



TOWN OF FAIRVIEW, TEXAS

Agenda

Planning and Zoning Commission Regular Meeting

August 14, 2025

7:00 PM

Town Hall Council Chambers
372 Town Place
Fairview, Texas

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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:

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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. Action/Discussion Items

- a. Approve the minutes of the July 10, 2025, regular meeting of the Planning and Zoning Commission
- b. Consider, discuss and take action on a request for approval of a Final Plat of the Fairview Texas Temple Addition. 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 with a Conditional Use Permit (CUP) for a religious facility. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

4. 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 11th day of August 2025 at 6:00 p.m.

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 or call at 972-886-4234. BRAILLE IS NOT AVAILABLE.

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

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

Commissioners present: Chair John Adler and Commissioners Ben Kuehne, Darrell Sims, Clay Medley, and Willis White.

Commissioners absent: Vice Chair Dennis Swingle

Staff present: Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson.

1. Call to Order

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

There were seven (7) members of the public present when the meeting was called to order.

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

Chair Adler called for citizen comments.

There were none when called for.

Chair Adler recognized former Commissioner Works for her dedication to the Commission. She was appointed to Seat 6 on the Town Council.

3. Consent Agenda

Chair Adler called for the consent agenda.

Chair Adler stated that the minutes will be voted on individually.

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

Chair Adler called for this item.

The Commission passed the motion by Commissioner Medley, seconded by Commissioner Sims, to approve the minutes of the April 10, 2025, regular meeting of the Planning and Zoning Commission in a vote of Yes 5, No 0, Abstained 0.

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

Chair Adler called for this item.

The Commission passed the motion by Commissioner Medley, seconded by Commissioner Sims, to approve the minutes of the April 24, 2025, special meeting of the Planning and Zoning Commission in a vote of Yes 5, 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) 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.

Chair Adler called for the item.

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

Multiple people from the applicant team spoke regarding this item.

The Commission, staff, and applicants had discussion regarding this item.

Chair Adler opened the public hearing.

No one requested to speak.

Chair Adler closed the public hearing.

The Commission had continued discussion regarding this item.

The Commission passed the motion by Chair Adler, seconded by Commissioner Medley, to make a recommendation of denial on a request for approval of a Conditional Use Permit (CUP) to allow daycare services at Chase Oaks Church in a vote of Yes 4, No 1, Abstained 0. Commissioner White voted No.

5. **Adjourn**

Chair Adler adjourned the meeting at 7:55 PM.

These minutes were approved by the Planning and Zoning Commission on August 14, 2025.

APPROVED:

John Adler, Chair

ATTEST:

Joshua Stevenson, Town Secretary

Town of Fairview, Texas



Memorandum

August 14, 2025

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: FINAL PLAT FOR THE FAIRVIEW TEXAS TEMPLE ADDITION

BACKGROUND: This is a request for approval of a Final Plat of the Fairview Texas Temple Addition. 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 with a Condition Use Permit (CUP) for a religious facility. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

STATUS OF ISSUE: The purpose of this plat is to create a legal lot of record and to dedicate easements for the future development of the Fairview Texas Temple. The plat reflects the necessary access and utility easements that correspond with the civil plans and the development plan that were approved by Council in April 2025.

Engineering Comments:

- Drainage - The detention pond has been sized to detain and release all of the flow to the West. The only releases to the East would be an emergency release only and not be needed if normal operation is occurring.
- Paving - Two access points are being provided for the Temple entrance off of Stacy Rd with the ability to extend the Eastern access drive to the property to the East. Fire lanes are being provided around the building and parking requirements are met.

- Water and Sewer - The existing 16” water main will be tapped and a complete 8” water main loop will surround the building and provide domestic service and fire protection.

Sewer plans to pump sewer into the City of Allen have been submitted and under review by Allen representatives. A future Fairview/Allen sewer agreement is anticipated to go before Allen and Fairview Councils for consideration like the LDS Meeting house and Chase Oaks church.

RECOMMENDATION: In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the subdivision and development regulations, the municipal government must approve the plat. Therefore, since the plat meets these regulations, staff recommends **APPROVAL** of the proposed final plat.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed final plat



OWNERS DEDICATION AND ACKNOWLEDGMENT §

STATE OF TEXAS §

COUNTY OF COLLIN §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, is the owner of a tract of land situated in the John A. Taylor Survey, Abstract No. 909, Town of Fairview, Collin County, Texas, and being all of a called 8.160-acre tract of land, described in a Special Warranty Deed to The Church of Jesus Christ of Latter-Day Saints, as recorded in Instrument No. 2023000064040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 8.160-acre tract and the southeast corner of Lot 1A, Block A of Stacy Road Church Addition, an addition to the Town of Fairview, according to the Map or Plat, recorded in Volume 2015, Page 123 of the Plat Records of Collin County, Texas, same also being on the north right of way line of Stacy Road (F. M. 2788), a variable width right of way, from which a found 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" bears North 00°44'07" West, 0.56 feet;

THENCE North 00°44'07" West, departing the north right of way line of said Stacy Road (F. M. 2788), along the west line of said 8.160-acre tract and the east line of said Lot 1A, Block A, a distance of 639.16 feet to a 1/2-inch iron rod found for the northwest corner of said 8.160-acre tract and the northeast corner of said Lot 1A, Block A, same being on the south line of Block A of River Oaks II, an addition to the Town of Fairview, according to the Map or Plat, recorded in Volume H, Page 437 of the Plat Records of Collin County, Texas;

THENCE South 87°12'47" East, along the north line of said 8.160-acre tract and the south line of said Block A of River Oaks II, a distance of 55.08 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 89°14'03" East, continuing along the north line of said 8.160-acre tract and the south line of said Block A of River Oaks II, a distance of 170.90 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 89°12'07" East, continuing along the north line of said 8.160-acre tract and the south line of said Block A of River Oaks II, a distance of 158.80 feet to a 3/8-inch iron rod with a plastic cap, stamped "RPLS 3691" found for corner;

THENCE South 88°12'07" East, continuing along the north line of said 8.160-acre tract and the south line of said Block A of River Oaks II, a distance of 148.50 feet to a 3/8-inch iron rod with a plastic cap, stamped "RPLS 3691" found for corner;

THENCE North 89°52'40" East, continuing along the north line of said 8.160-acre tract and the south line of said Block A of River Oaks II, a distance of 23.87 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 8.160-acre tract, same being the northwest corner of a called 5.420-acre tract of land, described in a Special Warranty Deed to Twin Creeks Church of Christ, as recorded in Instrument No. 2023000064039 of the Official Public Records of Collin County, Texas;

THENCE South 00°44'02" East, departing the south line of said River Oaks II, along the east line of said 8.160-acre tract and the west line of said 5.420-acre tract, a distance of 631.95 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said 8.160-acre tract and the southwest corner of said 5.420-acre tract, same being on the north right of way line of aforesaid Stacy Road (F. M. 2788);

THENCE South 89°35'21" West, along the south line of said 8.160-acre tract and the north right of way line of said Stacy Road (F. M. 2788), a distance of 452.20 feet to a 1/2-inch iron rod with a plastic cap, stamped "PACHECO KOCH" found for corner;

THENCE North 88°06'53" West, continuing along the south line of said 8.160-acre tract and the north right of way line of said Stacy Road (F. M. 2788), a distance of 100.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 89°35'22" West, continuing along the south line of said 8.160-acre tract and the north right of way line of said Stacy Road (F. M. 2788), a distance of 4.74 feet to the **POINT OF BEGINNING** and containing 8.157 acres (355,327 square feet) of land, more or less.

and designated hereon as **McKINNEY TEMPLE, BLOCK A, LOT 1**, an addition to the Town of Fairview, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purposes therein stated.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **FAIRVIEW TEXAS TEMPLE, BLOCK A, LOT 1**, an addition to the Town of Fairview, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the right-of-ways or easements on said plat without Town of Fairview permission. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and Town of Fairview's use thereof. The Town of Fairview and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

The Town of Fairview or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS** does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Fairview.

WITNESS, my hand at Fairview, Texas, this the ____ day of _____, 2025.

BY: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation sole

By: _____

Printed Name: _____

Title: _____

STATE OF UTAH §

COUNTY OF SALT LAKE §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Utah

Printed Name: _____

SURVEYOR'S STATEMENT

I, Michael B. Marx, a registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Town of Fairview, Texas.

Dated this the ____ day of _____, 2025.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 750340
972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public in and for the State of Texas

Printed Name: _____

APPROVAL CERTIFICATE

APPROVED _____, 2025.

Planning and Zoning Commission

By: _____
Chairperson, Planning and Zoning Commission
Town of Fairview, Texas

APPROVED _____, 2025.

Town Council, Town of Fairview, Texas

By: _____
Mayor, Town of Fairview, Texas

The undersigned, the Town Secretary of the Town of Fairview, Texas, hereby certifies that the foregoing final plat of Fairview Texas Temple, Block A, Lot 1, was submitted to the Town Council on the ____ day of _____, 2025, and the Council, by formal action, then and there approved the plat and authorized the Mayor to note such approval by signing his/her name as hereinabove subscribed to which I hereby attest.

Witness my hand this ____ day of _____, 2025.

Town Secretary
Town of Fairview, Texas

LINE TABLE	NO.	BEARING	LENGTH
L1	S00°44'02"E		22.08'
L2	N00°44'02"W		24.27'
L3	N89°15'58"E		27.70'
L4	S00°44'02"E		27.10'
L5	N44°15'58"E		19.50'
L6	N44°15'58"E		7.07'
L7	N00°44'02"W		39.69'
L8	N00°44'02"W		34.16'
L9	N00°44'02"W		71.59'
L10	N89°15'58"E		24.50'
L11	N00°44'02"W		74.58'
L12	S00°44'02"E		70.89'
L13	S00°24'55"E		75.36'
L14	N00°24'55"W		71.57'
L15	N89°15'58"E		15.00'
L16	N00°44'02"W		10.00'
L17	N89°15'58"E		12.90'
L18	N88°52'01"E		19.13'
L19	S88°52'01"W		19.13'
L20	S01°07'59"E		10.00'
L23	S89°15'58"W		10.00'

CURVE TABLE	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	20.00'	31.42'		N45°44'02"W	28.28'
C2	90°00'00"	20.00'	31.42'		S44°15'58"W	28.28'
C7	90°00'00"	20.00'	31.42'		N45°44'02"W	28.28'
C20	1°33'16"	552.95'	15.00'		S09°04'44"W	15.00'
C22	27°54'58"	523.45'	255.04'		S13°22'21"W	252.52'
C23	21°02'54"	523.45'	192.30'		S12°12'16"E	191.22'
C24	26°37'33"	521.85'	242.51'		N89°14'41"E	240.33'
C25	49°49'49"	523.45'	455.24'		N03°39'15"W	441.03'
C34	10°33'48"	508.45'	93.74'		S23°42'31"E	93.61'
C35	10°49'20"	508.45'	96.04'		N22°20'20"E	95.89'
C36	1°14'32"	508.45'	11.02'		N21°20'38"W	11.02'
C37	26°33'03"	508.85'	234.87'		S89°14'51"W	232.78'
C38	1°16'28"	508.45'	11.31'		S19°51'43"W	11.31'
C39	6°22'42"	508.45'	56.60'		S14°54'31"W	56.57'
C40	17°05'57"	508.45'	151.74'		N11°02'47"W	151.18'
C41	3°47'39"	336.15'	22.26'		N71°20'18"E	22.26'
C42	4°07'23"	325.72'	23.44'		S73°02'19"E	23.43'
C43	2°49'44"	310.72'	15.34'		N73°37'46"W	15.34'
C44	2°32'07"	321.15'	14.21'		S71°54'18"W	14.21'
C45	17°10'14"	508.45'	152.37'		N07°12'56"E	151.80'
C46	9°31'00"	508.45'	84.45'		S05°48'34"W	84.35'

FINAL PLAT
**FAIRVIEW TEXAS TEMPLE
BLOCK A, LOT 1**

CONTAINING 8.157 ACRES IN THE
JOHN A. TAYLOR SURVEY, ABSTRACT NO. 909
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

PREPARED ON JUNE 19, 2025

<h1>Kimley»Horn</h1>					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/19/2025	061275909	2 OF 2
<p>OWNER: The Church of Jesus Christ of Latter-Day Saints 50 East North Temple, 10th Floor Salt Lake City, Utah 84150 Phone: 801-240-9543 Contact: Mark Berry</p> <p>ENGINEER: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Thomas Coppin, PE</p>					