



**NOTICE OF A MEETING OF THE  
PLANNING & ZONING COMMISSION  
OF THE TOWN OF FAIRVIEW  
372 TOWN PLACE  
FAIRVIEW, TEXAS, 75069  
THURSDAY, APRIL 9, 2015  
7:00 P.M.  
AGENDA**

1. Call to order.
2. Consider and take action regarding the minutes of the February 26, 2015 and March 12, 2015 Planning and Zoning Commission meetings.
3. Public Hearings.
  - a. Conduct a public hearing, consider, and take any necessary action on a request by Paul Raehpour, Jacob Miller, and James Campbell for a Replat of Lots 51 and 52, Block A of The Village of Fairview Phase II Addition and Lot 2 of the proposed Campbell/Knight Place Addition in order to convey segments of the proposed Lot 2, Campbell/Knight Place Addition to Lots 51 and 52, The Village of Fairview Phase II Addition. The subject properties are zoned Commercial Planned Development District (CPDD) – Neighborhood General Sub-District and One-Acre Ranch Estate (RE-1) and are generally located east of Emerson Court and South of Murray Road. **(R2015-03)**.
  - b. Conduct a public hearing, consider, and take any necessary action on a request by Paul Raehpour and Jacob Miller for a zoning change for 2,200 SF segments of proposed Lots 51R and 52R, Block A of The Village of Fairview Phase II Addition. The segments of the subject properties are currently zoned One-Acre Ranch Estate (RE-1), and the requested zoning change is for the Commercial Planned Development District (CPDD) – Neighborhood General Sub-District. **(ZA2015-05)**.
  - c. Conduct a public hearing, consider, and take any necessary action on a request by M. Christopher Custom Homes 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. **(ZA2015-03)**.

- d. Conduct a public hearing, consider, and take any necessary action on a request by M. Christopher Custom Homes for a zoning change for a tract of land comprised of 28.935± acres and that is generally located east of Farmstead Road and 1,600' north of Stacy Road. The subject property is currently zoned Agriculture (AG), and the requested zoning change is for the Two-Acre Ranch Estate (RE-2) Zoning District. **(ZA2015-04).**
- e. Conduct a public hearing, consider, and take any necessary action on a request by Levinson Alcoser Associates for Major Warrants pertaining to land use, site configuration standards, building type standards, architectural standards, and parking standards for a proposed financial institution with drive-in facilities on a 1.368± acre tract of land that is zoned Commercial Planned Development District (CPDD) – Urban Village Sub-District, and is generally located east of US 75 and north of Stacy Road, being Lot 9E, Block A, of the Village at Fairview Addition. **(MW2014-04).**

#### 4. Action/Discussion Items.

- a. Consider, discuss and take any necessary action on a request by James Campbell to approve a Final Plat for Campbell/Knight Place, a proposed subdivision comprised of two residential lots. The 2.628 acre subject property is currently zoned One-Acre Ranch Estate (RE-1) and is generally located south of the intersection of Blue Bonnet St. and Murray Rd. **(FP2015-02).**

#### 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 6<sup>th</sup> day of April, 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.

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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.