessner closed the public hearing.

Ms. Couch stated if the Council intends to continue the public hearing to a date certain the hearing would need to be reopened.

Councilmember Hubbard made a motion to reopen the public hearing and continue it to a date certain of November 2, 2021, at 7:30 p.m. at Town Hall. Councilmember Connelly seconded the motion.

The Council and staff has a discussion related to continuing the public hearing.

The motion was unanimously approved.

DISCUSSION – TRIPLE CROWN: Mayor Lessner introduced agenda item 8(a), discuss and take any necessary action on a request for approval of a Preliminary Plat of the Triple Crown Estates Addition. The 28+/- tract of land is located on the north side of Stacy Road, west of Kentucky Lane and is zoned for a (PC) Planned Center District. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

Mr. Roberts gave a staff report on this item. He reviewed the intent of the preliminary plat and reviewed the Council recommended amendments to the plan, which included: the removal of the sidewalk to the school, the condition of minimum lot size for lots and 6 and limitation of access to lot 11. He stated the PZ recommended approval.

Councilmember Connelly asked if a velocity study had been completed.

Justin Jinright, applicant, was present and addressed the Council regarding the velocity study and additional water concerns.

Councilmember Logsdon made a motion to approve the preliminary plat for the Triple Crown Estates Addition. Councilmember Hubbard seconded the motion, and the motion was unanimously approved.

DISCUSSION – TECHNOLOGY SURVEY: Mayor Lessner introduced agenda item 8(b), consider, discuss and take necessary action on the approval of the 2021 Technology Committee Town Survey.

John Adler, Technology Advisory Committee Chairman, spoke to the Council requesting to conduct a residential technology survey. He reviewed the purpose, goal and the accessibility of the survey.

The Council and Mr. Adler had an extended discussion related to this topic.

The Council gave direction to the Technology Committee to move forward in conducting the 2021 Technology Survey.

DISCUSSION – PUBLIC WORKS FACILITY REMODEL: Ms. Couch introduced agenda item 8(c), consider, discuss and take any necessary action to authorize Town staff to proceed with the remodel of the public works service center. She stated staff has provided additional information regarding the construction breakdown and funding of the project as requested by Council at the last regular meeting.

Councilmember Connelly thanked Town staff for preparing the additional information requested.

The Council and staff had an extended discussion related to project funding.

Mayor Pro Tem Doi made a motion to authorize Town staff to process with the remodel of the public works service center with the condition that $150,000 will be funded from the Utility Fund, with that being the last source of funds to be used for the project. Councilmember Little seconded the motion and the motion was unanimously approved.

DISCUSSION – TOWN CHARTER: Mayor Lessner introduced agenda item 8(d), discuss process to amend the town charter and take any necessary action.

The Council had an extended discussion related modifying council term limits from three two-year terms to two three-year terms. The Council requested staff to draft a charter revision that would be reviewed at the next regular meeting.

DISCUSSION – FOXGLEN DRAINAGE: Mayor Lessner introduced agenda item 8(e), hear presentation from Huitt-Zollars regarding the Foxglen preliminary drainage study, discuss town drainage and related matters and take any necessary action.

Hamilton Dallagasperina, Huitt-Zollars gave a presentation concerning drainage improvements within the Foxglen subdivision. He reviewed the project area, drainage issues, goals, design criteria and constraints, conceptual plans and construction cost.

The Council and Mr. Dallagasperina have an extended discussion related to the next steps and planning for a neighborhood meeting.

No action taken by the Council.

DISCUSSION – COVID-19 UPDATE: Ms. Couch introduced agenda item 8(f), discuss COVID-19 activities and actions and take any necessary action. She provided an update to the Council regarding activities related to COVID-19. She stated staff is continuing to work through the guidance for the American Rescue Funds related to project funding.

DISCUSSION – BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 8(g), discuss Boards & Commissions and take any necessary action.

Councilmember Little made a motion to appoint Renee Powell to the Zoning Board of Adjustments as an alternate. Councilmember Connelly seconded the motion, and the motion was unanimously approved.

Mayor Lessner adjourned the meeting at 10:16 p.m.

Henry Lessner, Mayor

Tenitrus Bethel, Town Secretary