



TOWN OF FAIRVIEW, TEXAS

Agenda

Zoning Board of Adjustment Regular Meeting

July 8, 2026

6:30 PM

Town Hall Council Chambers
372 Town Place
Fairview, Texas

1. Call to Order

2. Citizen's Comments

At this time, any person may address the Board 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 Board 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 discuss a request for approval of a variance to allow for a reduced rear yard setback. The 0.2-acre site is located at 422 Cabellero Court and is zoned for the (PD) Planned Development District. Applicant: Jeff Schwieterman representing owner Carol Rigola.

4. Action/Discussion Items

- a. Consider, discuss, and take any necessary action on the minutes of the May 6, 2026, regular meeting of the Zoning Board of Adjustment.

5. Adjourn

I, Laura J. Calcote, Interim Town Secretary, hereby certify that this notice was posted in accordance with Texas Government Code, Chapter 551, on or before the 1st day of July 2026 at 5:00 p.m.

Laura J. Calcote, Interim 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.



Memorandum

July 8, 2026

FROM: Planning

SUBJECT: Conduct a public hearing, consider and discuss a request for approval of a variance to allow for a reduced rear yard setback. The 0.2-acre site is located at 422 Cabellero Court and is zoned for the (PD) Planned Development District. Applicant: Jeff Schwieterman representing owner Carol Rigola.

BACKGROUND: This is a request for approval of a variance to allow for a reduced rear yard setback. The 0.2-acre site is located at 422 Cabellero Court and is zoned for the (PD) Planned Development District. Applicant: Jeff Schwieterman representing owner Carol Rigola.

STATUS OF ISSUE: In 1999, to accommodate the development of Heritage Ranch, the Town Council approved ordinance No. 1999-021. Within that document, the rear yard setback was established at 12 feet, with ground level decks and patios being permitted to extend into that setback. In a later amendment, swimming pools, saunas and spas were permitted to be located no closer than 5 feet from the rear property line.

With this application, the current property owner, who purchased this lot in April 2026, is requesting the reduced setback in order to replace an existing ~240 square foot covered porch with a new covered patio that extends approximately 2 feet into the rear setback (10'-3" setback from the rear property line). The existing covered patio was built in 2016 and meets the required 12-foot rear yard setback. The proposed new patio and cover would use wood posts and an extended roof featuring composition shingles that match that of the existing house.

Over the years, in Heritage Ranch, there have been 23 similar requests for a reduced rear yard setback to allow for the installation of a covered patio. 22 of those requests have been approved.

Public Notice: A legal notification was published in the Town of Fairview's newspaper

of record on Friday, June 26, 2026. Additionally, forty-five (45) legal notifications were mailed to residents within 500 feet on June 19, 2026. As of the writing of this staff report, five (5) residents have responded in support of the applicant's request.

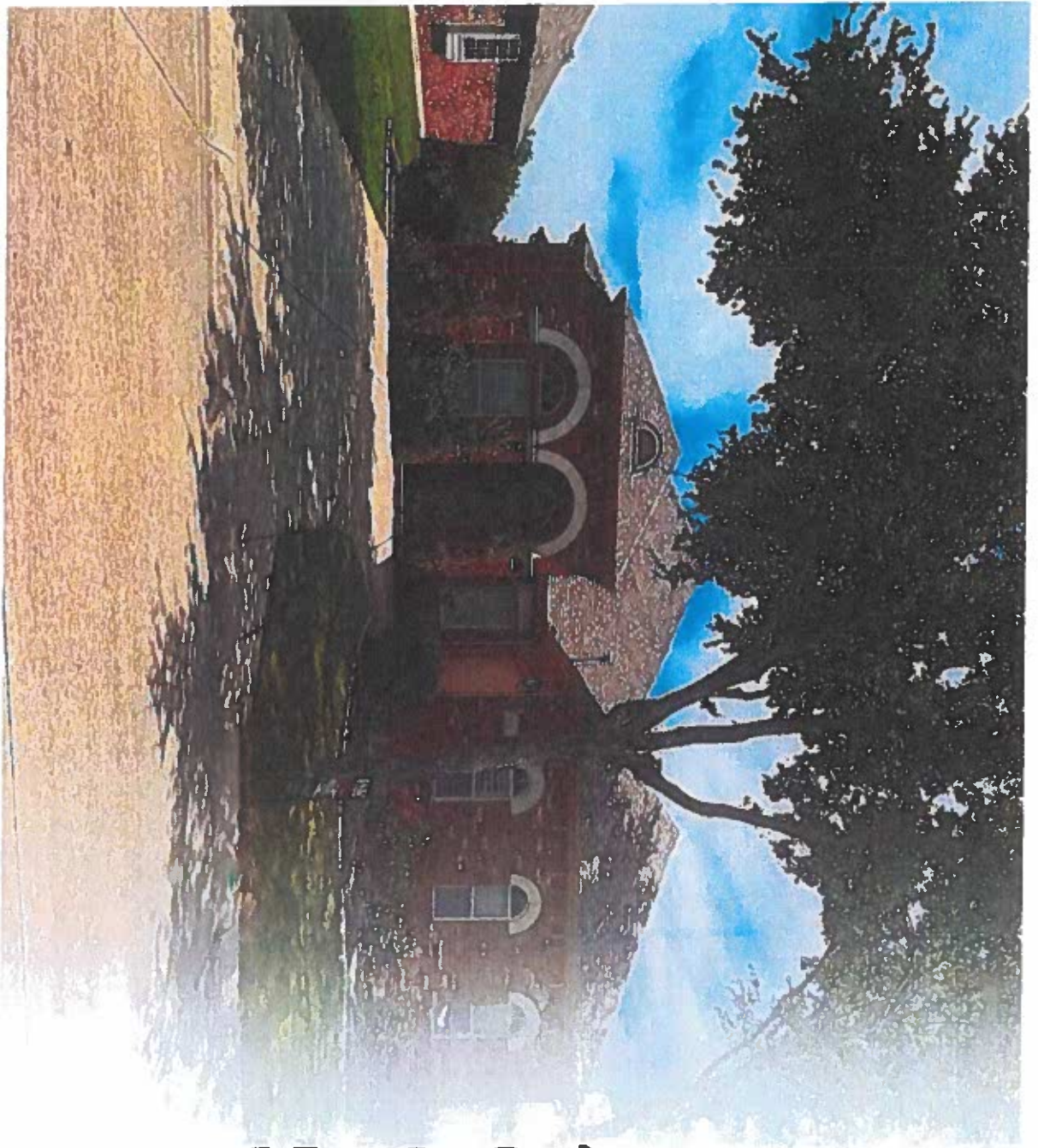
BUDGET: N/A

RECOMMENDATION:

Attachments:

1. Location Map
2. Applicant Narrative and Exhibits
3. Notification Map
4. Support Letters





422 CABELLERO CT.

Request for back patio
remodel with variance

Project Scope/Variance

- Work
 - Remove the existing back patio and arbor
 - Build new patio fully covered by tying into existing roofline
 - This will extend beyond the windows of the master bedroom
 - Adding in an outdoor kitchen and island for seating
- Variance Request
 - Requesting a variance to allow for a larger patio. Plans show a 10' setback instead of the 12' setback. This will provide:
 - Additional sun protection
 - Additional protection from stray golf balls
 - Additional space for entertaining
 - The patio will not obstruct any existing views from neighbors

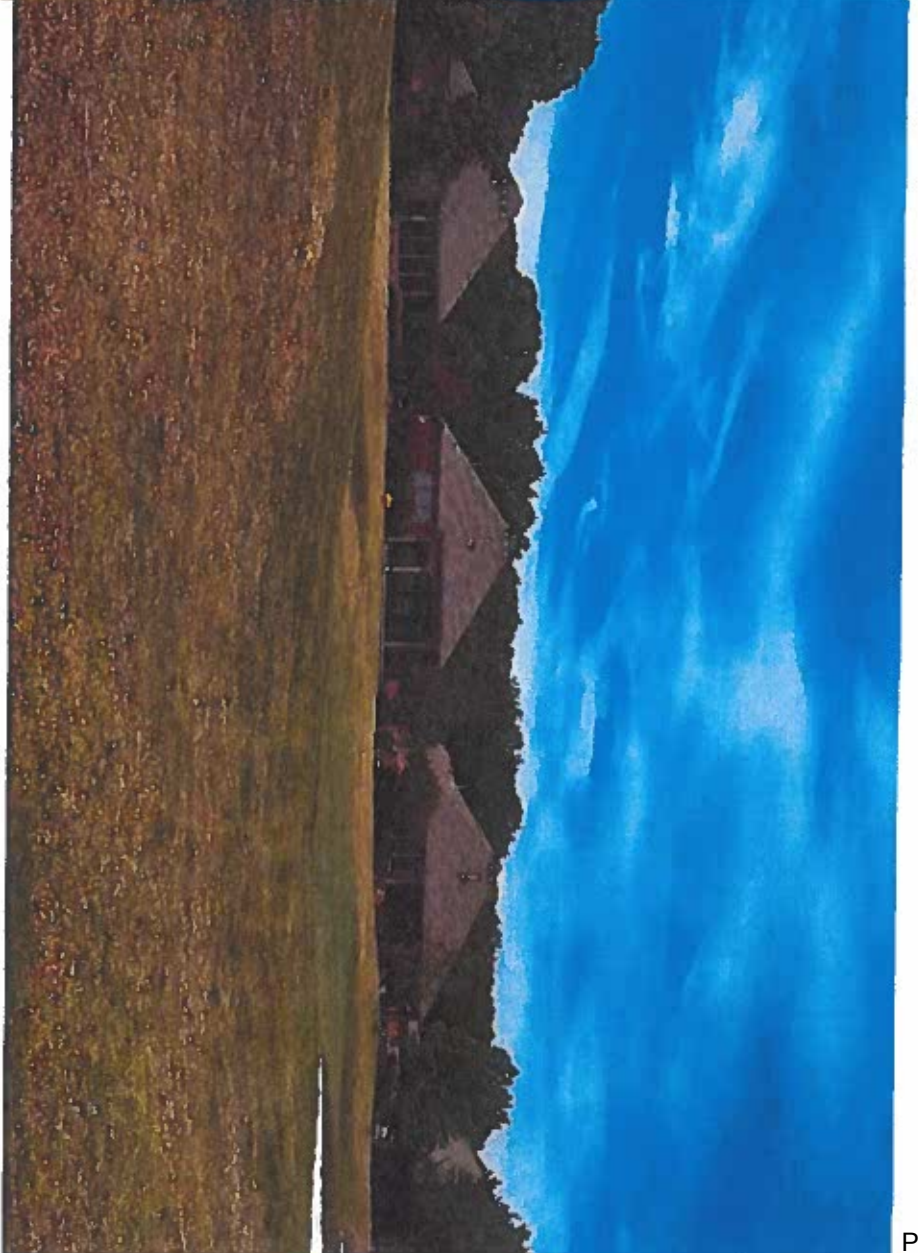


Current back patio

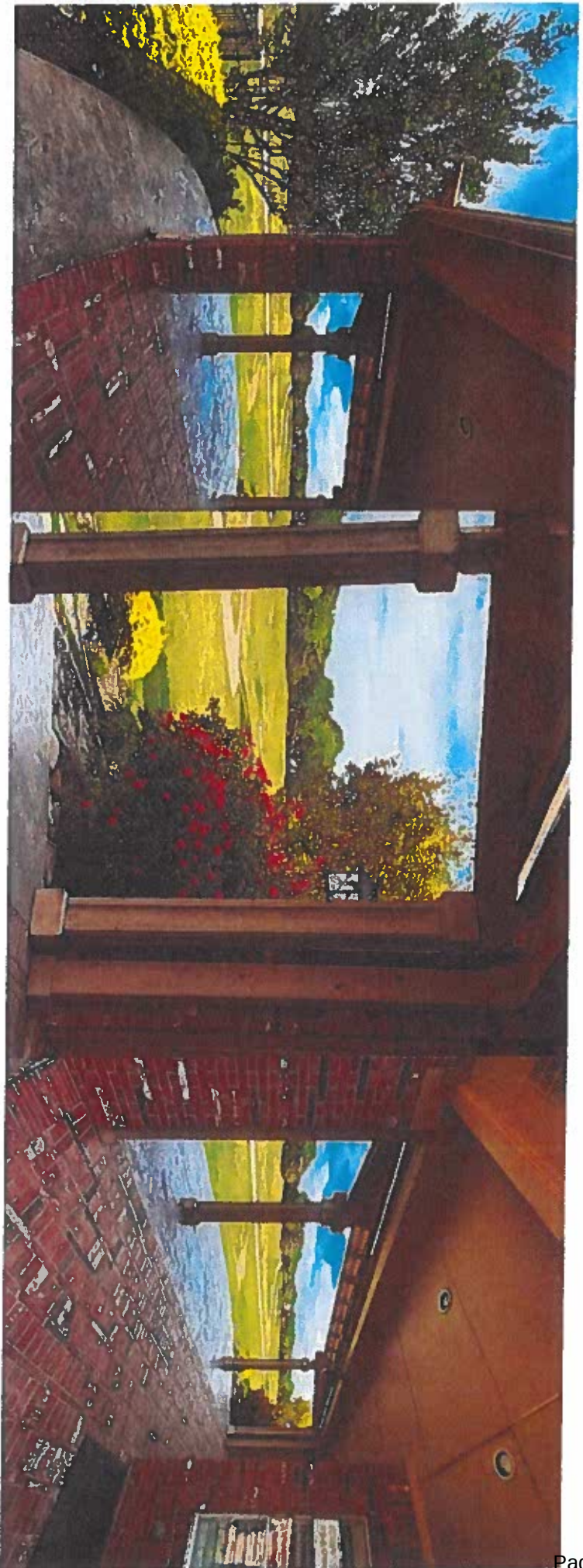








Back of home from Heritage Blvd.



Current back patio

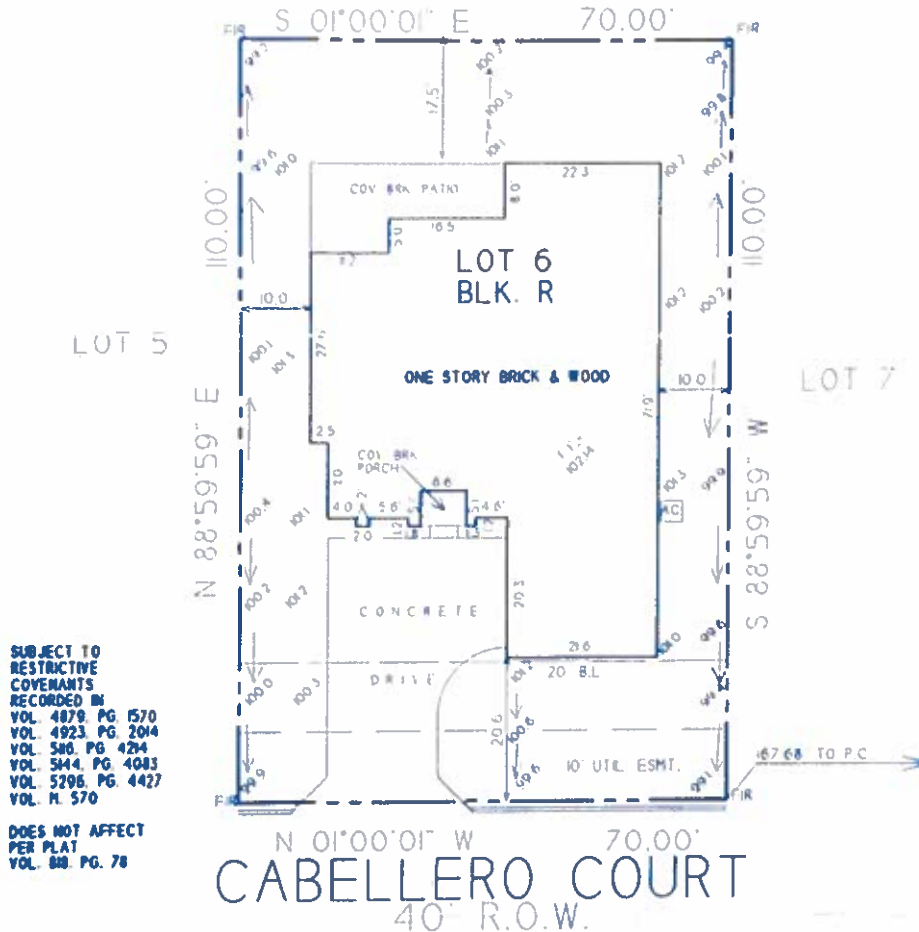


Current back patio

SURVEY PLAT

This is to certify that I have the data upon which this plat is based and accurate as to the record of the property located in
422 CABELLERO COURT in the City of FARVIEW Texas Lot No. 6 Block No. R
 City Block No. 6 of HERITAGE RANCH ADDITION PHASE I
 an addition to the City of FARVIEW COLLIN County, Texas according to the PLAT
 recorded as VOLUME M PAGE 570 of the MAP Records COLLIN County, Texas.

PROPOSED HERITAGE RANCH GOLF COURSE ADDITION LOT 6, BLOCK 2



SUBJECT TO
RESTRICTIVE
COVENANTS
RECORDED IN
VOL. 4879, PG. 1570
VOL. 4923, PG. 2014
VOL. 580, PG. 4294
VOL. 544, PG. 4083
VOL. 5296, PG. 4427
VOL. M. 570

DOES NOT AFFECT
PER PLAT
VOL. 880, PG. 78

FLOOD CERTIFICATE

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY TEXAS
 BY GRAPHIC PLOTTING THE ABOVE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.
 MAP DATE 1-19-98 Zone: X Panel No. 4885 C035 0

The plat hereon is an accurate representation of the said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.

Date 10-6-03 THIS IS NOT AN OFFICIAL DOCUMENT
 WITHOUT AN ORIGINAL SIGNATURE

Job No. HER 36307

GF No. 0347024

Scale 1" = 20'

Drawn By BETJJA

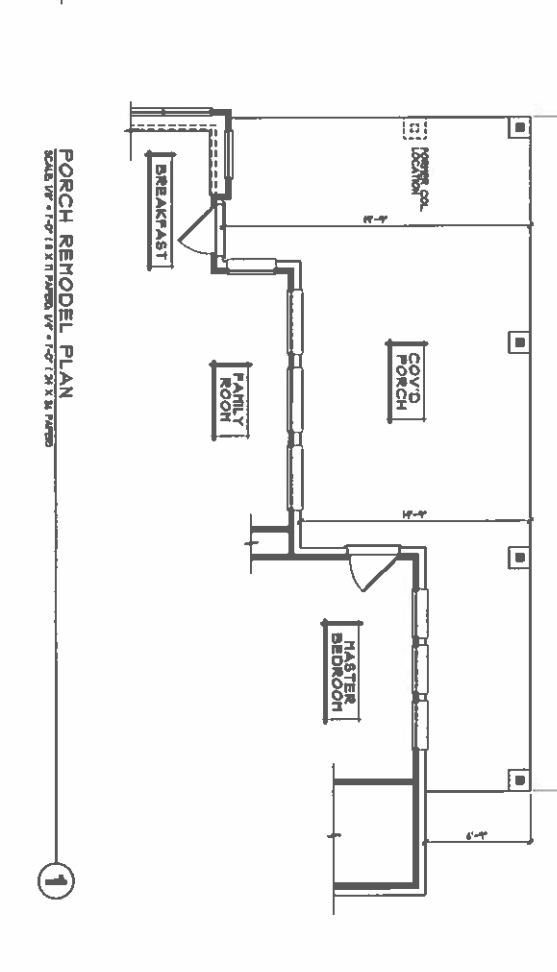
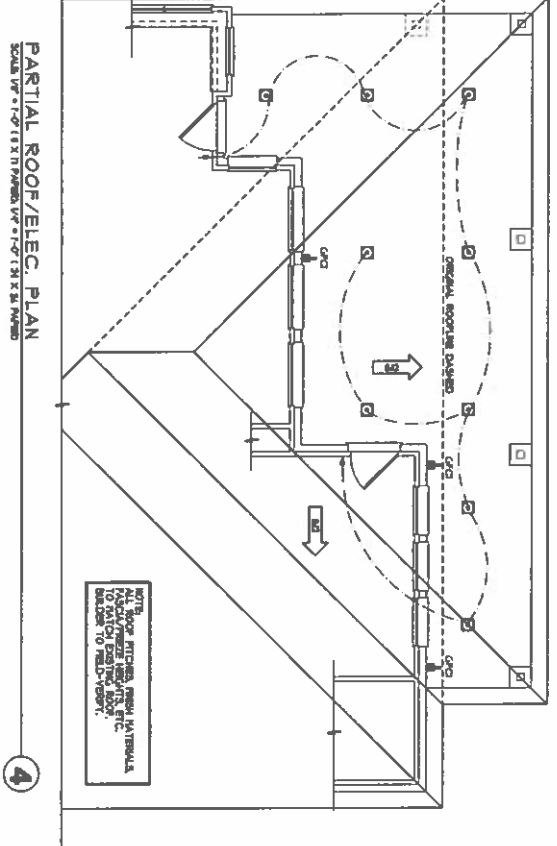
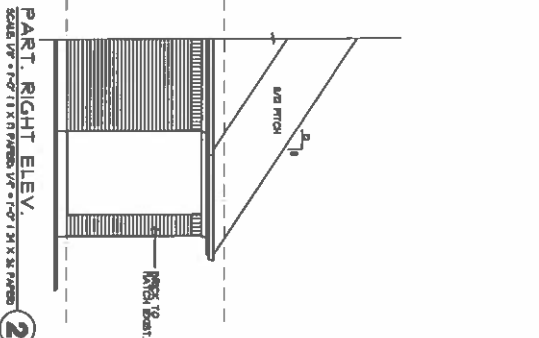
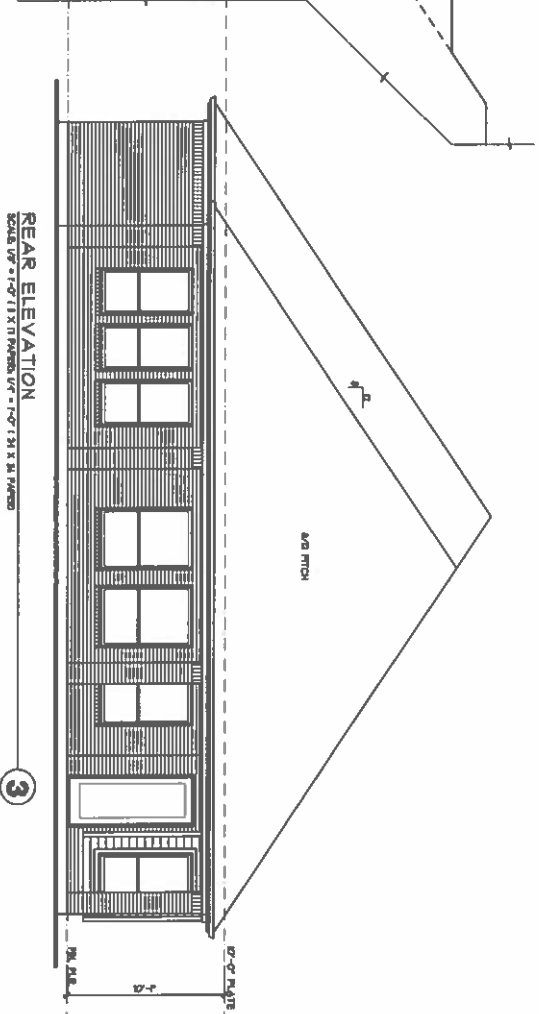
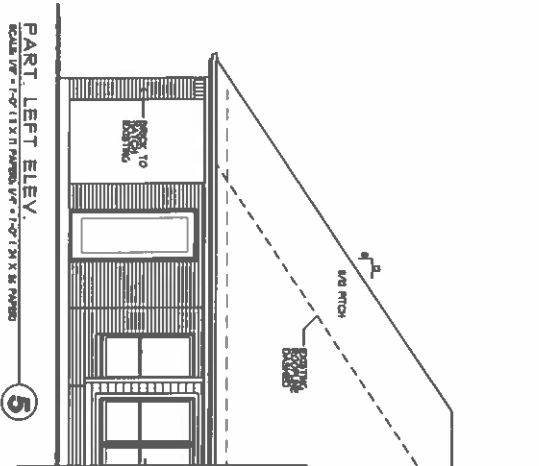
FIR - FOUND IRON ROD 1/2"
 SJR - SET IRON ROD 5/8"

Benchmark Group
 of Texas, Inc.

609 E. Alameda Road, Richardson, Texas 75081
 (972) 669-5537 FAX (972) 669-3552

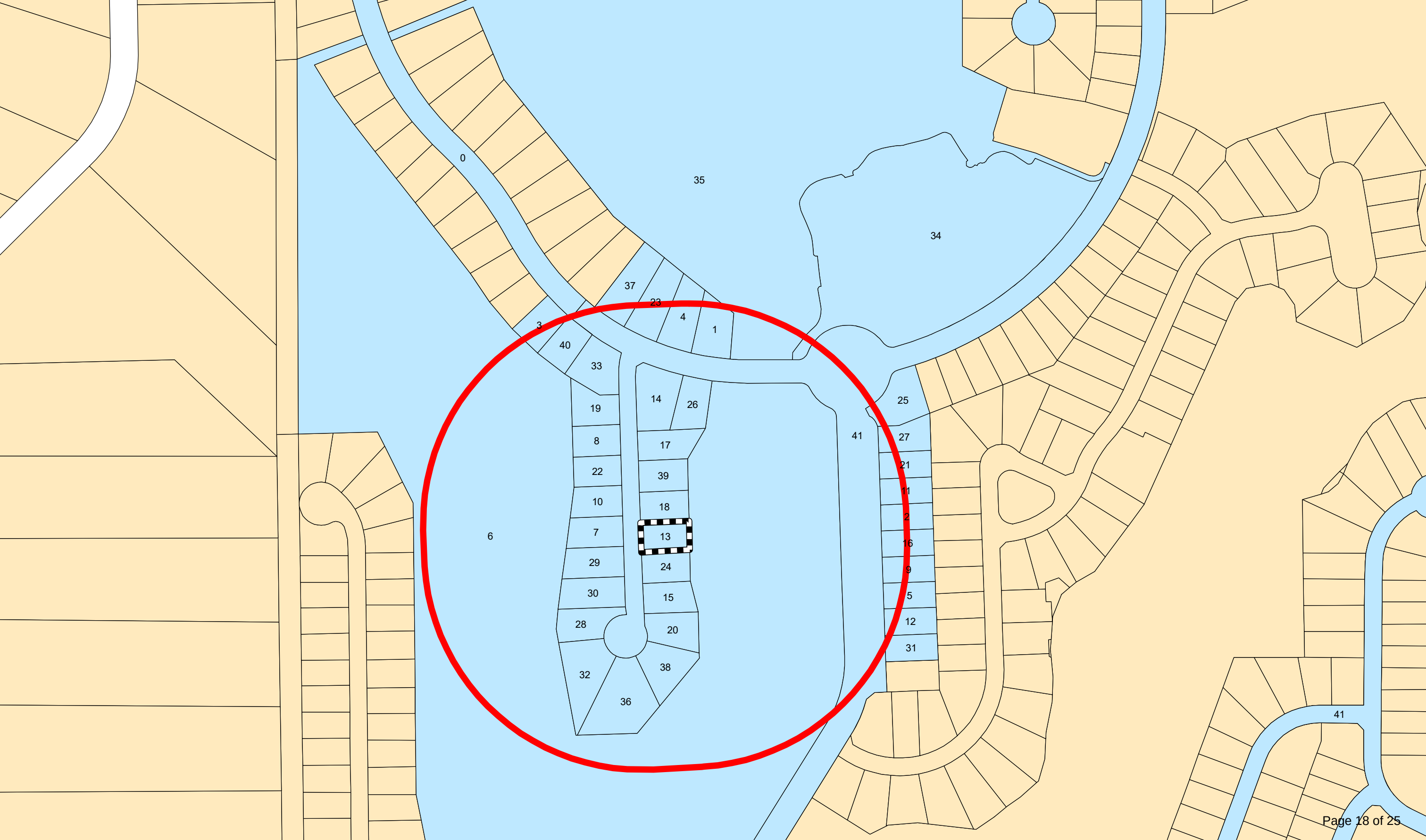
RENDERED BASED
 ON RECORDED
 SURVEY PLAT
 UNLESS OTHERWISE
 NOTED





A2	MAIN LEVEL PLAN A Rear Porch For: The Schueterman Family Location: 422 Cabellero Court Fairview, TX Heritage Ranch Add'n. #1 Lot 6, Block R	09-14-23	NOT RESPONSIBLE FOR ALL DETAILS AND MATERIALS NOT SHOWN AS ACCEPTOR OF PROJECT. ADDRESS THESE ITEMS TO THE CLIENT.	Revision: 1. 10/10/23 - Additions to the plan and the porch to be added to the main level plan.	McREYNOLDS DESIGNS NEW HOMES • REMODELS • RENOVATIONS 214-551-5014 mark@mcreynoldsdesigns.com
				10/10/23	

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June 19, 2026

To Whom It May Concern:

Notice is hereby given that the Zoning Board of Adjustment of the Town of Fairview, Texas, will convene for a public hearing on Wednesday, July 8, 2026 at 6:30 p.m., at Fairview Town Hall, 372 Town Place, Fairview, Texas. At such time and place, the Board will hold a public hearing and take action regarding the following:

- Hold a public hearing, consider and discuss a request for approval of a variance to allow for a reduced rear yard setback. The 0.2-acre site is located at 422 Cabellero Court and is zoned for the (PD) Planned Development District. Applicant: Jeff Schwieterman representing owner Carol Rigola.

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Rona Stringfellow, Planning Manager, at 972-562-0522, extension 5094; or via email: rstringfellow@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this variance request to the Zoning Board of Adjustment, please respond to the queries below and return it to Ms. Stringfellow via mail, email, or hand delivery.

Name: Pamela A. Finlan Address: 414 Branding Iron way
☒ Support Signature: Pamela A. Finlan
☐ Oppose (provide comments below) Date: 6/23/2026

Comments:



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Name:

Billy Ayle

Address:

424 Cabellero CT

☒ Support

Signature:

[Signature]

☐ Oppose (provide comments below)

Date:

6/25/26

Comments:

Re: Backyard variance

From Rona Stringfellow <rstringfellow@fairviewtexas.org>

Date Fri 6/26/2026 11:54 AM

To Linda Tubbs <lindak.tubbs@gmail.com>

Good Morning Jan and Linda Tubbs,

Please consider this confirmation that your email supporting the variance at 422 Cabellero Court is received.

Best regards,

Rona Stringfellow
Interim Planning Manager
rstringfellow@fairviewtexas.org
972-562-0522, Ext. 5094

From: Linda Tubbs <lindak.tubbs@gmail.com>

Sent: Thursday, June 25, 2026 5:18 PM

To: Rona Stringfellow <rstringfellow@fairviewtexas.org>

Subject: Backyard variance

[You don't often get email from lindak.tubbs@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Is it acceptable to just let you know that we support the variance for the back yard of 422 Cabellero Court.

Do I need to send the form?

Jan and Linda Tubbs
426 Cabellero Ct

Thank you

Sent from my iPhone



June 19, 2026

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If you wish to communicate your support or opposition for this variance request to the Zoning Board of Adjustment, please respond to the queries below and return it to Ms. Stringfellow via mail, email, or hand delivery.

Name: RONALD + LAURA MCCROY Address: 420 CABELLERO COURT

☒ Support

Signature: Ronald + Laura McCroy

☐ Oppose (provide comments below)

Date: 6/29/26

Comments:

WE HAVE NO OBJECTIONS TO ALLOWING
A ONE TO TWO FOOT REDUCTION IN THE
TWELVE FOOT REAR PROPERTY ^{BUILDING} LINE AT 422
CABELLERO COURT. THIS BASED ON
THE PLANS AS SUBMITTED FOR THIS
PROPERTY'S BUILDING LINE VARIANCE.

Re: Zoning Adjustment for variance

From Rona Stringfellow <rstringfellow@fairviewtexas.org>

Date Mon 6/29/2026 3:18 PM

To CAROL SIEGRIST <csieg500@aol.com>

Good Afternoon,

Please consider this e-mail confirmation that the Town of Fairview is in receipt of your support on the attached variance request.

Best regards,

Rona Stringfellow
Interim Planning Manager
rstringfellow@fairviewtexas.org
972-562-0522, Ext. 5094

From: CAROL SIEGRIST <csieg500@aol.com>

Sent: Monday, June 29, 2026 3:14 PM

To: Rona Stringfellow <rstringfellow@fairviewtexas.org>

Subject: Zoning Adjustment for variance

[You don't often get email from csieg500@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I would like to vote to approve of a variance for allowance for a reduced rear yard setback at 422 Cabellero Court for applicant Jeff Schweitzerman representing owner Carol Rigola. I am unable to attend the hearing in person

Name: Carol Siegrist. Address: 452 Scenic Ranch Circle

Xx. Support. signature: Please accept my note as my signature of approval

Date: June 29, 2026

Sent from my iPad

**TOWN OF FAIRVIEW
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
May 6, 2026**

The Fairview Zoning Board of Adjustment met on Tuesday, January 20, 2026. Present were Board Chairman Chris Lee, members Donna Pekarek, Debbie Malafsky, Mary Price, Bill Basom and alternate member Lee Bowers. Staff present was Planning Manager, Israel Roberts.

1. Call to Order:
Chairman Chris Lee called the meeting to order at 6:30 p.m.
2. Citizen Comments
There were no public comments.
3. Approval of minutes:
 - a. A motion was made by Debbie Malafsky, seconded by Mary Price to approve the minutes from the October 14, 2026 meeting of the Zoning Board of Adjustment. The motion was approved 4-0.
4. Public Hearings:
 - a. Hold a public hearing, consider and discuss a request for approval of a variance to allow an 8-foot tall privacy fence in lieu of a 6-foot tall open fence. The 1.14-acre site is located at 711 Oak Glen Circle and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Jacob Scoggins with Architecture Underground, INC. representing owner Michael Presti.
 - i. A public hearing was held with all persons having the opportunity to address the Zoning Board of Adjustments. The public hearing was closed and a motion was made by Mary Price to deny the requested variance; seconded by Bill Basom. The motion to deny was approved by a vote of 5-0.
 - b. Hold a public hearing, consider and discuss a request for approval of a variance to Ordinance #1999-21 of the Town of Fairview Code of Ordinances in order to allow for a reduced rear yard setback. The 0.2-acre site is located at 1396 Sagebrook Drive and is zone for the (PD) Planned Development District. Owner/Applicant: Michael and Mary Vaughn.
 - i. A public hearing was held with all persons having the opportunity to address the Zoning Board of Adjustments. The public hearing was closed and a motion was made by Bill Basom to approve the requested variance; seconded by Debbie Malafsky. The motion was approved by a vote of 5-0.

5. Chairman Lee adjourned the meeting at 8:00 p.m.

APPROVED:

Chris Lee
Chairman

ATTEST:

Rona Stringfellow
Interim Planning Manager