



**NOTICE OF A
PLANNING AND ZONING COMMISSION MEETING
372 TOWN PLACE
FAIRVIEW, TEXAS, 75069
THURSDAY, AUGUST 9, 2012
7:00 P.M.
AGENDA**

1. Call to order.
2. Consider and take action regarding the minutes of the July 12, 2012 Planning and Zoning Commission meeting.
3. Conduct a public hearing and take action regarding the Concept Plan for a portion of the Crossroads at Fairview, a multi-phased commercial development generally located east of US 75, north of the Cortona Apartment complex, south of Ridgeview Rd, and west of the Village of Fairview subdivision; the subject property is 6.264 acres and is within Subzone J (Southern Ceremonial Parkway Zone) of the Commercial Planned Development District (CPDD).
4. Conduct a public meeting and take action regarding a Preliminary Plat comprised of two properties generally located east of US 75, north of the Ranchette Estates Subdivision, west of State Highway 5, and south of Frisco Road. The subject properties are in the Commercial Planned Development District (CPDD), Zone D - Residential Adjacency Zone, and are comprised of 20.168 and 10.729± acres, respectively. The proposed Preliminary Plat is comprised of three lots that are 15.162, 9.235, and 6.5 acres in size.
5. Conduct a public hearing and take action regarding a request to re-zone five properties that are to become part of a proposed five lot subdivision. This proposed subdivision is composed of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is 1.643 acres in size, and four, One-Acre Ranch Estate (RE-1) lots, three of which are one acre in size and one that is 1.205 acres in size. The properties that currently comprise this proposed subdivision consist of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is two acres in size, and four, One-Acre Ranch Estate (RE-1) lots, two of which are one acre in size, one lot that is 2.05 acres in size, and one lot that is 0.55 acres in size. The proposed subdivision is generally located west of and adjacent to Country Club Road (FM 1378), south of and adjacent to Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace Subdivision.

6. Conduct a public meeting and take action regarding a Preliminary Plat for five properties generally located west of and adjacent to Country Club Road (FM 1378), south of and adjacent to Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace Subdivision. The properties that currently comprise this proposed subdivision consist of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is two acres in size, and four, One-Acre Ranch Estate (RE-1) lots, two of which are one acre in size, one lot that is 2.05 acres in size, and one lot that is 0.55 acres in size. The proposed Preliminary Plat is composed of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is 1.643 acres in size, and four, One-Acre Ranch Estate (RE-1) lots, three of which are one acre in size and one that is 1.205 acres in size.
7. Consider and take action regarding a Final Plat for five properties generally located west of and adjacent to Country Club Road (FM 1378), south of and adjacent to Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace Subdivision. The properties that currently comprise this proposed subdivision consist of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is two acres in size, and four, One-Acre Ranch Estate (RE-1) lots, two of which are one acre in size, one lot that is 2.05 acres in size, and one lot that is 0.55 acres in size. The proposed Preliminary Plat and Final Plat are both composed of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is 1.643 acres in size, and four, One-Acre Ranch Estate (RE-1) lots, three of which are one acre in size and one that is 1.205 acres in size.
8. Conduct a public hearing and take action regarding a request to re-zone five properties that are to become part of a proposed five lot subdivision. This proposed subdivision is composed of two, One-and-One-half-Acre Ranch Estate (RE-1.5) lots that are 1.530 and 1.504 acres in size, and three, One-Acre Ranch Estate (RE-1) lots, one of which is 1.153 acres in size, one lot that is 1.10 acres in size, and one lot that is 1.083 acres in size. The properties that currently comprise this proposed subdivision consist of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is 2.23 acres in size, and four, One-Acre Ranch Estate (RE-1) lots, one of which is 2.87 acres in size, one lot that is one acre in size, one lot that is 0.5 acres in size, and one lot that is 0.28 acres in size. The proposed subdivision is generally located west of and adjacent to Country Club Road (FM 1378), south of Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace Subdivision.
9. Conduct a public meeting and take action regarding a Preliminary Plat for five properties generally located west of and adjacent to Country Club Road (FM 1378), south of Hart Road, east of and adjacent to the Willow Point Estates subdivision, and north of the Wynford Chace Subdivision. The properties that currently comprise this proposed subdivision consist of one, One-and-One-half-Acre Ranch Estate (RE-1.5) lot that is 2.23 acres in size, and four, One-Acre Ranch Estate (RE-1) lots, one of which is 2.87 acres in size, one lot that is one acre in size, one lot that is 0.5 acres in size, and one lot that is 0.28 acres in size. The proposed Preliminary Plat is composed of two, One-and-One-half-

Acre Ranch Estate (RE-1.5) lots that are 1.530 and 1.504 acres in size, and three, One-Acre Ranch Estate (RE-1) lots, one of which is 1.153 acres in size, one lot that is 1.10 acres in size, and one lot that is 1.083 acres in size

10. Adjourn

I, Michelle Lewis Sirianni, Town Secretary, do hereby certify that notice of the above named meeting was posted on the bulletin board of Town Hall of the Town of Fairview, Texas, a place readily accessible to the public at all times, on the 3rd day of August 2012, at 4:00 PM and will remain continuously posted for at least 72 hours immediately preceding said meeting and that said notice was posted in accordance with Chapter 551, Texas Local Government Code.

Michelle Lewis Sirianni, Town Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheel chair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, or readers, are requested to contact the Town Secretary's office at 972-562-0522, ext 4234 or by fax at 972-886-4203.