



**NOTICE OF A MEETING OF THE
PLANNING & ZONING COMMISSION
OF THE TOWN OF FAIRVIEW
372 TOWN PLACE
FAIRVIEW, TEXAS, 75069
THURSDAY, FEBRUARY 12, 2015
7:00 P.M.
AGENDA**

1. Call to order.
2. Consider and take action regarding the minutes of the January 8, 2015 Planning and Zoning Commission meeting.
3. Public Hearings.
 - a. Conduct a public hearing, consider, and take any necessary action on a request by Mr. Pete Soliz, for approval of a Conditional Use Permit (CUP) in order to allow for the construction of an accessory building on a property that is zoned Two-Acre Ranch Estate (RE-2) and is specifically located at 61 Man O War Lane, being Lot 60 of the Fairview Farms #4 Addition to the Town of Fairview. **(ZA2015-01)**.
 - b. Conduct a public hearing, consider, and take any necessary action on a request by Saleem Rajani for a Replat of Lots 52 and 53, Block A of the River Oaks II Addition in order to create one additional residential lot from the land area of the two existing residential lots. The subject properties are zoned One-Acre Ranch Estate (RE-1) and are generally located north of Oakglen Circle. **(R2015-02)**.
 - c. Conduct a public hearing, consider, and take any necessary action on a request by M. Christopher and Company for a zoning change for six tracts of land comprised of 72.959± acres and generally located east of Country Club Road (FM 1378) and 1,600' north of Stacy Road. The subject properties are currently zoned Agriculture (AG), Two-Acre Ranch Estate (RE-2), and the Open Space and Flood Hazard (FH) zones. The requested zoning change is for the Planned Center (PC) Zoning District, specifically, to provide for single-family residential uses. **(ZA2015-02)**.
 - d. Conduct a public hearing, consider, and take any necessary action on a request by Fairview Hospitality LLC for Major Warrants pertaining to block face configuration standards, building type standards, and architectural standards for a 1.5284± acre segment of Lot 5, Block A of the Village at Fairview Addition that is zoned Commercial Planned Development District (CPDD) – Urban Village Sub-district, and is generally located at the southeast corner of Convention Drive and Murray Farm Road. **(MW2014-02)**. **APPLICANT HAS REQUESTED THAT REVIEW BE POSTPONED FOR THIS ITEM.**

- e. Conduct a public hearing, consider, and take any necessary action on a request by Fairview Hospitality LLC for a Replat of Lot 5, Block A of the Village at Fairview Addition in order to create a 1.5284± acre lot for the development of a hotel use. The subject property is zoned Commercial Planned Development District (CPDD) – Urban Village Sub-district, and is generally located at the southeast corner of Convention Drive and Murray Farm Road. **(R2015-01). APPLICANT HAS REQUESTED THAT REVIEW BE POSTPONED FOR THIS ITEM.**
- f. Conduct a public hearing, consider, and take any necessary action on a request by Grenadier Homes for Major Warrants pertaining to building type standards and architectural standards for a 14.22± acre tract of land that is zoned Commercial Planned Development District (CPDD) – Urban Transition Sub-district, and is generally located at the southeast corner of State Highway 5 and Bluebird Lane. **(MW2014-03).**

4. Action/Discussion Items.

- a. Discuss, consider, and take any necessary action on a request by Chase Oaks Church for approval of a Final Plat for a religious institution on a 10.68± acre property that is generally located north of Stacy Road and 1,400' west of Meandering Way. **(FP2014-05).**
- b. Consider, discuss and take any necessary action on a request by Hickman Consulting Engineers, Inc. for approval of a Preliminary Plat for the Three Oaks Addition, a proposed residential neighborhood comprised of eleven single-family residential lots and one common area lot on a 16.484± acre tract of land situated in the town's ETJ and that is generally located north of Country Club Road and west of Rowley Mile. **(PP2015-01).**

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 6th day of February, 2015 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.