



## TOWN OF FAIRVIEW, TEXAS

### Agenda

#### Planning and Zoning Commission Regular Meeting

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May 14, 2026

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. 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 sport court. The 1.2-acre site is located at 791 Walden Pond Way and is zoned for the (PC) Planned Center District. Applicant: Hallie Carter with 365 Custom Courts representing owner Robert Mackey

### **4. Action/Discussion Items**

- a. Consider, discuss, and take any necessary action on the minutes of the April 9, 2026, regular meeting of the Planning and Zoning Commission
- b. Consider and discuss the schedule for up-coming meetings regarding updating Town zoning regulations

### **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 8th day of May 2026 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.



## *Memorandum*

### *May 14, 2026*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR A SPORT COURT (CASE #CUP2026-03)**

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**BACKGROUND:** This is a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.2-acre site is located at 791 Walden Pond Way and is zoned for a (PC) Planned Center District. Applicant: Hallie Carter with 365 Custom Courts representing owner Robert Mackey.

**STATUS OF ISSUE:** The applicant desires to create a 1,512 square foot concrete pad (54x28) for a sport court in the backyard of a homesite that is still being built. The court is intended for several uses including pickle ball and basketball. The site will have a pool but no additional sport courts.

The Town adopted sport court development regulations in 2022. Those regulations included various setback, screening, location and operational standards.

#### Staff Analysis

- In this (PC) Planned Center, development is to follow the (RE-1.5) Ranch Estate District:
  - The maximum size of a sport court is limited to 7,200 square feet. *The request meets this requirement.*
  - The side yard setback for a sport court is 50 feet. *The request meets this requirement.*
  - The rear yard setback for a sport court is 35 feet. *The request meets this requirement. Due to its shape, the lot has two rear yard setbacks.*

- Maximum lot coverage is 30%. *As shown, the lot coverage is approximately 29.8%, meeting the lot coverage requirement. This ratio was calculated by adding the area of the proposed sport court to the approved building permit.*
- Located in rear yard behind the home. *As shown, the request meets the requirement.*
- Lighting:
  - No lighting is proposed. *The Sport Court Ordinance prohibits lighting.*
- Ball containment netting:
  - By ordinance, fencing is limited to a maximum of 12' height and must be black or dark green in color. *The court will be enclosed by a 4-feet tall black coated chain-link fence.*
- Screening:
  - As per the adopted sport court regulations, the request includes the installation of 5-feet tall evergreens plants.

Drainage: The location of the proposed sports court drains North into the FM1378 drainage system, then into the pond configuration in the Serenity subdivision in McKinney. This drainage should cause no adverse impact to neighboring properties.

Septic System: This site utilizes a sub-surface drip-irrigation for on-site septic. The drip lines are located within the rear setback area along the western property line, as shown on the exhibit. As shown, there are no conflicts with the proposed court, the screening shrubs and the drip-lines.

Public Input

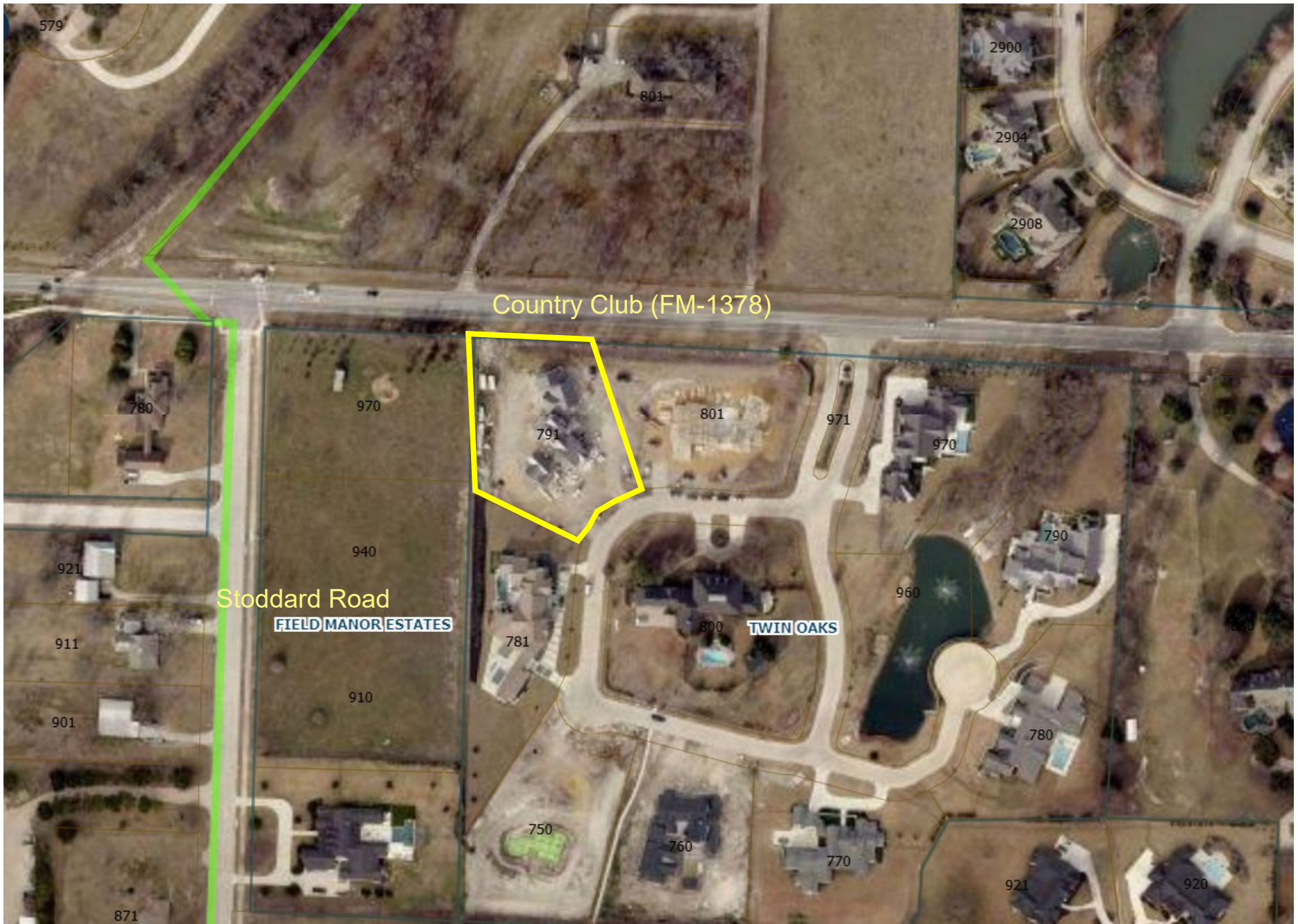
The town has notified adjacent property owners within 500 feet of the subject property, and to date, have not received any correspondence.

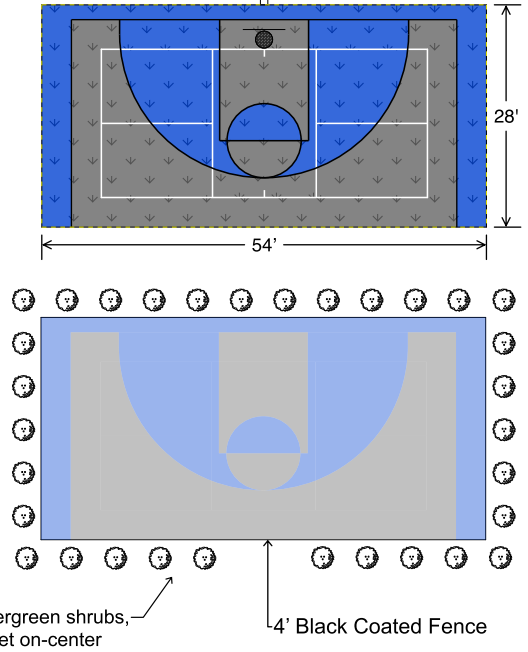
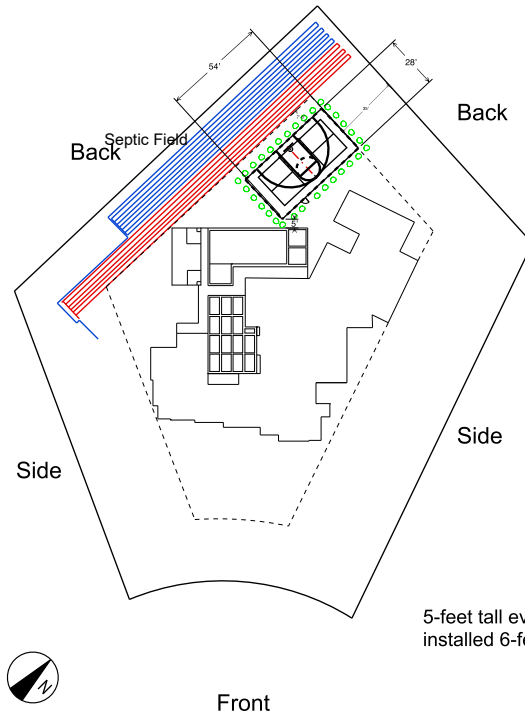
STAFF RECOMMENDATION: As presented, the request appears to meet the regulations of the Sport Court ordinance, therefore, staff recommends approval as presented.

1. Use, location and design of the proposed sport court shall conform with the submitted site plan.

ATTACHMENTS:

- Locator Map
- Exhibits





NOTES:

B	Y	REVISED	JS	05/02/24
A	X	REVISED	JS	05/01/24
REV	DESCRIPTION	BY	DATE	

AMENDMENTS

**365 CUSTOM COURTS**  
700 N Glenville Dr,  
Richardson  
TX 75081  
TEL: 469-908-4689

CLIENT: Robert Mackey  
491 Walden Pond Way, Fairview  
TX 75089

SITE: 491 Walden Pond Way,  
Fairview  
TX 75069

TITLE: Mackey Family House

SCALE	DATE	DRAWN BY
1:50, 1:100	04/21/2026	Rj C.

PROJECT NO.	343	SHEET NO.
DRAWING NO.	00008	A01



**FAIRVIEW PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 9, 2026**

The Planning and Zoning Commission met on April 9, 2026 at 7:00 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, Renee Powell, and Willis White.

Staff present: Planning Manager, Israel Roberts; Town Manager, Julie Couch; Town Engineer, James Chancellor; 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 no 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's comments.

There were none when called for.

Chair Adler closed citizen's comments.

**3. Action/Discussion Items**

- a. Consider, discuss, and take any necessary action on the minutes of the February 12, 2026, regular meeting of the Planning and Zoning Commission

Chair Adler called for this item.

The Commission passed the motion by Commissioner Powell, seconded by Vice Chair Swingle, to approve the minutes of the February 12, 2026, regular meeting of the Planning and Zoning Commission in a vote of Yes 7, No 0, Abstained 0.

- b. Discuss potential amendments to the Comprehensive Zoning Ordinance regarding the regulation of day care centers.

Chair Adler called for this item.

Mr. Roberts introduced and gave some background on this item.

The Commission and staff had lengthy discussion regarding this item.

The Commission provided direction to staff regarding potential amendments. No action was taken.

- a. Consider, discuss, and take any necessary action on the minutes of the February 12, 2026, regular meeting of the Planning and Zoning Commission

Chair Adler called for this item again.

The Commission passed the motion by Commissioner Powell, seconded by Commissioner Medley, to approve the minutes of the February 12, 2026, regular meeting of the Planning and Zoning Commission with the a correction in a vote of Yes 7, No 0, Abstained 0.

The correction that Ms. Peterson spoke, not Bror Peterson "the applicant".

#### 4. **Adjourn**

Chair Adler adjourned the meeting at 8:07 PM.

These minutes were approved by the Planning and Zoning Commission on May 14, 2026.

APPROVED:

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John Adler, Chair

ATTEST:

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Joshua Stevenson, Town Secretary

Town of Fairview, Texas



## *Memorandum*

### *May 14, 2026*

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**FROM:** Town Administration

**SUBJECT:** Consider and discuss the schedule for up-coming meetings regarding updating Town zoning regulations

**BACKGROUND:** The Town Council wishes to proceed with joint meetings to expedite the process to update the zoning ordinance related to conditional use permits in residential areas. To that end, the Council has approved the dates listed below for this process.

**STATUS OF ISSUE:** The dates were scheduled as follows:

Tuesday, May 19, 2026 @ 7:00 PM: Joint work session with P&Z to review CUP uses  
Thursday, June 4 @ 7:00 PM: Joint meeting with P&Z for public input and finalize draft regulations for CUP uses  
Thursday, June 11 @ 7:00 PM: Joint meeting with P&Z to hold a public hearing on adopting regulations for CUP uses

**BUDGET:** N/A

**RECOMMENDATION:** Discuss the schedule of meetings as needed.

**Attachments:**

None