



TOWN OF FAIRVIEW, TEXAS

Agenda

Planning and Zoning Commission Regular Meeting

August 13, 2026

7:00 PM

Town Hall Council Chambers
372 Town Place
Fairview, Texas

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 May 14, 2026, regular 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) for a sport court. The 2.06-acre site is located at 421 Calabrese Court and is zoned for the (RE-2) Two Acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone Masons representing owner, the Mandrinkian Family Trust.
- b. Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants for a restaurant with a drive-thru for Roadrunners Coffee Shop. The 1.3-acre site is generally located on the north side of Stacy Road, west of Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Aaron C. Hawkins with Quiddity Engineering, representing Village FV LTD.

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 7th day of August, 2026 at 6:00 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.

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 14, 2026**

The Planning and Zoning Commission met on May 14, 2026 at 7:00 p.m. at 372 Town Place, Fairview, Texas.

Commissioners present: Vice Chair Dennis Swingle, Commissioner Willis White, Commissioner Ben Kuehne, Commissioner Clay Medley, Commissioner Darrell Sims, Commissioner Renee Powell

Commissioners absent: Chair John Adler

Staff present: Town Manager, Julie Couch; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson

1. Call to Order

Vice Chair Swingle called the meeting to order at 7:00 p.m. upon determining a quorum was present.

There were three (3) members of the public present when the meeting was called to order.

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

Vice Chair Swingle called for citizen's comments.

There were none when called for.

Vice Chair Swingle 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 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

Vice Chair Swingle called for the item.

Town Manager, Julie Couch, presented the item for discussion and consideration. Ms. Couch was available to provide additional information and to answer questions. The Commission and staff had discussion regarding this item.

Vice Chair Swingle opened the public hearing.

The applicant, Hallie Carter, spoke regarding this item.

Vice Chair Swingle closed the public hearing.

Motion was made by Commissioner Medley to approve a Conditional Use Permit (CUP) for a sport court at 791 Walden Pond Way. Motion was seconded by Commissioner Sims. The motion carried unanimously (6-0).

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

Vice Chair Swingle called for this item.

Motion was made by Commissioner Kuehne to approve the minutes of the April 9, 2026, regular meeting of the Planning and Zoning Commission, as presented. Motion was seconded by Commissioner Powell. The motion carried unanimously (6-0).

- b. Consider and discuss the schedule for up-coming meetings regarding updating Town zoning regulations

Vice Chair Swingle called for this item.

Town Manager, Julie Couch, presented the item for discussion. Ms. Couch was available to provide additional information and to answer questions.

No action was taken.

5. Adjourn

Vice Chair Swingle adjourned the meeting at 7:24 p.m., without objection.

These minutes were approved by the Planning and Zoning Commission on August 13, 2026.

APPROVED:

John Adler, Chair

Dennis Swingle, Vice Chair

ATTEST:

Laura J. Calcote, Interim Town Secretary

Town of Fairview, Texas



Memorandum

August 13, 2026

FROM: Planning

SUBJECT: 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 2.06-acre site is located at 421 Calabrese Court and is zoned for the (RE-2) Two Acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone Masons representing owner, the Mandrinkian Family Trust.

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a sports court. The 2.06-acre site is located at 421 Calabrese Court and is zoned for the (RE-2) Two Acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone Masons representing owner, the Mandrinkian Family Trust.

STATUS OF ISSUE: The applicant desires to create a 2,040 square foot concrete pad (60x34) for a pickleball court in the backyard of a homesite. The site currently has a pool but no additional sport courts.

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

Staff Analysis

- The development is to follow the (RE-2) Two acre 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.*
 - Maximum lot coverage is 25%. *As shown, the lot coverage is approximately 22.99%, meeting the lot coverage requirement. This ratio*

was calculated by adding the area of the proposed sport court to the approved building permit.

- 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 8-foot-tall black nylon coated chain-link fence.*
- Screening:
 - As per the adopted sport court regulations, the request includes the installation of 7-foot-tall evergreen plants.

Drainage: The location of the proposed sports court is indicated by the "blue" arrows on the exhibit. The Town Engineer has affirmed that the 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, 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, as well as posted in the newspaper of record, along with a zoning sign located in the front of the subject property. As of the writing of this correspondence, staff has received 3 letters of support.

BUDGET: n/a

RECOMMENDATION: As presented, the request appears to meet the regulations of the Sport Court ordinance. Therefore, staff recommends approval as presented with the following stipulation:

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

Attachments:

1. Location Map
2. Support letters (3)
3. Exhibits



July 30, 2026

Travis Carter
Owner of 420 and 430 Calabrese Court
Fairview, Texas
Email: travis@marix.com
Phone: 612-275-8675

Re: Letter of Support for Sport Court at 421 Calabrese Court

To Whom It May Concern:

I, Travis Carter, am the owner of the properties located at 420 Calabrese Court and 430 Calabrese Court in Fairview, Texas. I am writing this letter to formally express my full support for the request submitted by The Mandrinkian Family Trust regarding their desire to add a sport court to their property located at 421 Calabrese Court, Fairview, Texas.

As an adjacent property owner, I have no objections to this improvement. I believe the proposed sport court will be a positive addition to the neighborhood and will not negatively impact the surrounding properties, including my own. I fully support The Mandrinkian Family Trust in their efforts to enhance their property in this manner.

Please accept this letter as my formal endorsement of their request. Should you require any additional information or confirmation of my support, I would be happy to provide it.

Sincerely,



Travis Carter
Owner, 420 & 430 Calabrese Court
Fairview, Texas
Email: travis@marix.com
Phone: 612-275-8675



July 23, 2026

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN the Town of Fairview Planning and Zoning Commission will convene for a meeting scheduled **Thursday, August 13, 2026**, at 7:00 p.m. located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069. The meeting agenda will be posted online at fairviewtexas.org.

The Planning and Zoning Commission will consider and discuss the following:

- a. Conduct a public hearing, consider and take action on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 2.06-acre site is located at 421 Calabrese Court and is zoned for the (RE-2) Two Acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone Masons representing owner, the Mandrinkian Family Trust.

All interested citizens and property owners are invited to attend and participate in this meeting. For questions and/or comments please contact Rona Stringfellow, Interim 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 proposal to the Planning and Zoning Commission, town staff and the Town Council, please respond to the queries below and return it to Ms. Stringfellow via mail, email, or hand delivery.

Name: LEAH CARTER Address: 420 CALABRESE CT
☒ Support Signature: [Signature]
☐ Oppose (provide comments below) Date: 7-30-2026

Comments:

[https://fairviewtxgcc.sharepoint.com/sites/Planning/Planning Department Files/DEVELOPMENT FILES/CUP - SUP- TUP/2026/CUP2026-04 421 Calabrese \(sport court\)/Notification/421 Calabrese Notification letter.docx](https://fairviewtxgcc.sharepoint.com/sites/Planning/Planning%20Department%20Files/DEVELOPMENT%20FILES/CUP%20-%20SUP-TUP/2026/CUP2026-04%20421%20Calabrese%20(sport%20court)/Notification/421%20Calabrese%20Notification%20letter.docx)



July 23, 2026

TO WHOM IT MAY CONCERN:

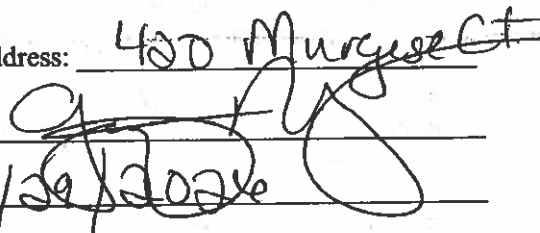
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Name: Jaqueline Anthony King Address: 400 Murgess Ct
☒ Support  Signature: 
☐ Oppose (provide comments below) Date: 7/26/2026

Comments:

PROPERTY DESCRIPTION

Address: 421 Calabrese Court, Lot 11, Block A, Pinnacle Estates, an Addition to the City of Fairview, Collin County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. 2022- 833, Plat Records, Collin County, Texas.

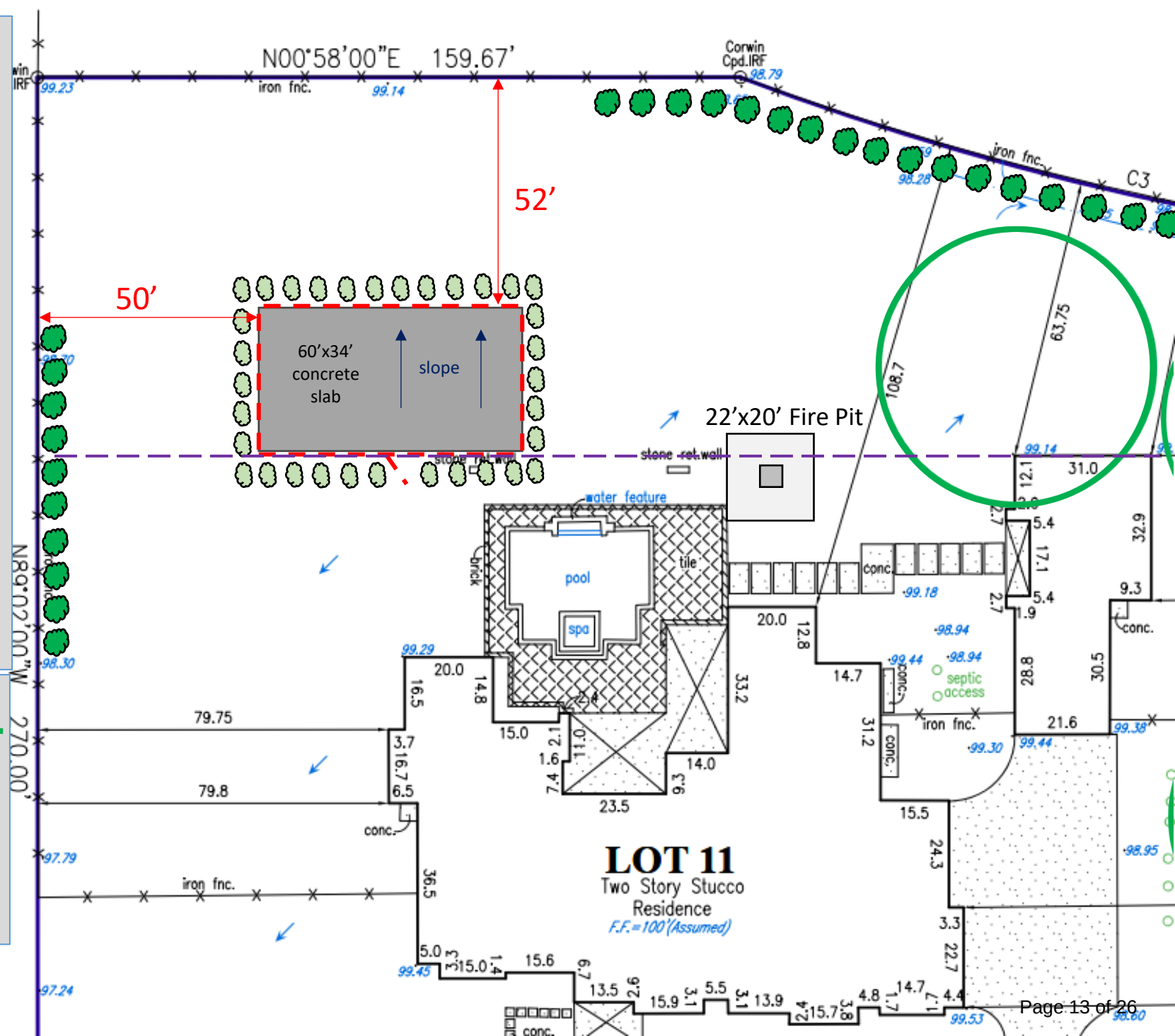
Pickleball Court Proposal

Madrinkian Residence
421 Calabrese Ct. Fairview,
TX

- 60x34 concrete slab
- 3000 PSI cement
- Minimum 4" cement thickness
- #3 rebar throughout, 18" O.C.
- Slab sloped 1" per 10' for drainage (direction of drainage indicate by blue arrows)
- 8'H Black Nylon Coated Chain Link Perimeter Fence with 7.5'H privacy screen
- 7' evergreen trees spaced 6' OC max

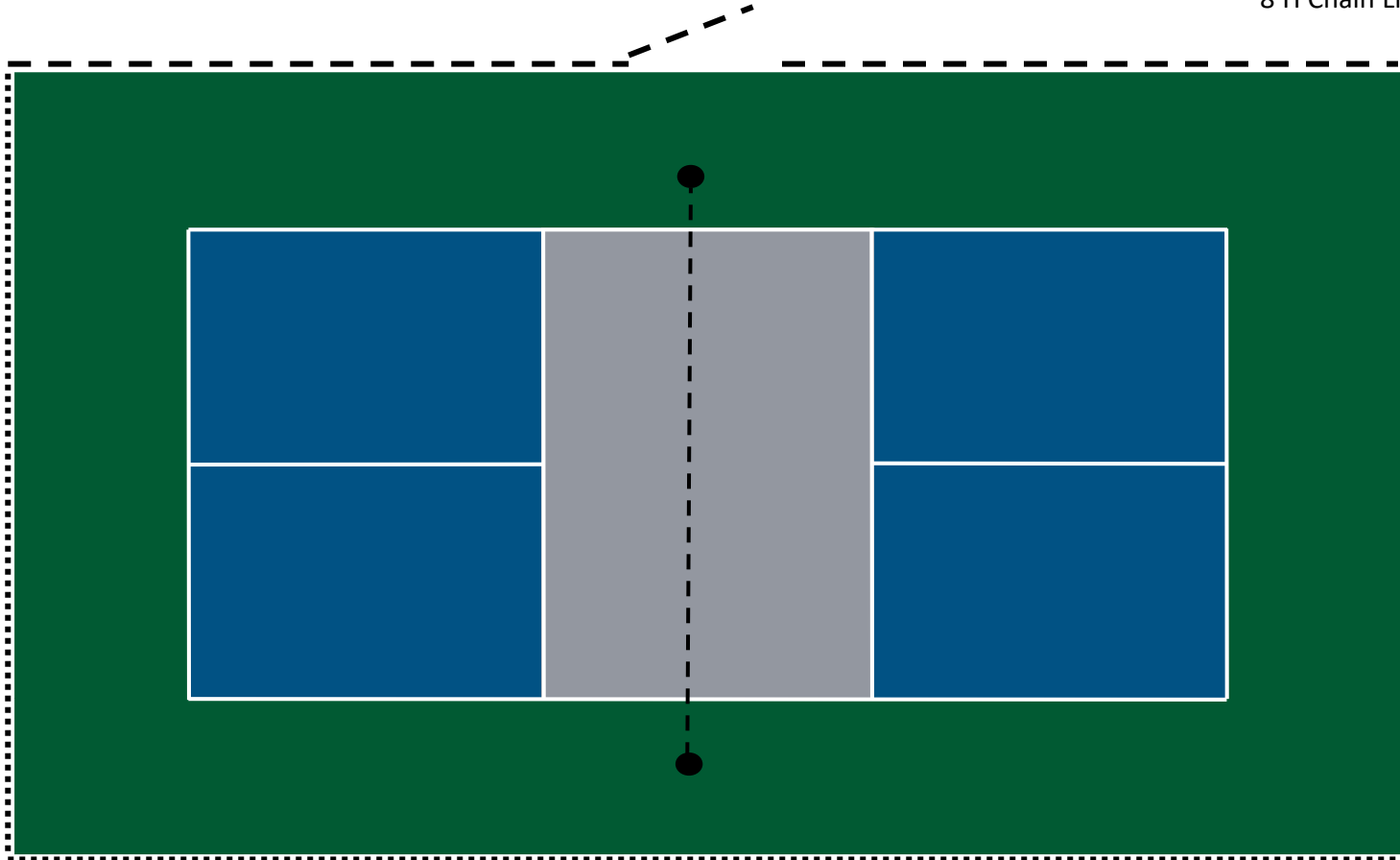
Key

- Septic sprinklers 
- Chain Link Fence w/ Privacy Screen 
- Current Evergreen Screening Trees 
- Future Evergreen Screening Trees 

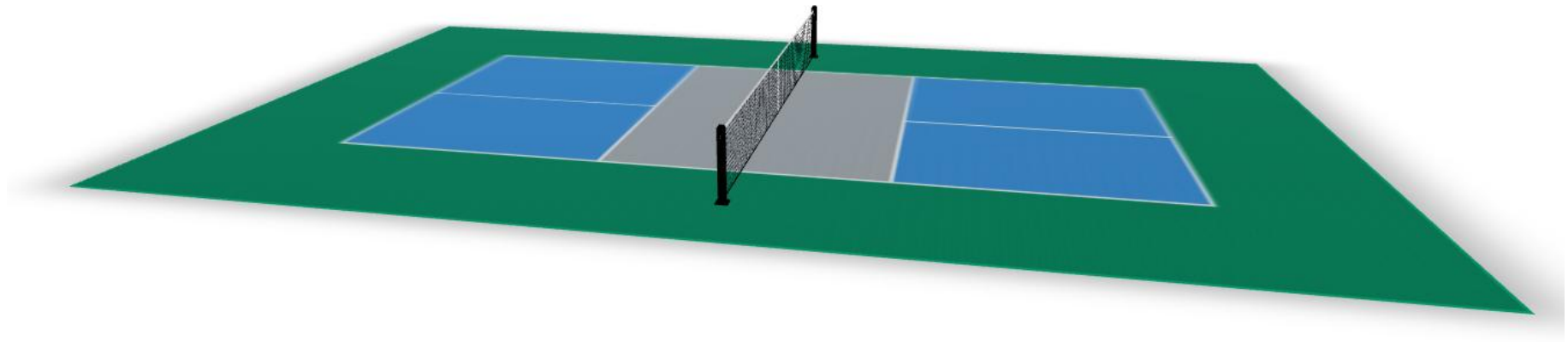


Design Rendering
60x34 Game Court

- 8'H Chain Link Fence
- 8'H Chain Link Fence + Windscreen

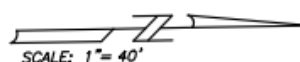


3d Design Rendering
60x34 Game Court



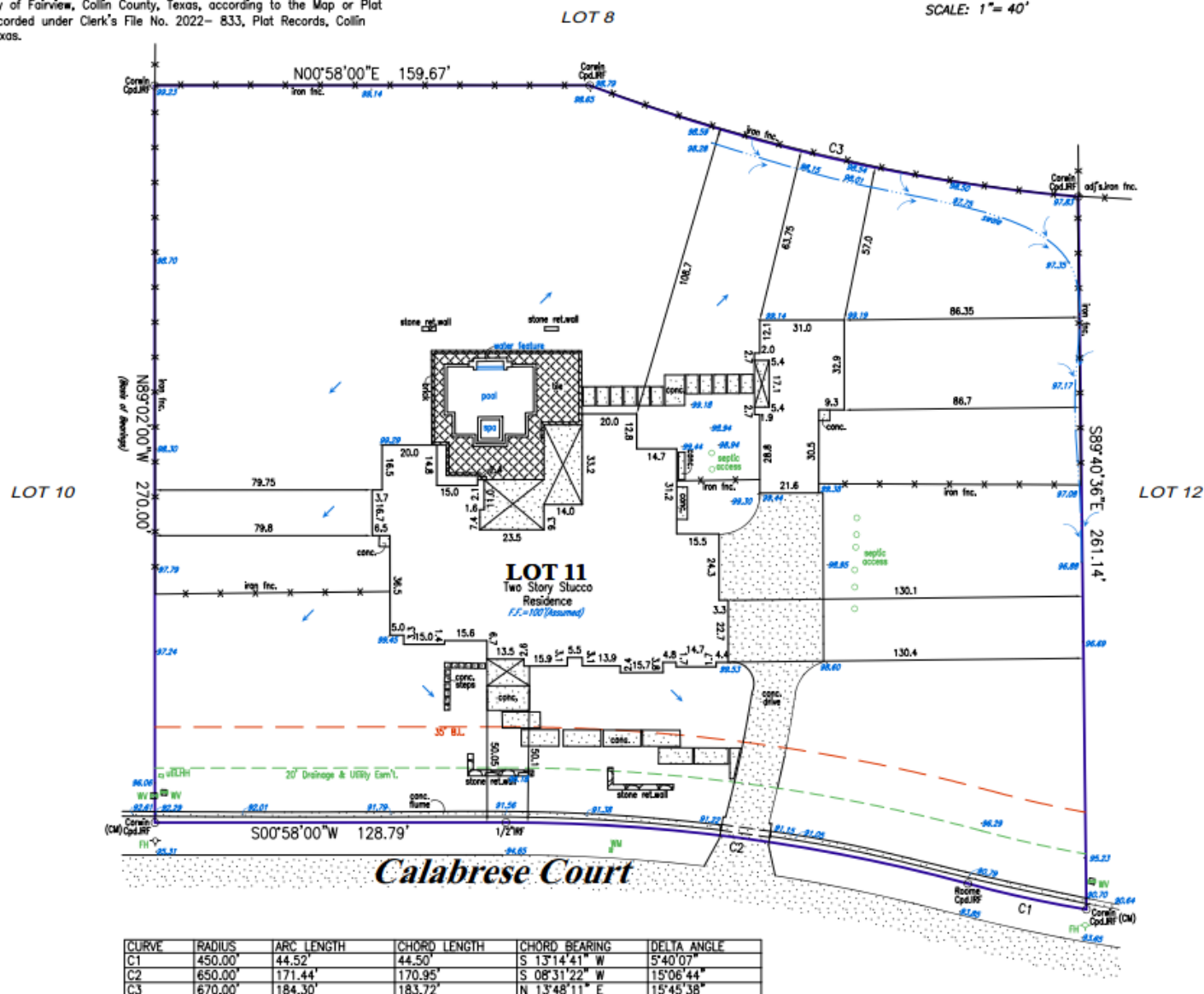
Original unaltered survey

PROPERTY DESCRIPTION
Address: 421 Calabrese Court, Lot 11, Block A, Pinnacle Estates, an Addition to the City of Fairview, Collin County, Texas, according to the Map or Plat thereof recorded under Clerk's File No. 2022- 833, Plat Records, Collin County, Texas.



Roome
Land Surveying

1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0290J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to Chicago Title that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 02/02/2026 Revised: _____ Job No. ES751102
Title commitment/Survey Request File No.
CTDAL36-8000362500455S dated: 09/05/2025



LEGEND

IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WV=Water Valve | WM=Water Meter
CM=Cos Meter | B.L.=Building Line | H=Handhole | adj.s.=Adjoints 1/32" gap of form | Min.F.F.=Minimum Finished Floor | F.F.=Finished Pad | M=Manhole

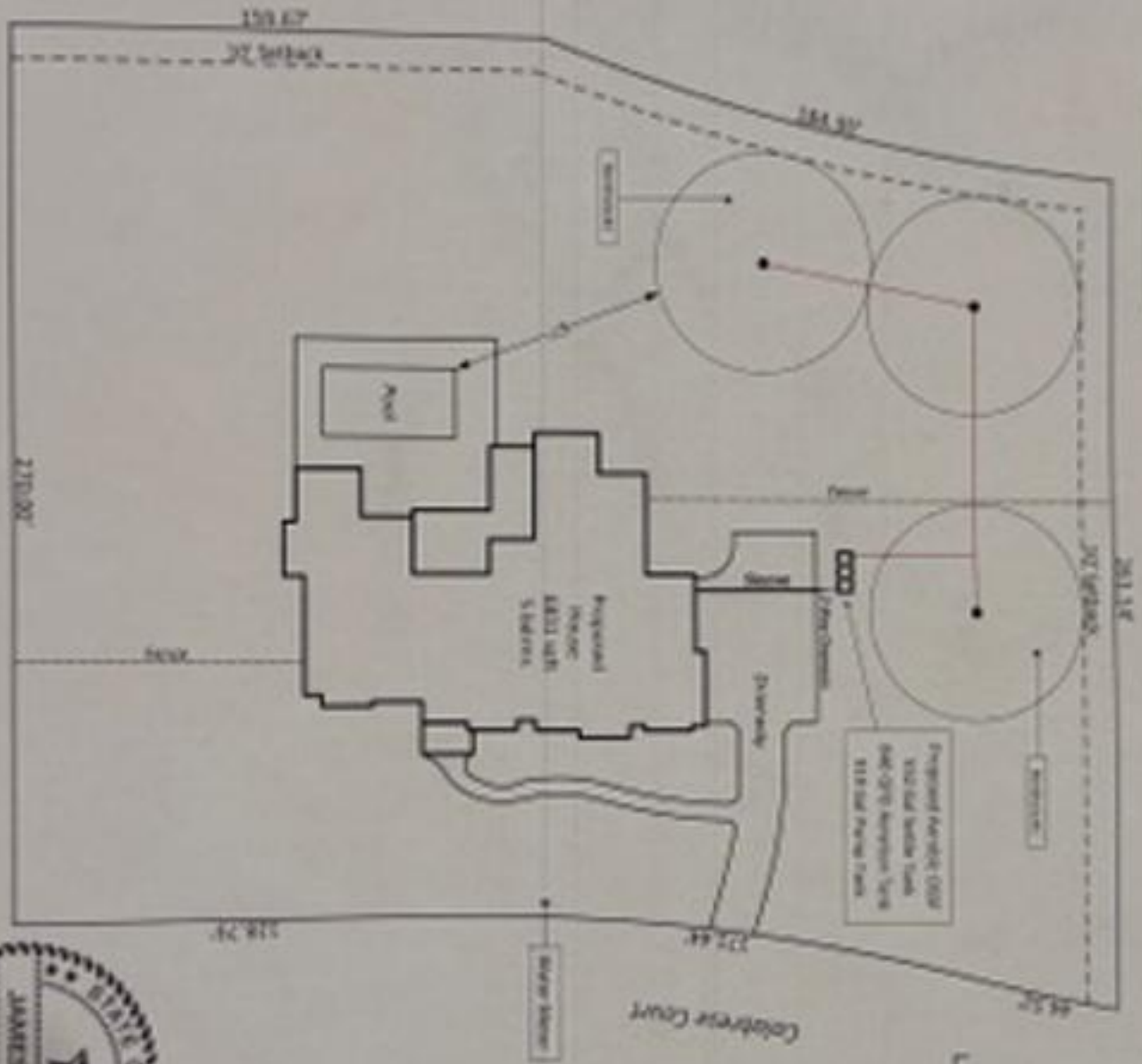


TURF
GREENS
COURTS

Septic Drawing

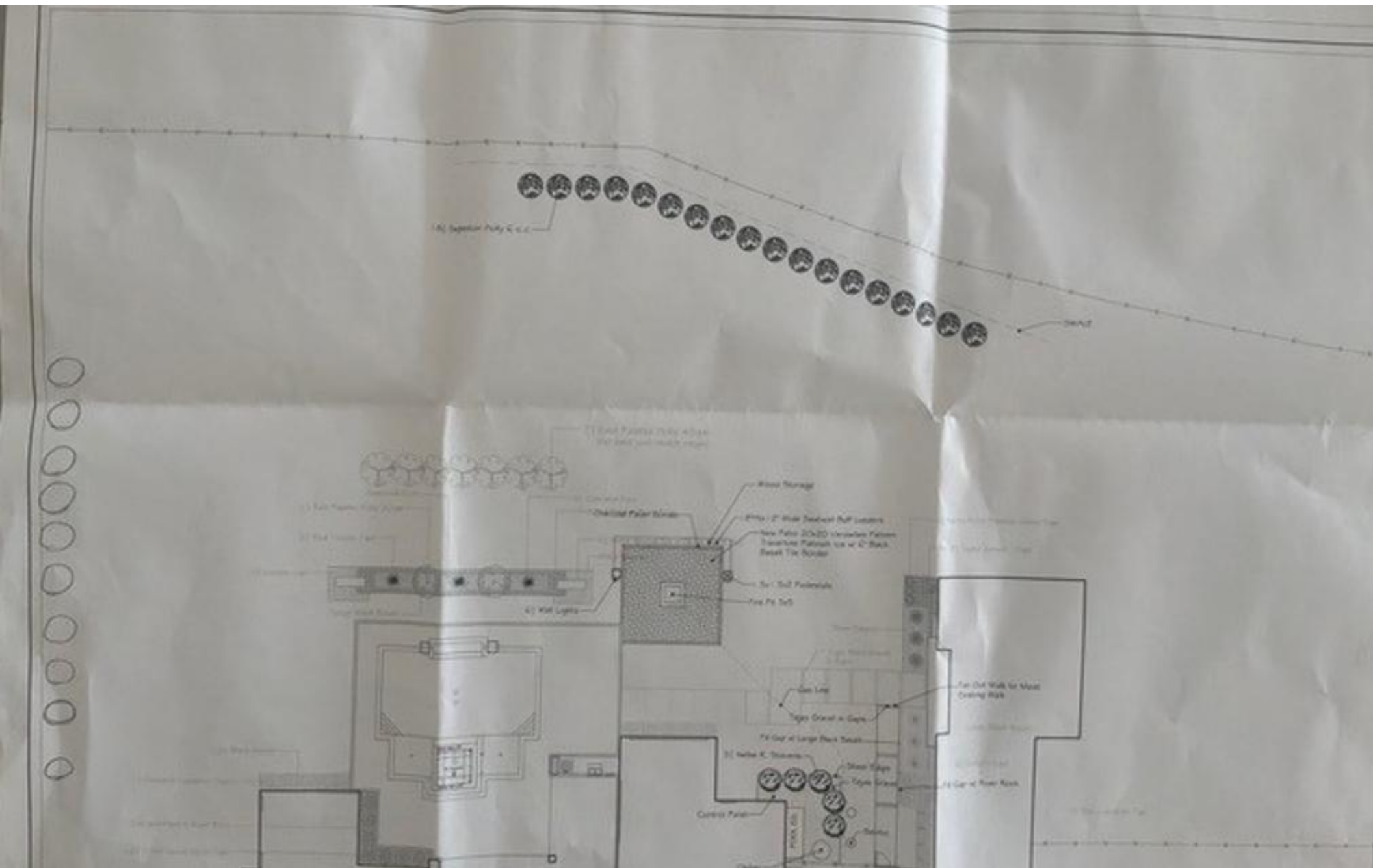
421 Calabrese Court
Fairview, TX 75069

All proposed spring
heads are 36" in. within
otherwise indicated



05/18/2024

Current Tree Drawing



Existing Trees on Property Line





Memorandum

August 13, 2026

FROM: Planning

SUBJECT: Conduct a public hearing, consider and make a recommendation on a request for approval of Major Warrants for a restaurant with a drive-thru for Roadrunners Coffee Shop. The 1.3-acre site is generally located on the north side of Stacy Road, west of Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Aaron C. Hawkins with Quiddity Engineering, representing Village FV LTD.

BACKGROUND: This is a request for approval of an amendment to the regulating plan (concept plan) affirming major warrants previously obtained by a former tenant (Salad and Go) for the proposed development of a restaurant with a drive-thru. The 1.3-acre site is generally located on the north side of Stacy Road, west of Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Village Sub-district. Applicant: Aaron Hawkins with Quiddity Engineering, representing Village FV LTD.

The purpose of this application is to request approval of Major Warrants pertaining to use, various site design and architectural standards to accommodate the development of a drive-thru restaurant facility for Roadrunners Coffee shop. The proposal reflects the development of a one-story (Minor Warrant) drive-thru fast-food facility. As proposed, this is a drive-thru facility only with no public entry into an indoor seating area. Therefore, no main public entry is provided and there will not include walk-up service accommodation. The site design includes an expansion of two main drive-thru lanes on the west side with 25 stacking spaces.

Both Stacy Road and Southwind Drive are landscaped with the required number for street trees and parking lot screening shrubs as recommended by the code. The site exceeds the minimum number of parking spaces for this proposed development. The building design features a masonry and stucco façade that will be re-faced with the branding of the new tenant, while providing for the façade rhythm recommendations of

the CPDD.

Due to the functional nature of this use and existing conditions, the applicants are requesting major warrants for various sites, frontage, landscape and building design standards. Those warrant requests are summarized in the table below.

STATUS OF ISSUE: Consistent with the requirements of the updated CPDD code, the applicant has submitted a regulating plan (concept) for the proposed structure. With this application, the applicant is entitled to administrative review for components of the application that conform to the pre-approved standards that were adopted with the CPDD.

In instances where the applicant wishes to request to deviate from said pre-approved standards the applicant may do so through the warrant process. The warrant process allows applicants to request Minor Warrants and Major Warrants for deviations from the CPDD standards. Minor Warrants – which are deviations that are deemed to still meet the CPDD vision/intent – are reviewed administratively by the Town Manager. Major Warrants – which are deviations that may be perceived as not meeting the CPDD vision/intent – are considered in a similar manner as a zoning change, and as such, public hearings are required before the Planning & Zoning Commission and Town Council.

Major Warrant Requests and Staff Analysis

The applicant's Major Warrants to site configuration, block, building standard and signage requests include the following:

<u>Item</u>	<u>Requirements</u>	<u>Proposed</u>	<u>Comments</u>
Site, Block and Building type standards (Sec. 3.6 & 3.7)	BTZ 18-26' with 80% frontage (Access Street)	As shown — No Frontage	This major warrant is being requested due to the type of development being proposed and geometry of the lot. Providing the drive-thru and access lanes around the building is essential for the operations of the development and creates additional distance between the building and the existing street. The geometry of the lot also creates a difficulty in orienting the building to meet this requirement while maintaining operations.
Site, Block and Building type standards (Sec. 3.6 & 3.7)	BTZ 18-26' with 80% frontage	As shown — No Frontage	This major warrant is being requested due to the type of development being proposed and geometry of the lot. Providing the drive-thru and access lanes around the building is essential for the operations of the development and creates additional distance between the building and the existing street. The geometry of the lot also

			creates a difficulty in orienting the building to meet this requirement while maintaining operations.
Land Use (Sec. 3.2.2)	(Southwind)	Restaurant with drive-thru	This major warrant is being requested due to the size and geometry of the lot. The lot geometry and size creates difficulty for development. The proposed development fits within the lot and complies with the intent of the CPDD.
Architectural standards (Sec. 3.7.6)	Mixed Use	Restaurant with drive thru	This major warrant is being requested as the business typ and building use make it difficult to meet the canopy requirement. 75% has not been met on the west and north elevations. To help alleviate the lack of canopy provided, a green screen has been provided on the west elevation.
Architectural standards (Sec. 3.7.6)	Facade Canopy: 75%	Restaurant with drive thru	This major warrant is being requested as the business type and building use make it difficult to meet the window requirement.
Signage Standards (Sec.6.3.2)	Facade Window: 60% - 80%		This major warrant is being requested as the proposed signage exceeds the maximum square footage for the CPDD.

Public Input

Staff notified 11 adjacent property owners within 500' of the subject properties in accordance with town and state requirements and, thus far, have received two letters in support of the proposal.

BUDGET: n/a

RECOMMENDATION: Staff recommends **APPROVAL** of the subject major warrants subject to the following conditions:

1. Site shall be developed generally in accordance with the attached regulating plan exhibits

Attachments:

1. Location map
2. Exhibits (Amended Concept, Landscape, Signage)



