



**NOTICE OF A MEETING OF THE
PLANNING & ZONING COMMISSION
OF THE TOWN OF FAIRVIEW
AND TREE BOARD
372 TOWN PLACE
FAIRVIEW, TEXAS, 75069
THURSDAY, NOVEMBER 13, 2014
7:00 P.M.
AGENDA**

1. Call to order.
2. Consider and take action regarding the minutes of the October 9, 2014 Planning and Zoning Commission meeting.
3. Public Hearings.
 - a. Conduct a public hearing, consider, and take any necessary action on a request by LandPlan Development for an amendment to the Future Land Use Plan component of the Comprehensive Plan for a 76.9± acre tract comprised of the 56.2± acre Williams tract, 17.5± acres comprised of Lot 1B and Lot 1-1, Block A, Ward Addition (Price Tract), and a 3.2± acre segment of Lots 2 and 3, Jackson Estates Addition, and that is generally located west of Stoddard Road and north of Sloan Creek. The subject properties are currently designated as Residential Estate and the requested designation is for the Residential Suburban land use. **(PA2014-03)**
 - b. Conduct a public hearing, consider, and take any necessary action on a request by LandPlan Development for a zoning change for a 76.2± acre tract of land comprised of a 55.5± acre segment of the Williams tract, 17.5± acres comprised of Lot 1B and Lot 1-1, Block A, Ward Addition (Price tract), and a 3.2± acre segment of Lots 2 and 3, Jackson Estates Addition (Jackson tract), and that is generally located west of Stoddard Road and north of Sloan Creek. The subject properties are currently zoned Agricultural (AG) and One-Acre Ranch Estate (RE-1), and the requested zoning change is for the Planned Center (PC) Zoning District, specifically, to provide for single-family detached and open space uses. **ZA2014-18)**
 - c. Conduct a public hearing, consider, and take any necessary action on a request by Travis Carpenter to amend the development plan for a 1.461± acre tract of land that is zoned Commercial Planned Development District (CPDD) – Neighborhood Edge Sub-district, and is generally located at the northeast corner of Sloan Creek

Parkway and Pond Bluff Way, being Lot 7, Block J, of the Sloan Creek Estates – Phase III Addition. **(DP2014-01)**.

- d. Conduct a public hearing, consider, and take any necessary action on a request by Travis Carpenter to replat a 1.461± acre tract of land that is zoned Commercial Planned Development District (CPDD) – Neighborhood Edge Sub-district, and is generally located at the northeast corner of Sloan Creek Parkway and Pond Bluff Way, being Lot 7, Block J, of the Sloan Creek Estates – Phase III Addition. **(R2014-02)**
- e. Conduct a public hearing, consider, and take any necessary action on a request by Faith Church of Collin County, for approval of a Conditional Use Permit (CUP) on a 2.99± acre tract of land located within the John A. Taylor Survey - ABS No. 909, and that is generally located at the southwest corner of Murray Road and State Highway 5. The subject property is currently zoned One-Acre Ranch Estate (RE-1) and the purpose of the CUP request is to provide for a religious institution on the subject property. **(ZA2014-20)**

4. Action/Discussion Items.

- a. Receive a report from staff on the status of recent planning cases.
- b. The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will consider and take action regarding the town's annual Tree City USA Recertification Application.
- c. The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will discuss priorities of work for the upcoming calendar year.

5. Adjourn.

I, Caitlin Scalley, 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 10th day of November at or before 5:00 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.

Caitlin Scalley, 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.