



## TOWN OF FAIRVIEW, TEXAS

### Agenda

#### Planning and Zoning Commission Regular Meeting

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July 10, 2025

7:00 PM

Town Hall Council Chambers  
372 Town Place  
Fairview, Texas

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#### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live. Members of the public who wish to watch this meeting may watch the live broadcast by clicking the link below or scanning the QR Code:

[CLICK HERE FOR THE LIVE BROADCAST](#)



1. **Call to Order**

2. **Citizen's Comments (for Non-Public Hearing Items)**

*At this time, any person may address the Commission regarding an item on this meeting agenda or on matters not on this meeting agenda. Each person will have up to three (3) minutes. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

*No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.*

3. **Consent Agenda**

*All items listed under the Consent Agenda are considered routine and will be 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 considered separately.*

- a. Approve the minutes of the April 10, 2025, regular meeting of the Planning and Zoning Commission
- b. Approve the minutes of the April 24, 2025, special meeting of the Planning and Zoning Commission

#### **4. Public Hearings**

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) to allow daycare services at Chase Oaks Church. The 10.6-acre site is located at 611 Stacy Road and is zoned for the (RE-1) One-acre Ranch Estate District with a CUP for a religious facility. Applicant: Glen Brechner of Chase Oaks Church.

#### **5. Adjourn**

I, Joshua Stevenson, Town Secretary, hereby certify that this notice was posted in accordance with Texas Government Code, Chapter 551, on or before the 7th day of July 2025 at 6:00 p.m.

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Joshua Stevenson, Town Secretary

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:**

The Town of Fairview Council Chambers is wheelchair 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, readers, or large print, are requested to contact the Town Secretary's office at least 48-hours prior to the meeting. Please e-mail your request to [townsecretary@fairviewtexas.org](mailto:townsecretary@fairviewtexas.org) or call at 972-886-4234. BRAILLE IS NOT AVAILABLE.

**FAIRVIEW PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 10, 2025**

The Planning and Zoning Commission met in regular session on April 10, 2025 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Ben Kuehne, Clay Medley, Lokia Works, and Willis White.

Commissioners absent: Commissioner Darrell Sims

Staff present: Planning Manager, Israel Roberts; Town Manager, Julie Couch; Town Attorney, Clark McCoy; Police Sargeant, Matthew Shuler; and Town Secretary, Joshua Stevenson.

**1. Call to Order**

Chair Adler called the meeting to order at 7:00 PM upon determining a quorum was present.

There were (10) members of the public present when the meeting was called to order.

Chair Adler called for a moment of silence for past Planning & Zoning Commissioner Justin Kennedy.

**2. Citizen's Comments (for Non-Public Hearing Items)**

Chair Adler called for citizen's comments.

There were none when called for.

**3. Action/Discussion Items**

- a. Approve the minutes of the February 13, 2025, regular meeting of the Planning and Zoning Commission

Chair Adler called for the item.

The Commission passed the motion by Commissioner White, seconded by Commissioner Kuehne, to approve the minutes of the February 13, 2025, regular meeting of the Planning and Zoning Commission in a vote of Yes 6, No 0, Abstained 0.

**4. Public Hearings**

- a. Conduct a public hearing, consider and make a recommendation on a request

for approval of a Conditional Use Permit (CUP) for a sports court. The 3.6-acre site is located at 61 Seattle Slew and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Thomas Goodwin, The Goodwin Family Living Trust.

Chair Adler called for the item.

Vice Chair Swingle recused himself from the discussion and vote on this item. The Vice Chair left the room for the duration of the item.

Mr. Roberts spoke regarding this item. Staff recommended approval.

The Commission and staff had discussion regarding this item.

The applicant spoke regarding this item. The applicant thanked Planning Manager Roberts for his assistance during the process of the application.

Chair Adler opened the public hearing.

No one requested to speak.

Chair Adler closed the public hearing.

The Commission passed the motion by Commissioner Medley, seconded by Commissioner Works, to approve a Conditional Use Permit (CUP) for a sports court at 61 Seattle Slew in a vote of Yes 5, No 0, Abstained 1. Vice Chair Swingle abstaining.

Vice Chair Swingle rejoined the meeting after the vote was taken.

- b. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure (car port). The 0.49-acre site is located at 491 Bluebird and is zoned for the (RE-1) One-acre Ranch Estate District. Owner/applicant: Cody Hooper.

Chair Adler called for the item.

Mr. Roberts spoke regarding this item.

The Commission and staff had discussion regarding this item.

The applicant spoke regarding this item.

The Commission, Staff, and the Applicant had continued discussion regarding this item.

Chair Adler opened the public hearing.

Jill Jones, no address given, spoke in opposition to this item.

Steve Ogden, 541 Bluebird Ln., spoke in favor of this item.

John McFadden, 501 Bluebird Ln., spoke in favor of this item.

Scott Brauen, 489 Bluebird Ln., spoke in favor of this item.

Arthur Hood, 521 Bluebird Ln., spoke in favor of this item.

Tony Greene, 420 Bluebird Ln., spoke in favor of this item.

Chair Adler closed the public hearing.

The Commission, Staff, and the Applicant had further discussion.

Vice Chair Swingle made the following motion:

"To approve the CUP on [491] Bluebird Lane with the situation that the third building is completely torn down and removed; and an enclosed 6-foot fence for the length of the property is installed behind Cody's [the property owner's] property."

The motion was seconded by Commissioner Works.

The Commission passed the motion for an approval with conditions on a Conditional Use Permit (CUP) for an accessory structure (car port) at 491 Bluebird in a vote of Yes 6, No 0, Abstained 0.

## 5. **Closed Session**

In accordance with Texas Government Code:

Chair Adler recessed the meeting at 8:02 PM to enter executive session in accordance with the Texas Government Code:

- a. **A. Section 551.071 – to consult with legal counsel** regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

## 6. **Adjourn**

Chair Adler reconvened the meeting from executive session at 9:13 PM.

Chair Adler adjourned the meeting at 9:13 PM.

These minutes were approved by the Planning and Zoning Commission on July 10, 2025.

APPROVED:

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John Adler, Chair

ATTEST:

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Joshua Stevenson, Town Secretary

Town of Fairview, Texas

**FAIRVIEW PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 24, 2025**

The Planning and Zoning Commission met on April 24, 2025 at 6:30 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Ben Kuehne, Darrell Sims, Clay Medley, Lokia Works, and Willis White.

Commissioners absent: None.

Staff present: Town Manager, Julie Couch; Assistant Town Manager Adam Wilbourn; Town Attorney, Clark McCoy; Town Engineer, James Chancellor; Planning Manager, Israel Roberts; Fire Chief, Jeff Bell; Police Chief, Chris Chandler; Assistant Police Chief, Matthew Moody; Police Detective, Sonia Golgoun; Communications and Marketing Manager, Karin Anderson; Economic Development Manager, Dave Quinn; and Town Secretary, Joshua Stevenson.

Chair Adler called the meeting to order at 6:30 PM and declared a quorum was present.

At 6:30 PM, the Commission adjourned into executive session in accordance with the Texas Government Code:

**A. Section 551.071 – to consult with legal counsel** regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

Chair Adler reconvened the meeting from executive session and reopened the public portion of the meeting.

Chair Adler adjourned the 6:30 PM meeting.

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The Planning and Zoning Commission met on April 24, 2025, at 7:00 PM at 372 Town Place, Fairview, Texas.

**1. Call to Order**

Chair Adler called the meeting to order at 7:00 PM upon determining a quorum of the Commission was present.

There were approximately fifty (50) members of the public present in Chambers when the meeting was called to order.

## 2. **Citizen's Comments (for Non-Public Hearing Items)**

Chair Adler called for Citizen's Comments.

There were none when called for.

Chair Adler closed Citizen's Comments.

## 3. **Public Hearings**

- a. Conduct a public hearing, consider and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Chair Adler called for the item.

Mr. Roberts introduced the application for the CUP. Mr. Chancellor spoke regarding the engineering aspect of the application.

The Commission and staff had discussion regarding the application.

Multiple people from the applicant team spoke regarding this item.

The Commission, staff, and the applicant had discussion regarding this item.

Chair Adler opened the public hearing.

Marlo Ballard, 130 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Lisa Foradori, 190 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Dan Trythall, 821 Parchman Place, Lucas, TX 75002, spoke in favor.

Helen Dunham, 151 Horseshoe Bend, Fairview, TX 75069, spoke in opposition.

Candace Bell, 571 Bluebird Lane, Fairview, TX 75069, spoke in opposition.

Steven Foradori was called to speak, but yielded his time to the chair.

Tina Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.

Tiffany Thompson, 826 Dewberry Lane, Fairview, TX 75069, spoke in favor.

Jason Jones, 380 Collinwood, Fairview, TX 750569, spoke in favor.

Nolan Godfrey, 340 Cambridge Drive, Fairview, TX 75069, spoke in favor.

Terry James, 801 Creekwood Drive, Fairview, TX 75069, spoke in favor.

Landon Brian Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.

Holly Snow, 120 Weston Drive, Fairview, TX 75069, spoke in favor.

Richard Butler, 681 Oakmont Court, Fairview, TX 75069, spoke in favor.

Nikki Butler, 681 Oakmont Court, Fairview, TX 75069, spoke in favor.

David Gulbransen, 636 Cabernet Court, Fairview, TX 75069, spoke in favor.

Marjorie Smith, 281 Paddock Trail, Fairview, TX 75069, spoke in opposition.

Gretchen Wild, 501 Lakewood Drive, Fairview, TX 75069, spoke in opposition.

Gary Carter, 1000 Timber Lane, Fairview, TX 75069, spoke in opposition.

Lee Moore, 1840 Hammerly Drive, Fairview, TX 75069, spoke in opposition.

Dorris James, 801 Creekwood Drive, Fairview, TX 75069, spoke in favor.

Jerry Qualm was called to speak, but did not respond.

Elizabeth Hardwick, 1702 Harvest Glen Drive, Allen, TX 75002, spoke in favor.

Claudia Mair, 500 Lost Creek Trail, Fairview, TX 75069, spoke in opposition.

Ben Brown, 717 Mustang Drive, Fairview, TX 75069, spoke in opposition.

Stephen Drye, 1725 Stacy Road, Fairview, TX 75069, spoke in favor.

Lance Dow, 458 Long Cove, Fairview, TX 75069, spoke regarding this item.

Chair Adler recessed the meeting for ten (10) minutes.

Chair Adler reconvened the meeting at 9:10 PM from break.

Angela Jones, 380 Collinwoods Drive, Fairview, TX 75069, spoke in favor.

Karin Bailey, 417 Black Diamond Court, Fairview, TX 75069, spoke in favor.

Corrie Roberts was called to speak, but yielded her time to the chair.

Edilma Covalconte, 4000 N. Central Expressway #173, was called to speak, but did not respond.

Joel Schull, 690 Forest Oaks, Drive, Fairview, TX 75069, spoke in opposition.

Sammy Napp, 1210 Stacy Road, Fairview, TX 75069, spoke in opposition.

Cathy Dole ??, 712 Acacia Drive, Anna, TX, spoke in favor.

Isabella [Last name not identified], 355 Windwood Lane, Bells, TX, spoke in favor.

Sharon Baldwin, 590 Forest Oaks Court, Fairview, TX 75069, spoke in opposition.

Injara Peck, 355 Windwood Lane, Bells, TX, spoke in favor.

Chair Adler closed the public hearing.

Chair Adler granted the applicant three (3) minutes to address the commission on comments made.

The Commission had continued discussion regarding this item.

Commissioner Works made the motion to approve the CUP with the following conditions:

1. The roof and façade cannot exceed 44'-7".
2. The steeple and spire cannot exceed 68'-3".
3. The development shall connect to the Allen sewer system.
4. The name of the development shall change to the Fairview Texas Temple.
5. The excess drainage capacity to the west shall be used to limit the storm water discharge to the east.
6. The impervious coverage shall be a maximum of 38.9%.
7. The temple building shall be limited to a maximum of 30, 742 square feet.
8. Lighting:
  - a) All exterior lights shall not exceed 3,000 kelvins.
  - b) No exterior lights shall shine above the horizontal plane.
  - c) Operation of exterior lights shall be limited to one (1) hour before opening (not before 5:00AM), and one (1) hour after closing (no later than 11:00PM) and not operational on days the facility is not open (Sunday, Monday, Holidays).
  - d) No exterior lights mounted above 20' can operate at night regardless of operational hours.
  - e) Parking lot and security lighting must be full cut-off and provide shielding so

that there is no light trespass beyond the property line.

The motion and conditions were seconded by Vice Chair Swingle.

The Commission passed the motion by Commissioner Works, seconded by Vice Chair Swingle, to approve with conditions on a request for approval of a Conditional Use Permit (CUP) for a religious facility in a vote of Yes 7, No 0, Abstained 0.

**4. Closed Session**

In accordance with Texas Government Code:

- a. **A. Section 551.071 – to consult with legal counsel** regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code including CPDD development improvements, ordinances, agreements and financing; contracts for services; town property and infrastructure; administrative matters; drainage matters; town regulations; religious land use; transportation matters; state law review and compliance.

**5. Any Necessary Action(s) on Closed-session item(s)**

There was no action taken.

**6. Adjourn**

Chair Adler adjourned the meeting at 10:09 PM

These minutes were approved by the Planning and Zoning Commission on July 10, 2025.

APPROVED:

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John Adler, Chair

ATTEST:

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Joshua Stevenson, Town Secretary

Town of Fairview, Texas



## *Memorandum*

### *July 10, 2025*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR CHASE OAKS CHURCH FOR A DAYCARE (CASE #CUP2025-7)**

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**BACKGROUND:** This is a request for approval of a Conditional Use Permit (CUP) to allow for daycare services at Chase Oaks Church. The 10.6-acre site is located at 611 Stacy Road and is zoned for the (RE-1) One-acre Ranch Estate District with a CUP for a religious facility. Applicant: Glen Brechner of Chase Oaks Church.

Chase Oaks Church was first granted CUP approval in 2013 for the original design and construction of the campus. Revised CUPs were then granted in 2014 (revised site and landscape designs), 2016 (revised site and landscape plans to add more parking, and a revised sign package), and finally in 2023 for a wall mural (signage).

#### STATUS OF ISSUE:

Chase Oaks Church has partnered with Pathways Learning Academy to provide daycare services at their Fairview campus. According to online information, Pathways is a network of schools that offer early child education and childcare services. Currently, Chase Oaks Church and Pathways have established partnership programs in operation at both the Chase Oaks Plano and Chase Oaks Sachse campuses. For this request, the operators are requesting to provide infant care and pre-school level programming through the requested CUP with a maximum enrollment of 125.

#### Ordinance Requirements:

- Per ordinance, religious facilities that are located within a residential zoning district must obtain approval of a Conditional Use Permit prior to construction. Development plans,

including the site and landscape plans, building design (façades) and signage are included with that CUP request.

- The Comprehensive Zoning Ordinance (CZO), also allows the development of a daycare center only upon approval of a CUP in the (RE-1) One-acre Ranch Estate District.
- Additionally, as a condition of the original approval for Chase Oaks Church in 2013 (Ordinance #2013-11-5A), “Establishment of educational, daycare, or other similar accessory or non-accessory uses shall not be permitted by-right, and instead shall require review and approval of an amended CUP after public hearings before the Planning and Zoning Commission and the Town Council.”

Operation Details: Pathways is a privately operated company, therefore Chase Oaks Church will not be directly managing the program. Details of their operation for the daycare are as follows:

- Expected total enrollment is 125.
- Ages range from 6 weeks - 60 months (5 years).
- Provide pre-school level curriculum.
- Operation days and time: Monday-Friday; 6:30am – 6:30pm.
  - No conflicts with typical church related campus functions or activities.
- Projected number of employees is approximately 20.

Traffic Impact Analysis: The applicants have a submitted a Traffic Impact Analysis (TIA) that included the potential traffic associated with the proposed daycare service with 125 enrollment and both existing and proposed developments along Stacy Road. As a result, a left-turn and deceleration lane along east-bound Stacy Road is required to be constructed at the median break at the main entry into the site in accordance with TxDOT criteria. Chase Oaks Church will be responsible for the construction of the turn-lane, and must be installed prior to opening of the daycare center.

Site Improvements: Other than the construction of the left-turn deceleration lane, the only other change to the site includes an expanded playground area on the west side of the building. The expansion includes an additional 1,934 square feet (SF) of playground area (approximately 3,300 SF total) that allows the combined area to be divided into age appropriate outdoor play areas.

Parking: Parking for a religious facility is determined by the main sanctuary. In this case, Chase Oaks Church, based upon the original CUP approval with a seating capacity of the main sanctuary capped at 500, the required minimum number of parking spaces is 167. 237 space are provided on-site.

- Typically, a daycare facility, with more than 4 children, would require 1 space per 300 SF of floor area plus four (4) drop-off spots. In this case the proposed daycare will occupy about 9,980 SF within the existing building (including ~5,000 SF classroom area), therefore the daycare use requires 34 regular parking spaces and 4 drop-off spots. The 34 required spaces exceeds the number of projected employees (20). To meet code, the site plan designates 4 existing spaces (3 + 1 HC space) for drop-off. Additionally, the looped

driveway in the front of the building is used for passenger drop-off of normal church related activities.

Although the proposed daycare will operate at different hours than typical church related activities and a shared parking arrangement is appropriate, there is more than enough total parking spaces on site to meet the requirements of both uses separately total needed (201). Therefore, no additional parking is necessary to accommodate the proposed daycare.

**Signage:**

There are no signage changes proposed with this request.

**Public Input:**

The town has notified 30 adjacent property owners within 500 feet of the subject property. To date, we have not received any correspondence.

**RECOMMENDATION:** Staff recommends APPROVAL of the proposed CUP subject to the following conditions:

1. The site shall be developed in accordance with the attached plan.
2. Maximum enrollment shall be limited to 125.
3. Operation days and time shall be:
  - a. Monday – Friday: 6:30am-6:30pm
4. The construction of the left-turn and deceleration lane on Stacy Road shall be completed before the daycare can begin operations.

**ATTACHMENTS:**

- Locator
- Applicant's Narrative
- Pathways information
- Site Plan
- Playground Details



Chase Oaks Church

Chase Oaks Church – Pathways Learning Academy Use Request  
**To:** Mr. Israel Roberts, AICP, Planning Manager, Town of Fairview  
**From:** Glen Brechner, Executive Pastor, Chase Oaks Church  
Jeremy LeBlanc, Campus Pastor – Sloan Creek Campus  
**Date:** June 11, 2025

**Subject Property:** 611 Stacy Road, Fairview, TX 75069 (10.68 acres)

## **1. Project Summary**

Chase Oaks Church respectfully submits this request to amend the use of a portion of our existing facility located at 611 Stacy Road to allow for the weekday operation of Pathways Learning Academy, a for-profit early childhood learning center. The proposed use would take place entirely within existing indoor space already constructed on-site, with the exception of a planned expansion of the external playground area to meet state childcare requirements.

The total site includes 10.68 acres and is currently designated as “Institutional” under the Town of Fairview’s Comprehensive Future Land Use Plan (amended May 10, 2014). This proposed weekday use directly supports the intent of that designation by continuing to provide a community-serving, non-residential use that meets growing educational and childcare needs in Fairview.

## **2. Land Use and Compatibility**

The proposed daycare use is consistent with the existing Institutional zoning and the church’s mission to serve families in the surrounding community. Faith-based organizations across Texas and the nation often use their facilities for weekday educational or service-based operations that maximize space utilization while complementing weekend worship activities.

All internal modifications required for the learning center will occur within the current facility footprint. The only physical site change is the expansion of the external playground area, which will remain compliant with building codes, safety standards, and aesthetic guidelines set by the Town. The development will maintain the character of the existing site, including landscaping and building setbacks.

## **3. Community Benefit**

The introduction of Pathways Learning Academy allows Chase Oaks to activate currently underutilized space during the weekdays and respond to a growing demand for high-quality early education options for local families. By partnering with a for-profit operator, this initiative ensures professional educational management while allowing the church to reinvest in its mission and outreach.

Importantly, because Pathways Learning Academy is a for-profit entity, the portion of the facility dedicated to this use will be subject to ad valorem property taxes, thereby generating new revenue for the Town of Fairview. While we fully acknowledge this tax liability, Chase Oaks intends to use income generated from the learning center to offset this cost, ensuring the partnership remains sustainable and beneficial for all parties involved.

## **4. Traffic and Access**

A Traffic Impact Analysis (TIA) was conducted to evaluate the anticipated traffic patterns resulting from the weekday daycare use. The analysis indicates that traffic increases will be limited to peak weekday drop-off and pick-up periods, which will not overlap with church programming.

As a proactive measure to address traffic flow and public safety, Chase Oaks Church is currently pursuing approval from TxDOT to construct a dedicated left-turn lane from Stacy Road into the property. This turn lane was recommended in the TIA and will help facilitate safe, efficient ingress and egress for weekday traffic while reducing impacts on surrounding roadways and neighborhoods.

Additionally, the church campus includes ample on-site parking and a clearly defined circulation route, which will comfortably accommodate all daycare-related vehicle movements without spillover or congestion.

## **5. Site Design and Operations**

- The daycare will be located entirely within the existing church facility, utilizing classroom and gathering spaces originally built to serve educational and community purposes.
- The only physical expansion proposed is to the external playground, which will comply with state regulations and be thoughtfully integrated into the site with attention to safety, screening, and aesthetics.
- Operating hours will be limited to typical weekday periods (approximately 6:30 AM to 6:30 PM), with no overlap with weekend worship services or major evening programming.
- All applicable life-safety, building, and licensing codes for childcare operations will be met or exceeded.

## **6. Conclusion**

Chase Oaks Church believes this proposed use represents an ideal intersection of community service, efficient space utilization, and economic contribution. By allowing Pathways Learning Academy to operate during the week, the Town of Fairview can:

- Meet increasing demand for local early childhood education,
- Generate new taxable revenue,
- Ensure a well-managed, low-impact weekday operation on an already developed institutional site.

We respectfully request your consideration and support of this application, and we remain fully committed to working with Town staff, neighbors, and stakeholders throughout the process.

As part of a potential future application, Chase Oaks Church may request approval for the installation of monument or ground-mounted signage along Stacy Road. This signage would be used to identify both Chase Oaks Church and Pathways Learning Academy and would be designed in compliance with the Town's sign regulations. The intent is to ensure clear, tasteful identification for weekday and weekend visitors while maintaining the visual character and integrity of the site and surrounding area.

Sincerely,

Glen Brechner

Executive Pastor, Chase Oaks Church

Jeremy LeBlanc

Campus Pastor – Sloan Creek Campus



# Pathways

LEARNING ACADEMY™



# WHO IS PATHWAYS LEARNING ACADEMY?

Our Pathways Learning Academy model enables you to maximize use of your own facilities and generate incremental, long-term revenue.

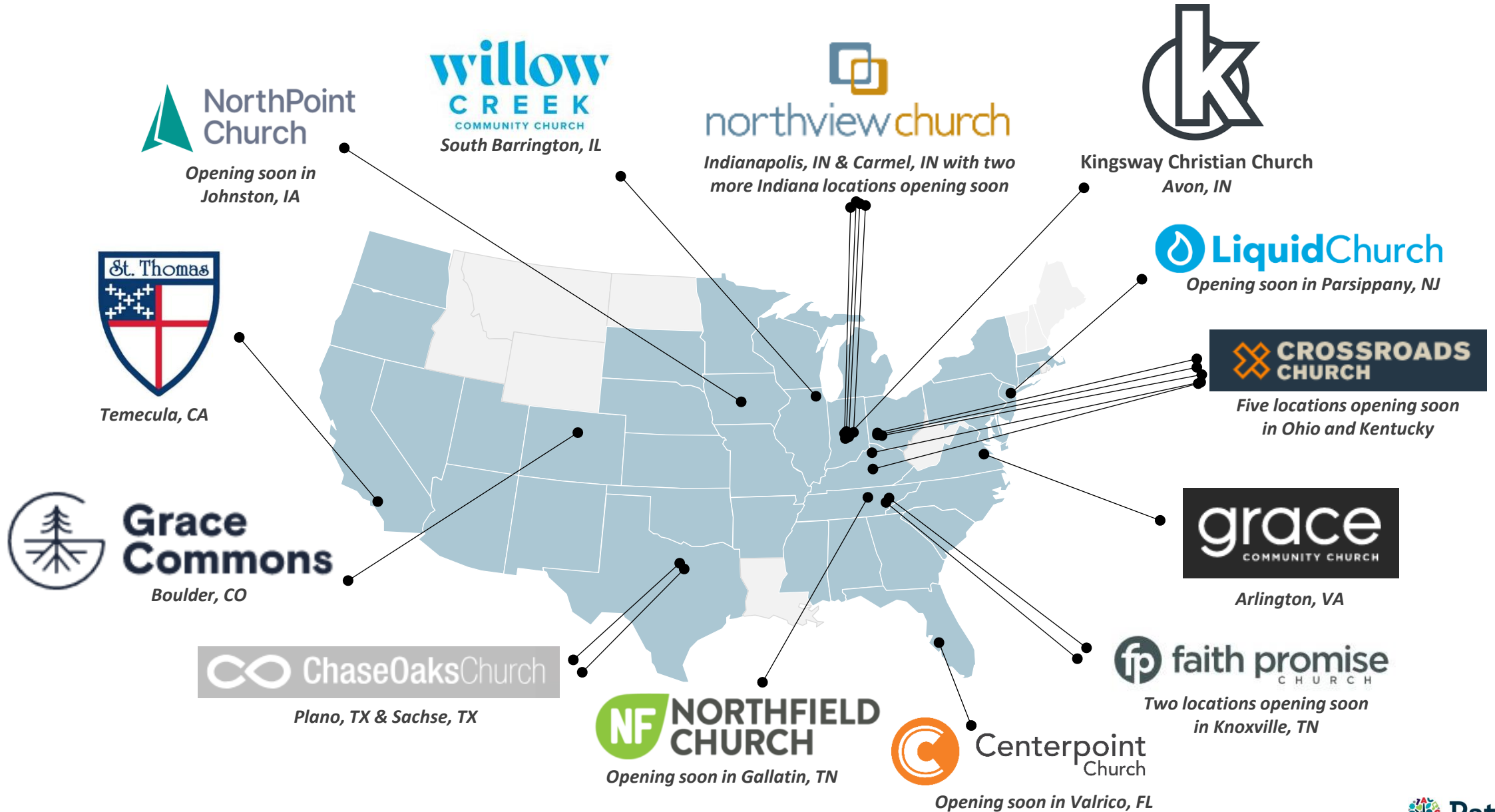
We will manage all operational aspects of your school for you:

- Planning
- Security
- Licensing
- Hiring
- Enrollment
- and more...



LCG operates your facility  
Monday to Friday leaving the  
space available to your  
organization on  
the weekends.

# GROWING EVERY DAY!



# CURRICULUM

We want our little learners to develop and grow so they can navigate the world successfully. That's why we teach the four C's essential school readiness skills:

- **Creativity:** Innovation and personal expression
- **Collaboration:** Working with and leading others to solve problems
- **Critical Thinking:** Ability to gather, analyze, and interpret information and solve problems
- **Communication:** Listening, presenting, public speaking

Because young children learn best through active participation, all these concepts and skills are learned through exploration, investigation, play, and focused intentional teaching. By making connections between diverse skills and concepts across learning domains, we support children in becoming critical thinkers, problem-solvers, and innovators.

Our curriculum is not faith-based, but we will work with you to integrate ministry-led sessions during the day through lessons, songs or activities.



# SHARED SPACES

## BRANDING/SIGNING

A monument sign (or share of sign) at street level is important as well as a sign at church entry. We want everyone in the community to see your school!

## CENTER ENTRANCE

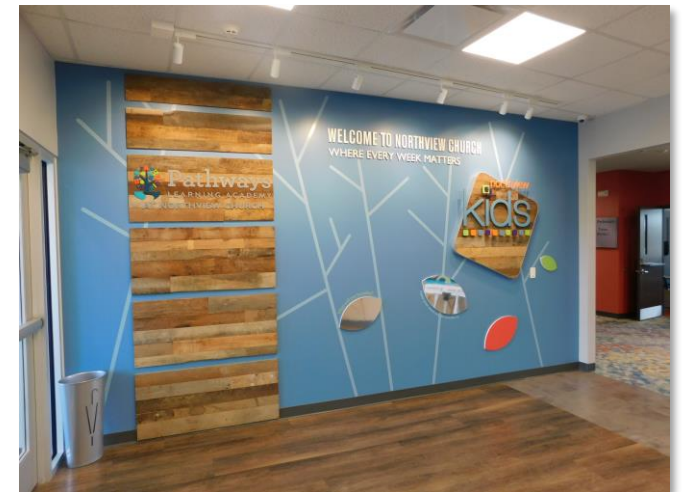
We require a secure keypad at center entry. Additionally, we must have a desk at the entrance to allow staff to greet parents, have visitors sign in, and give the impression of a lobby.

## THE CLASSROOMS

You may have classrooms built out; however, that doesn't guarantee they are licensable spaces to run a child care center. State, city and municipality specifics for each age group must be met and can vary greatly. Items like sinks in all rooms, egress to the outside, number of toilets available, etc., need to be considered.

## FIXTURES, FURNITURE AND EQUIPMENT (FF&E)

Licensing has strict guidelines about size, materials and safety. We do our best to use what you have but often need to supplement with FF&E that is up to code.



# SHARED SPACES

## SPACE TRANSITION

Pathways Learning Academy understands that we are operating in your space. We will work closely with you to make sure that we can operate the center Monday to Friday while leaving the space available to you for the needs of your ministry. Your School Relations Coordinator will devise a plan for those transitions.

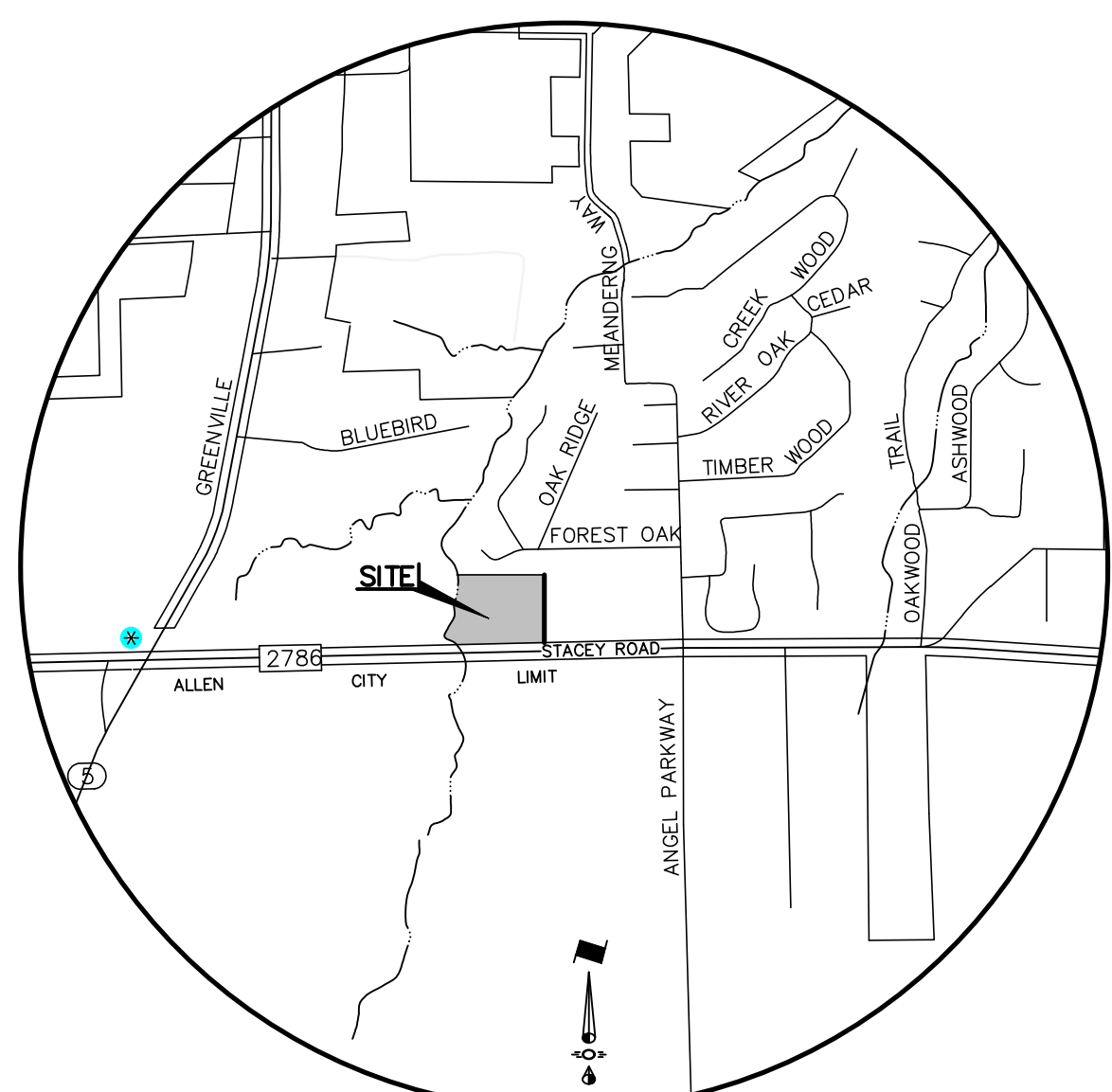
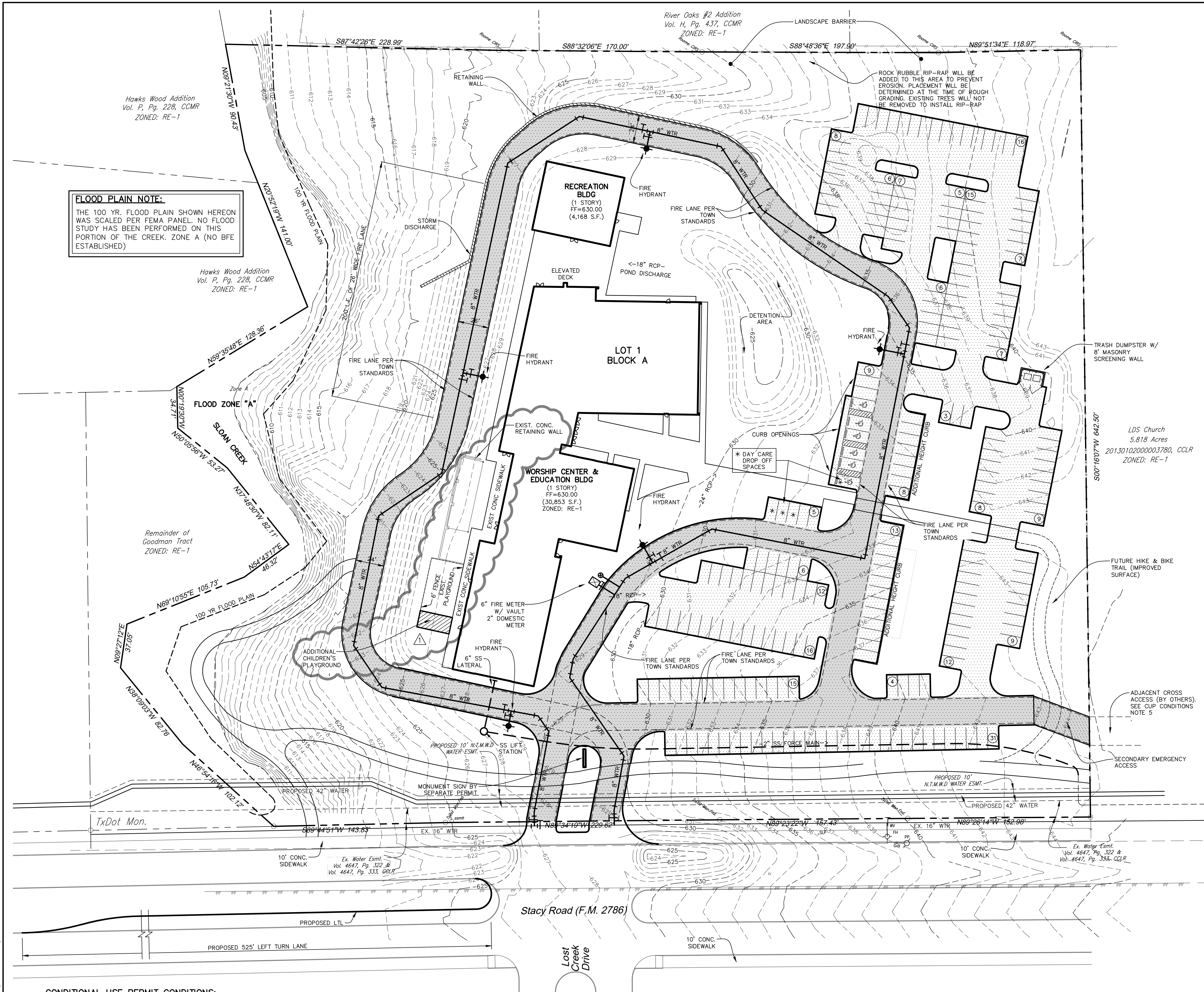
## PLAYGROUND

The quality of the playground is a key driver of enrollment and will impact attendance and tuition rates. It is one of your largest attractors. Additionally, there are requirements by state licensing that we must follow.

## TECHNOLOGY

Pathways Learning Academy will have a separate network from the church to support all school operations. We provide all cameras, iPads and computers needed to run the school.





**FLOOD PLAIN NOTE:**  
 THE 100 YR. FLOOD PLAIN SHOWN HEREON WAS SCALED PER FEMA PANEL. NO FLOOD STUDY HAS BEEN PERFORMED ON THIS PORTION OF THE CREEK. ZONE A (NO BFE ESTABLISHED)

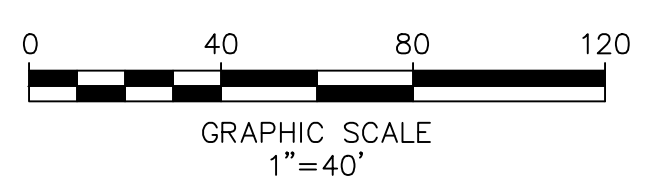
- CONDITIONAL USE PERMIT CONDITIONS:**
1. ANY MODIFICATION TO THE WORSHIP CENTER THAT INCREASES THE SANCTUARY SEATING CAPACITY BEYOND 500 SEATS, SHALL REQUIRE REVIEW AND APPROVAL OF AN AMENDED CUP AFTER PUBLIC HEARINGS BEFORE THE PLANNING & ZONING COMMISSION AND TOWN COUNCIL.
  2. ESTABLISHMENT OF EDUCATIONAL, DAYCARE, OR OTHER SIMILAR ACCESSORY OR NON-ACCESSORY USES SHALL NOT BE PERMITTED BY RIGHT, AND INSTEAD SHALL REQUIRE REVIEW AND APPROVAL OF AN AMENDED CUP AFTER PUBLIC HEARINGS BEFORE THE PLANNING & ZONING COMMISSION AND TOWN COUNCIL.
  3. A TRAFFIC IMPACT STUDY SHALL BE COMPLETED DURING THE PLAT APPLICATION PROCESS. THE PROPERTY OWNER SHALL IMPLEMENT THE RECOMMENDATIONS OF THE STUDY FOR ANY APPROPRIATE AND NECESSARY MITIGATION MEASURES SUCH AS DECELERATION LANES, AS APPROVED BY TxDOT.
  4. THE PROPERTY OWNER SHALL FINANCE AND BE SOLELY RESPONSIBLE FOR THE COSTS OF THE CONSTRUCTION OF A LEFT TURN LANE FOR EASTBOUND TRAFFIC WITHIN THE FUTURE STACY ROAD MEDIAN THAT SHALL FRONT THE SUBJECT PROPERTY.
  5. THE PROPERTY OWNER SHALL PROVIDE CROSS ACCESS AND A SECONDARY EMERGENCY ACCESS POINT (AS DEPICTED ON THE SITE PLAN) THROUGH THE ADJACENT PROPERTY TO THE EAST.

SITE DATA TABLE	
LAND USE:	RESIDENTIAL ESTATE/RELIGIOUS INSTITUTION
SITE ACREAGE:	10.672 ACRES
MAXIMUM SANCTUARY SEATING CAPACITY:	500
PARKING REQUIRED (1 SPACE/3 SEATS):	167
PARKING REQUIRED - DAYCARE (1 SPACE/300 S.F.):	34 *
PARKING PROVIDED (TOTAL):	237
PARKING PROVIDED (ACCESSIBLE):	6
BUILDING FLOOR AREA: (GROSS)	34,560 S.F.

\* SHARED PARKING SPACES

- LEGEND**
- PROPOSED FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - EXISTING POWER POLE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE
  - PROPERTY LINE
  - PROPOSED STORM DRAIN LINE
  - PARKING COUNT
  - FIRE LANE
  - REINFORCED CONCRETE PAVEMENT
  - ASPHALT PAVEMENT

- SITE NOTES:**
1. THE PROPOSED BUILDING WILL BE FIRE SPRINKLERED.
  2. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A 3% MAXIMUM SLOPE IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
  3. THE PURPOSE OF THE CONDITIONAL USE PERMIT ZONING APPLICATION IS TO ALLOW FOR CONSTRUCTION OF THE RELIGIOUS INSTITUTION IN THE RE-1 ZONING DISTRICT.



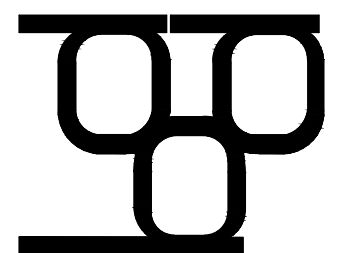
**SUBMISSION DATE: JUNE 10, 2025**

LOT 1, BLOCK A, CHASE OAKS  
 OUT OF THE JOHN TAYLOR SURVEY, ABSTRACT No. 909  
 BEING 10.672 ACRES  
 IN THE TOWN OF FAIRVIEW, COLLIN COUNTY TEXAS.

**DEVELOPER**  
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**CHASE OAKS CHURCH  
 FAIRVIEW, TEXAS  
 CUP ZONING SITE PLAN**

Revisions	Date
1	
2	
3	
4	
5	
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**Issue Dates:**

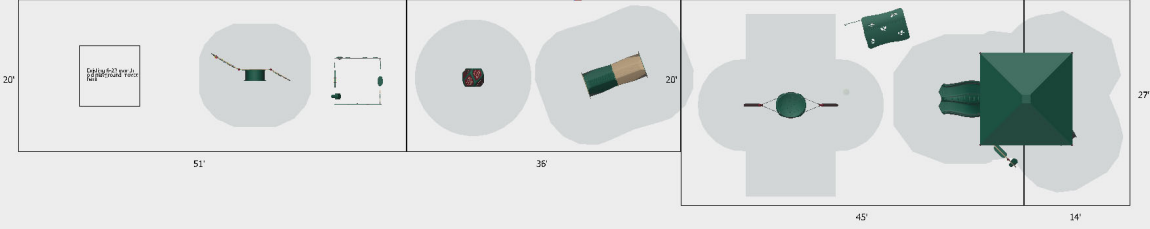
Scale: 1" = 40'  
 Drawn By: DJA  
 Designed By: JAR

Sheet  
**SP 1.01**

PLANNING & ZONING NO. \_\_\_\_\_

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### Building



### Building

