TOWN COUNCIL
MEETING MINUTES
JULY 6, 2021

The Town Council met in regular session on Tuesday, July 6, 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 Charlie Henkle, Gregg Custer, Larry Little, Ken Logsdon and John Hubbard. Staff present included Town Manager, Julie Couch; Planning Manager, Israel Roberts; Staff Engineer, Danielle Oglesbee; Town Secretary, Tenitrus Bethel; Police Sergeant, Boston Ross; Police Sergeant, Rachel Sanchez; Fire Chief, Jeff Bell; Assistant to the Town Manager, Adam Wilbourn; Interim EDC Manager, Dave Quinn; and Town Attorney, Clark McCoy.

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

The Council conducted boards and commission interviews.

Mayor Pro Tem Doi made a motion to reappoint Katherine Ponder as Parks and Recreation Board chair. Councilmember Custer seconded the motion, and the motion was unanimously approved.

Mayor Pro Tem Doi made a motion to appoint Mike Mason to the Technology Advisory Committee. Councilmember Custer seconded the motion, and the motion was unanimously approved.

Mayor Pro Tem Doi made a motion to appoint Tashya Capen to the Public Art Committee. Councilmember Hubbard seconded the motion, and the motion was unanimously approved.

At 6:41p.m., the Council then adjourned into executive session regarding a consult with legal counsel.

Mayor Lessner called the regular session to order at 7:43 p.m. and invited everyone to stand for the Pledge of Allegiance and the Texas State pledge.

CITIZENS INPUT:
Diane Hastings, 880 Beechwood, expressed her thoughts related to commercial development.
Cody Hooper, 491 Bluebird, expressed his thoughts related development and drainage.
Barbara Isaacs, 811 Beechwood, expressed her thoughts related to drainage related to Stoddard Farms development.
Cynthia Brugge, 960 Patrician Ct, expressed her thoughts related to development.

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 June 6, 2021, Regular Council meeting; B) Approve the minutes of the June 22, 2021, Special Council meeting; C) Approve an interlocal agreement with the City of Allen and City of Plano for use of the radio communications system.

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

REPORTS FROM STAFF:
Mr. Ventura reviewed the monthly financial report.

Sergeant Sanchez reviewed the monthly police report.

Chief Bell reviewed the monthly fire report. and provided an update on station 1 construction.

PUBLIC HEARING -TRIPLE CROWN ESTATES: Mayor Lessner introduced agenda item 7(a), continue a public hearing and consider approval of an ordinance granting a request to rezone a 28+/- acre tract of land to a new (PC) Planned Center District for a potential single-family subdivision. The site is located on the north side of Stacy Road, west of Kentucky Lane. Owner/Applicant: Justin Jinright, JDRP Fairview Derby Development.

Mr. Roberts gave a staff report related to this item. He stated at the direction of Council the layout has been revised to combine Tract A and B to now be shown as Lots 1-11. He stated lots 1-10 would have modified RE 1.5-acre zoning standards with the conditions of reduced rear and side yard setbacks; lot 11 would be zoned as RE-3 with a zoning condition the lot must maintain a minimum of 10 acres. He discussed concerns raised by the Council regarding lot access and subdividing lot 11; and reviewed the revisions of the drafted ordinance.

The Council and staff had a discussion related to the pedestrian walkway and minimum lot sizes.

Justin Jinright, applicant, was present.

Mayor Lessner opened the public hearing.

No one came forward to speak.

Mayor Lessner closed the public hearing.

Mayor Pro Tem Doi made a motion to approve a request to rezone a 28+/- acre tract of land located on the north side of Stacy Road, west of Kentucky Lane to (PC) Planned Center District with the following conditions: remove language related to a sidewalk easement; lot 5 and 6 must be a minimum of 1.9 acres; prohibit vehicle access to Kentucky Ln and America Pharoah Ln. Councilmember Connelly seconded the motion, and the motion was unanimously approved.

PUBLIC HEARING –SWIG: Mayor Lessner introduced agenda item 7(b), hold a public hearing and consider approval of an ordinance granting a request for approval of Major Warrants for the proposed development of a restaurant with a drive thru. The 0.8-acre site is located at the northwest corner of Southwind Drive and Highway 5/Fairview Parkway and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Kofi Addo, Bowman Consulting representing Village FV LTD.

Mr. Roberts gave a staff report on this request and explained the major warrant process. He stated the request is for a 600 sq. ft. employee only restaurant that will be drive-thru only with no walk-up service. He reviewed the landscape plan, building elevations, architecture, and façade requirements.

Mr. Roberts indicated notifications were sent out and as of today no correspondence has been received. He stated the PZ recommended approval with the recommendation of removing the seating. He reviewed the CPDD requirements for open seating.

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

Kofi Addo, applicant representative, addressed the Council and reviewed the request.

The Council, staff and Mr. Addo had an extended discussion related to walk-up service.

Cass Tenney, Savory Restaurant Fund, was present online and discussed the business model and walk-up service.

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

Mayor Lessner opened the public hearing.

No one came forward to speak.

Mayor Lessner closed the public hearing.

The Council and staff had a general discussion related to signage, lighting and driveway access.

Mayor Pro Tem Doi made a motion to approve the requests for major warrants for the proposed development of a restaurant with a drive thru with the addition of the benches next to the building. Councilmember Connelly seconded the motion, and the motion was approved unanimously.

DISCUSSION – STODDARD FARMS FINAL PLAT: Mayor Lessner introduced agenda item 8(a), consider, approval on a request for approval of a Final Plat of the Stoddard Farms Addition. The 31.0-acre tract of land is located at 930 Country Club, on the south side of Country Club, east of Stoddard Road and is zoned for the (PC) Planned Center District. Applicant: Keith Hamilton, Hamilton Duffy, PC representing North Texas Select Materials, LLC.

Mr. Roberts gave a staff report on this item. He stated this is a request for approval of a final plat for a 31-acre tract of land zoned PC with RE-2 design standards. He reviewed elements of the request including the landscape plan, split entry and trail connection along Hart Rd.

The Council and staff had a discussion related to drainage.

Councilmember Connelly made a motion to approve the final plat of the Stoddard Farms Addition. Councilmember Custer seconded the motion, and the motion was approved unanimously.

DISCUSSION – OFFICE BUILIDING REPLAT: Mayor Lessner introduced agenda item 8(b), discuss and consider approval on a request on a replat of Lot 17C, Block A of the Village of Fairview Addition to dedicate easements. The 8.7-acre tract of land is located at 195 Murray Farm Road, at the northwest corner of Murray Farm Road and Convention Drive and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Trey Braswell, Kimley-Horn and Associates representing Lincoln Office LLC

Mr. Roberts gave a staff report on this item. He stated this request dedicates access and utility easements for the newly constructed office building.

Mayor Lessner inquired why was this not previously done. Mr. Roberts stated at the request of staff due to the COVID shut down the applicant agreed to delay the replat until the Town reopened.

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

Mayor Pro Tem Doi made a motion to approve the office building replat for the dedication of easements. Councilmember Logsdon seconded the motion, and the motion was unanimously approved.

Mr. Roberts stated he conducted a landscape inspection and noted some trees were dead due to weather conditions and the applicant has worked to have those replaced.

DISCUSSION – COVID UPDATE: Mayor Lessner introduced agenda item 8(c), discuss COVID-19 activities and actions and take any necessary action.

Ms. Couch stated over the last year the Town has been operating under Governor's orders which allowed for council and board members to attend meetings virtually. She stated as of September this provision will not be renewed and Council, board and commission members will have to physically be in attendance to participate in meetings. She indicated there has been no update related to the American Rescue funds.

The Council and staff had a general discussion related to remote access to meetings for residents.

DISCUSSION – BOARDS & COMMISSIONS: Mayor Lessner introduced agenda item 8(d), discuss upcoming special meetings, and take any necessary action.

Board appointments were conducted at the start of the meeting.

Mayor Lessner stated there will be a joint meeting on Monday, July 12 with a presentation from the Billingsley Corporation and budget work session will be held on July 28.

Mayor Lessner adjourned the meeting at 9:22 p.m.

Ricardo Doi, Mayor Pro Tem

Tenitrus Bethel, Town Secretary

TOWN OF FAIRVIEW