

TOWN OF FAIRVIEW, TEXAS

ORDINANCE NO. 2014-47

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CHAPTER 14 (ZONING), AND THE ZONING MAP OF THE TOWN OF FAIRVIEW, TEXAS; GRANTING A CONDITIONAL USE PERMIT FOR A RELIGIOUS INSTITUTION (CHURCH) ON A 2.99± ACRE TRACT OF LAND THAT IS ZONED ONE-ACRE RANCH ESTATE (RE-1) AND IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 5 AND MURRAY ROAD; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Town of Fairview Planning and Zoning Commission was sent to real property owners within 500 feet of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the Town of Fairview Town Council (“Town Council”) was published in a newspaper of general circulation in the Town of Fairview at least sixteen (16) days before such hearing; and

WHEREAS, public hearings to adopt zoning on the property herein described were held before both the Planning and Zoning Commission and the Town Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning; and

WHEREAS, the Town Council finds that the zoning herein effectuated furthers the purpose of zoning in the town and that it is in the public interest to approve said zoning described herein; now, therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:

Section 1. That the Code of Ordinances, Town of Fairview, Texas (“Fairview Code”), Chapter 14 (Zoning), and the zoning map of the Town of Fairview, Texas are hereby amended by granting a Conditional Use Permit for a religious institution (church) on a 2.99± acre tract of land that is zoned One-Acre Ranch Estate (RE-1) and is generally located at the southwest corner of State Highway 5 and Murray Road, more fully depicted on Exhibit “A” and Exhibit “B” attached hereto and incorporated herein, in accordance with the provisions of Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.010 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended.

Section 2. Use and development of the subject property shall conform to the provisions found in Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.010 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended, and is conditioned upon the following:

- a. Any modification to the worship center that increases the sanctuary seating capacity beyond 200 seats, shall require review and approval of an amended CUP after public hearings before the Planning & Zoning Commission and Town Council;
- b. Establishment of educational, daycare, or other similar accessory or non-accessory uses that are not directly related to worship activities, 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 Town Council;
- c. The subject property shall be developed generally in accordance with the Site Plan referenced as Exhibit “C” attached hereto and incorporated herein;
- d. The subject property shall be developed generally in accordance with the Landscape and Tree Removal Plan referenced as Exhibit “D” attached hereto and incorporated herein;
- e. The subject property shall be developed generally in accordance with the Outdoor Lighting Plan referenced as Exhibit “E” attached hereto and incorporated herein; and
- f. The subject property shall be developed generally in accordance with the Façade and Floor Plans referenced as Exhibit “F” attached hereto and incorporated herein.

Section 3. Minor deviations from Exhibits “C”, “D”, “E”, and “F” that are made to accommodate engineering considerations such as drainage, tree preservation, and utility system configuration may be approved in writing by the town manager or his or her designee, provided that the Final Plat and Construction Drawings still meets the purpose and intent of this ordinance. A change is not considered to be a major deviation if the change:

- a. does not alter the basic relationship of the proposed development to adjacent property;
- b. retains the character of the development;
- c. does not significantly alter the open space or landscape buffering that is provided for, or the uses permitted;
- d. does not increase the density, or change any requirements related to setbacks, height, or coverage of the site; and
- e. does not degrade vehicle access, traffic circulation, pedestrian access and safety, emergency services provision, utility system effectiveness, drainage, or tree protection.

Section 4. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Fairview Code.

Section 5. That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. That this ordinance shall take effect upon passage and publication, and it is accordingly so ordained.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, THIS 2ND DAY OF DECEMBER, 2014.




Darion Culbertson Mayor
Town of Fairview

ATTEST:



Caitlin Scalley, Town Secretary

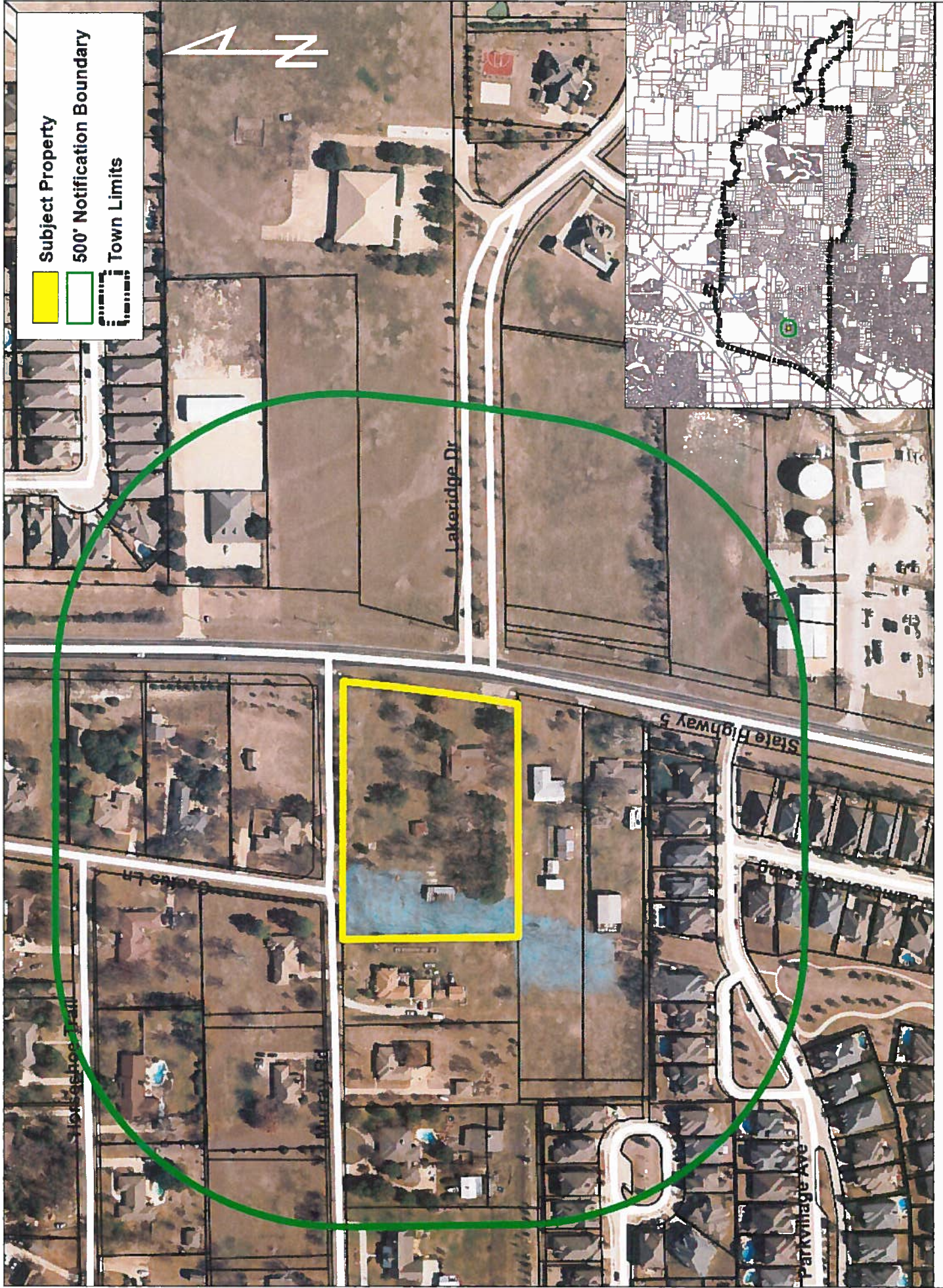
APPROVED AS TO FORM:



Clark McCoy, Town Attorney



EXHIBIT "A"



P & Z CASE# ZA2014-20 PHAM TRACT, JOHN A. TAYLOR SURVEY - ABS NO. 909, 2.99 ACRES ZONING: RE-1

EXHIBIT "B"

Property Description

Being all that certain lot, tract or parcel of land situated in Collin County, Texas, being out of the John A. Taylor Survey, Abstract No. 909 and being a 2.992 acre tract of land conveyed to Anne Oldham Willard and Patricia LaVerne Etheridge recorded in Volume 894, Page 274, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning at a ½" iron rod found for corner in the West line of State Highway 5, said point being the Southeast corner of said 2.992 acre tract, said point also being the Northeast corner of a 2.003 acre tract of land conveyed to Jessie R. Timberlake and wife, Noelena recorded in Volume 1238, Page 445, Deed Records, Collin County, Texas;

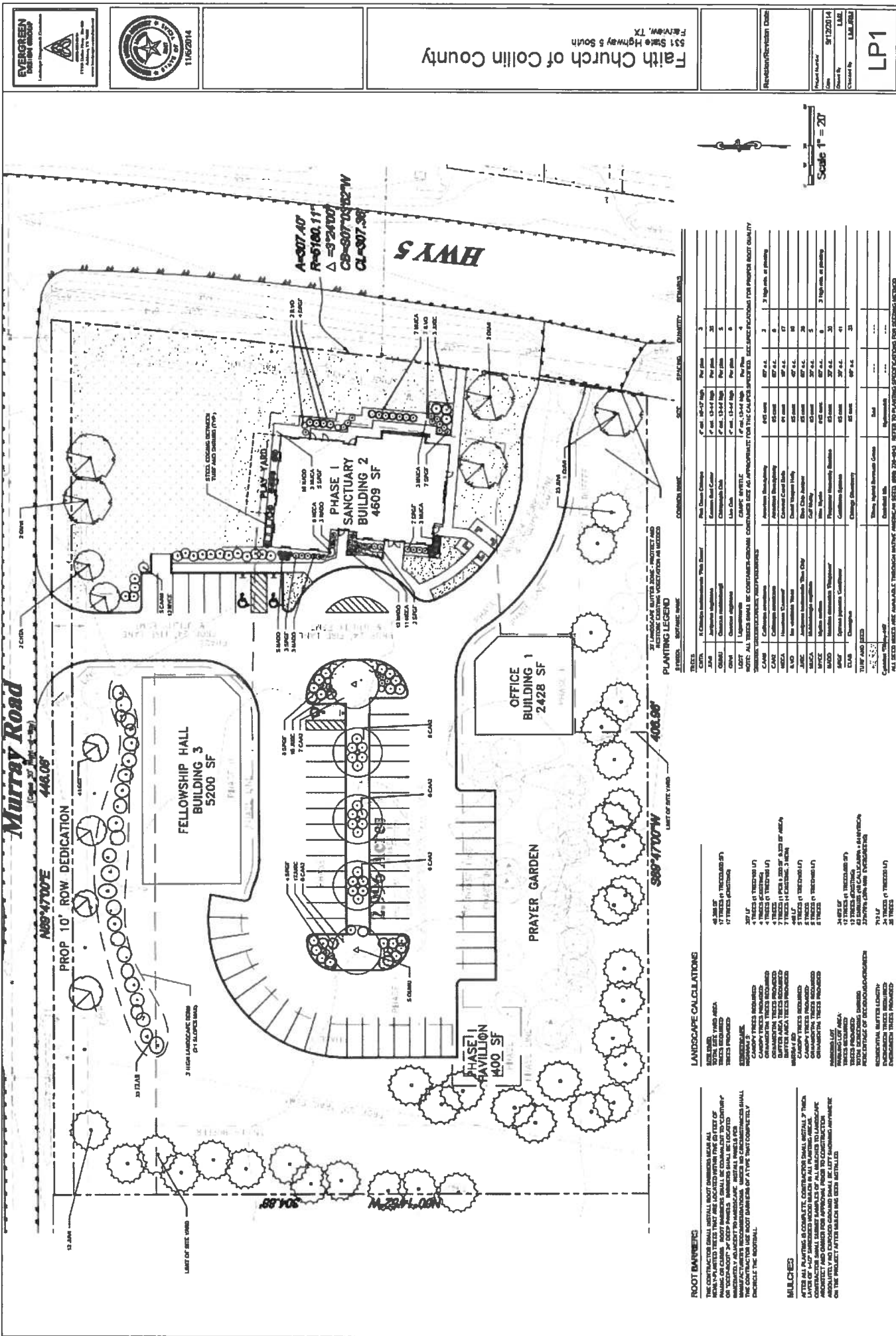
Thence South 89 deg. 47min. 00 sec. West, 406.96 feet to a ½" iron rod set for corner, said point being the Southwest corner of said 2.992 acre tract, said point also being the Southeast corner of a 1.000 acre tract of land conveyed to Joe Combest and wife, Opal recorded in Volume 993, Page 557, Deed Records, Collin County, Texas;

Thence North 00 deg. 14 min. 52 sec. West, 304.88 feet to a ½" iron rod found for corner in the South line of Murray Road, said point being the Northwest corner of said 2.992 acre tract, said point also being the Northeast corner of said 1.000 acre tract;

Thence North 89 deg. 47 min. 00 sec. East, 446.08 feet along the South line of Murray Road to a ½" iron rod set for corner in the West line of State Highway 5, said point being the Northeast corner of said 2.992 acre tract;

Thence in a Southwesterly direction along a curve to the right, having a radius of 5,180.11 feet, central angle of 03 deg. 24 min. 00 sec. (chord bearing and distance of South 07 deg. 03 min. 56 sec. West, 307.35 feet) and with the West line of State Highway 5, a distance of 307.40 feet to the Place of Beginning and containing 2.996 acres of land, more or less.

EXHIBIT 'D'



Faith Church of Collin County
 531 Skokie Highway S South
 Ft. Worth, TX

Project Number: 91120014
 Date: 1/16/2014
 Checked By: L.M.B./R

LP1

PLANTING LEGEND
 SYMBOL: SPECIES: QUANTITY: REMARKS

SYMBOL	SPECIES	QUANTITY	REMARKS
1" DIA.	Plum Tree	3	1" DIA. PLUM TREE
2" DIA.	Plum Tree	36	2" DIA. PLUM TREE
3" DIA.	Plum Tree	36	3" DIA. PLUM TREE
4" DIA.	Plum Tree	6	4" DIA. PLUM TREE
5" DIA.	Plum Tree	6	5" DIA. PLUM TREE
6" DIA.	Plum Tree	4	6" DIA. PLUM TREE
7" DIA.	Plum Tree	4	7" DIA. PLUM TREE
8" DIA.	Plum Tree	4	8" DIA. PLUM TREE
9" DIA.	Plum Tree	4	9" DIA. PLUM TREE
10" DIA.	Plum Tree	4	10" DIA. PLUM TREE
11" DIA.	Plum Tree	4	11" DIA. PLUM TREE
12" DIA.	Plum Tree	4	12" DIA. PLUM TREE
13" DIA.	Plum Tree	4	13" DIA. PLUM TREE
14" DIA.	Plum Tree	4	14" DIA. PLUM TREE
15" DIA.	Plum Tree	4	15" DIA. PLUM TREE
16" DIA.	Plum Tree	4	16" DIA. PLUM TREE
17" DIA.	Plum Tree	4	17" DIA. PLUM TREE
18" DIA.	Plum Tree	4	18" DIA. PLUM TREE
19" DIA.	Plum Tree	4	19" DIA. PLUM TREE
20" DIA.	Plum Tree	4	20" DIA. PLUM TREE
21" DIA.	Plum Tree	4	21" DIA. PLUM TREE
22" DIA.	Plum Tree	4	22" DIA. PLUM TREE
23" DIA.	Plum Tree	4	23" DIA. PLUM TREE
24" DIA.	Plum Tree	4	24" DIA. PLUM TREE
25" DIA.	Plum Tree	4	25" DIA. PLUM TREE
26" DIA.	Plum Tree	4	26" DIA. PLUM TREE
27" DIA.	Plum Tree	4	27" DIA. PLUM TREE
28" DIA.	Plum Tree	4	28" DIA. PLUM TREE
29" DIA.	Plum Tree	4	29" DIA. PLUM TREE
30" DIA.	Plum Tree	4	30" DIA. PLUM TREE
31" DIA.	Plum Tree	4	31" DIA. PLUM TREE
32" DIA.	Plum Tree	4	32" DIA. PLUM TREE
33" DIA.	Plum Tree	4	33" DIA. PLUM TREE
34" DIA.	Plum Tree	4	34" DIA. PLUM TREE
35" DIA.	Plum Tree	4	35" DIA. PLUM TREE
36" DIA.	Plum Tree	4	36" DIA. PLUM TREE
37" DIA.	Plum Tree	4	37" DIA. PLUM TREE
38" DIA.	Plum Tree	4	38" DIA. PLUM TREE
39" DIA.	Plum Tree	4	39" DIA. PLUM TREE
40" DIA.	Plum Tree	4	40" DIA. PLUM TREE
41" DIA.	Plum Tree	4	41" DIA. PLUM TREE
42" DIA.	Plum Tree	4	42" DIA. PLUM TREE
43" DIA.	Plum Tree	4	43" DIA. PLUM TREE
44" DIA.	Plum Tree	4	44" DIA. PLUM TREE
45" DIA.	Plum Tree	4	45" DIA. PLUM TREE
46" DIA.	Plum Tree	4	46" DIA. PLUM TREE
47" DIA.	Plum Tree	4	47" DIA. PLUM TREE
48" DIA.	Plum Tree	4	48" DIA. PLUM TREE
49" DIA.	Plum Tree	4	49" DIA. PLUM TREE
50" DIA.	Plum Tree	4	50" DIA. PLUM TREE
51" DIA.	Plum Tree	4	51" DIA. PLUM TREE
52" DIA.	Plum Tree	4	52" DIA. PLUM TREE
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54" DIA.	Plum Tree	4	54" DIA. PLUM TREE
55" DIA.	Plum Tree	4	55" DIA. PLUM TREE
56" DIA.	Plum Tree	4	56" DIA. PLUM TREE
57" DIA.	Plum Tree	4	57" DIA. PLUM TREE
58" DIA.	Plum Tree	4	58" DIA. PLUM TREE
59" DIA.	Plum Tree	4	59" DIA. PLUM TREE
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61" DIA.	Plum Tree	4	61" DIA. PLUM TREE
62" DIA.	Plum Tree	4	62" DIA. PLUM TREE
63" DIA.	Plum Tree	4	63" DIA. PLUM TREE
64" DIA.	Plum Tree	4	64" DIA. PLUM TREE
65" DIA.	Plum Tree	4	65" DIA. PLUM TREE
66" DIA.	Plum Tree	4	66" DIA. PLUM TREE
67" DIA.	Plum Tree	4	67" DIA. PLUM TREE
68" DIA.	Plum Tree	4	68" DIA. PLUM TREE
69" DIA.	Plum Tree	4	69" DIA. PLUM TREE
70" DIA.	Plum Tree	4	70" DIA. PLUM TREE
71" DIA.	Plum Tree	4	71" DIA. PLUM TREE
72" DIA.	Plum Tree	4	72" DIA. PLUM TREE
73" DIA.	Plum Tree	4	73" DIA. PLUM TREE
74" DIA.	Plum Tree	4	74" DIA. PLUM TREE
75" DIA.	Plum Tree	4	75" DIA. PLUM TREE
76" DIA.	Plum Tree	4	76" DIA. PLUM TREE
77" DIA.	Plum Tree	4	77" DIA. PLUM TREE
78" DIA.	Plum Tree	4	78" DIA. PLUM TREE
79" DIA.	Plum Tree	4	79" DIA. PLUM TREE
80" DIA.	Plum Tree	4	80" DIA. PLUM TREE
81" DIA.	Plum Tree	4	81" DIA. PLUM TREE
82" DIA.	Plum Tree	4	82" DIA. PLUM TREE
83" DIA.	Plum Tree	4	83" DIA. PLUM TREE
84" DIA.	Plum Tree	4	84" DIA. PLUM TREE
85" DIA.	Plum Tree	4	85" DIA. PLUM TREE
86" DIA.	Plum Tree	4	86" DIA. PLUM TREE
87" DIA.	Plum Tree	4	87" DIA. PLUM TREE
88" DIA.	Plum Tree	4	88" DIA. PLUM TREE
89" DIA.	Plum Tree	4	89" DIA. PLUM TREE
90" DIA.	Plum Tree	4	90" DIA. PLUM TREE
91" DIA.	Plum Tree	4	91" DIA. PLUM TREE
92" DIA.	Plum Tree	4	92" DIA. PLUM TREE
93" DIA.	Plum Tree	4	93" DIA. PLUM TREE
94" DIA.	Plum Tree	4	94" DIA. PLUM TREE
95" DIA.	Plum Tree	4	95" DIA. PLUM TREE
96" DIA.	Plum Tree	4	96" DIA. PLUM TREE
97" DIA.	Plum Tree	4	97" DIA. PLUM TREE
98" DIA.	Plum Tree	4	98" DIA. PLUM TREE
99" DIA.	Plum Tree	4	99" DIA. PLUM TREE
100" DIA.	Plum Tree	4	100" DIA. PLUM TREE

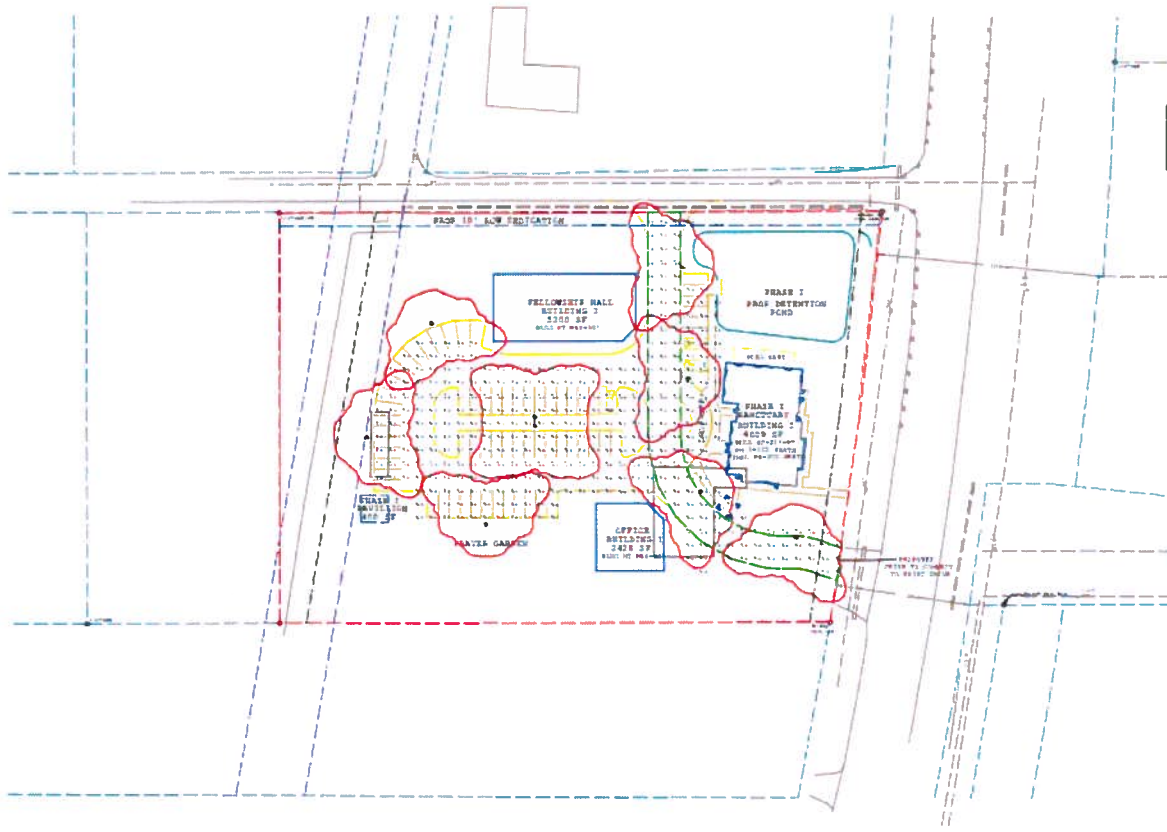
LANDSCAPE CALCULATIONS

ROOT BARBERS:
 100% OF ALL PLANTING MATERIAL SHALL BE DELIVERED TO THE PROJECT SITE BY THE CONTRACTOR. ALL MATERIAL SHALL BE STORED IN A DRY, PROTECTED AREA. ALL MATERIAL SHALL BE STORED IN A DRY, PROTECTED AREA. ALL MATERIAL SHALL BE STORED IN A DRY, PROTECTED AREA.

MULCHES:
 AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK MULCH OVER ALL PLANTING MATERIAL. CONTRACTOR SHALL INSTALL MULCH OVER ALL PLANTING MATERIAL. CONTRACTOR SHALL INSTALL MULCH OVER ALL PLANTING MATERIAL.

NOTES: ALL TREES SHALL BE CONTRACTOR-PROVIDED AND SHALL BE STORED IN A DRY, PROTECTED AREA. ALL MATERIAL SHALL BE STORED IN A DRY, PROTECTED AREA. ALL MATERIAL SHALL BE STORED IN A DRY, PROTECTED AREA.

EXHIBIT "E"



Symbol	Description	Quantity	Notes
⊙	High Bay Light	10	Phase I Office Building
⊙	High Bay Light	10	Phase I Sanitation Building
⊙	High Bay Light	10	Phase I Prof Detention Pond
⊙	High Bay Light	10	Phase I Fellowship Hall

Symbol	Description	Quantity	Notes
⊙	High Bay Light	10	Phase I Office Building
⊙	High Bay Light	10	Phase I Sanitation Building
⊙	High Bay Light	10	Phase I Prof Detention Pond
⊙	High Bay Light	10	Phase I Fellowship Hall



RLLD, LP
 4912 BLOSSOM ST
 HOUSTON, TX 77007
O. 713.843.7499
F. 713-979-1429
 sales@rlldesign.com

PROJECT: P.B.L. Center 2014-20
LOCATION: Fairview, TX 75062
CONTACT: HALLEY LIU - 713-867-6814
DATE: 10-13-14 Revise IV

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FOR PURCHASING INFORMATION OF APPROVED EQUIPMENT SPECIFIED ON THIS PLAN CONTACT:

Halley Liu
 RLL Design
 4912 BLOSSOM ST
 HOUSTON, TX 77007
 Voice Number: 713.843.7499 x 6814
 Fax Number: 713.979.1429
 Email Address: halley@rlldesign.com

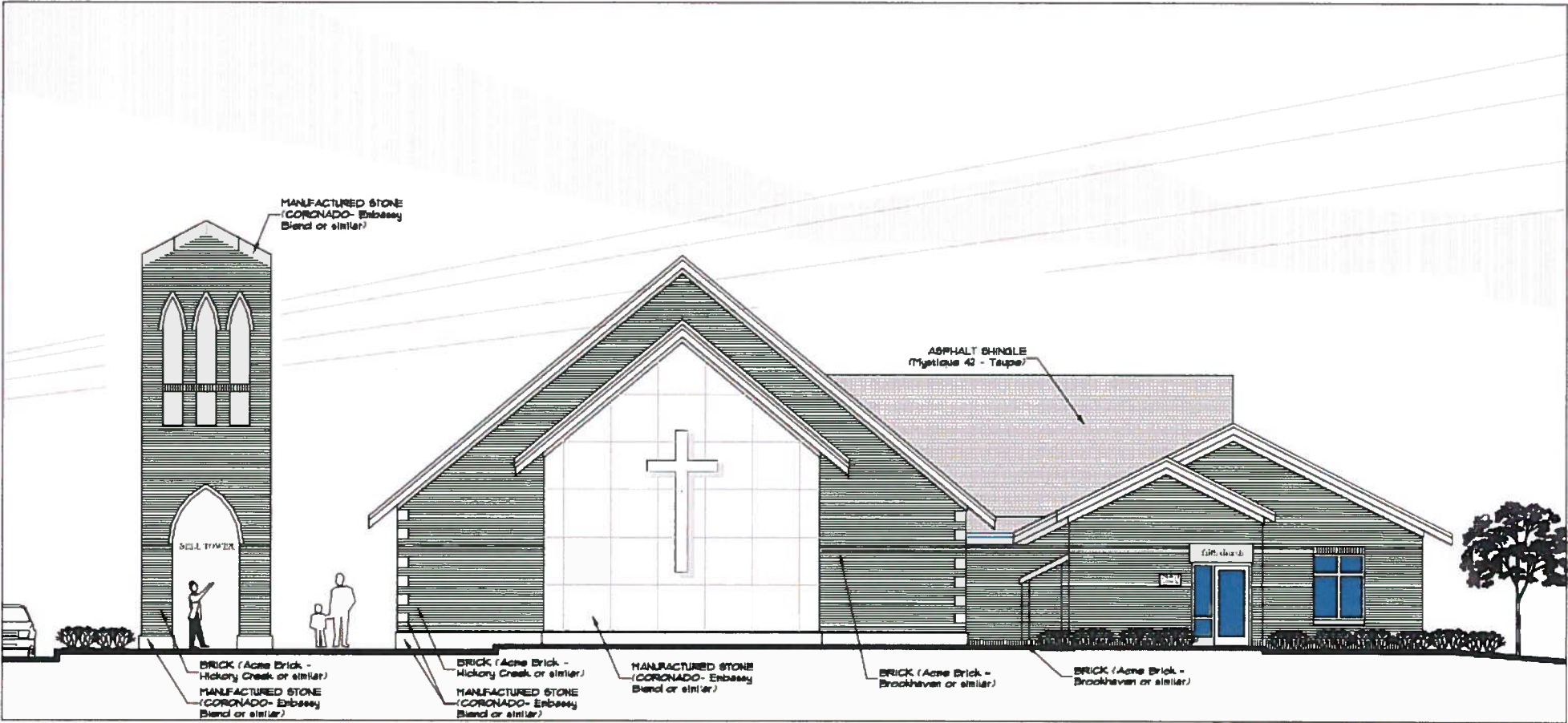
FAITH CHURCH OF COLLIN COUNTY

Nov. 5, 2014

EAST EXTERIOR ELEVATION

CHARACTER * SPIRIT * FIT

for the property located at:
531 State HWY 5 South
Fairview, Texas



DR. STANLEY M. BELL
ARCHITECT
designing places for Worship
 101 F. Feary Street, Remick Springs, MI 49103
 Tel: (248) 475-1152 Fax: (248) 475-1251 Mobile: (248) 335-9173

EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

SHEET **A3.2**

CASE NUMBER #A321420

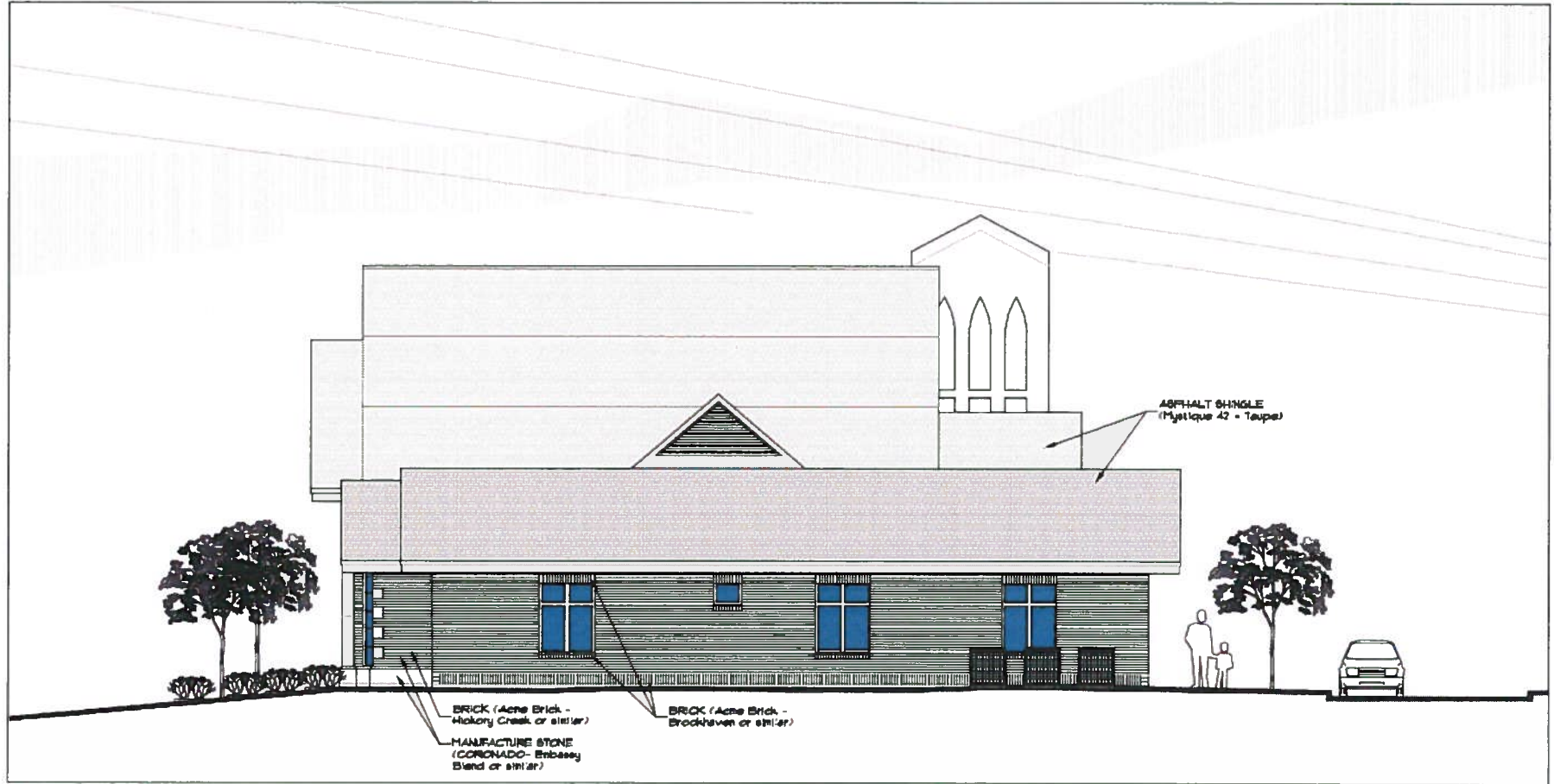
Nov. 5, 2014

FAITH CHURCH OF COLLIN COUNTY

NORTH EXTERIOR ELEVATION

CHARACTER * SPIRIT * FIT

for the property located at:
531 State HWY 5 South
Fairview, Texas



DR. STANLEY M. BELL
ARCHITECT
designing places for worship
 101 E. Perry Street, Berrien Springs, MI 49103
 Tel: (269) 473-2113 Fax: (269) 473-2221 Mobile: (269) 370-9173

NORTH EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

SHEET **A3.4**

CAD NUMBER: 22071491

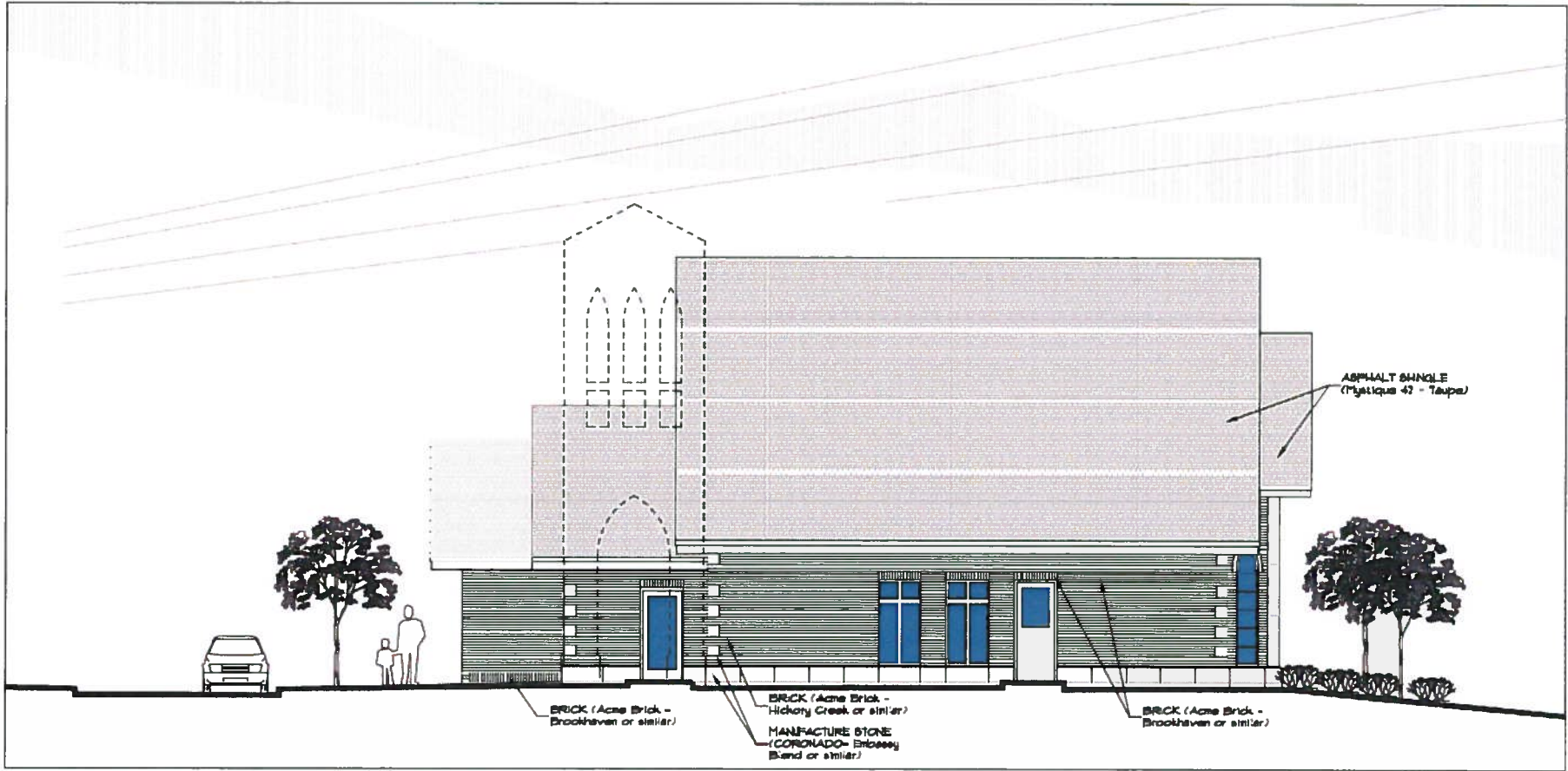
FAITH CHURCH OF COLLIN COUNTY

Nov. 5, 2014

SOUTH EXTERIOR ELEVATION

CHARACTER * SPIRIT * FIT

for the property located at:
531 State HWY 5 South
Fairview, Texas



SOUTH EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

FAITH CHURCH OF COLLIN COUNTY

CHURCH FLOOR PLAN (revised)

Nov. 5, 2014
 SITE AREA = 2.996 ACRES
 SANCTUARY BUILDING
 FLOOR AREA = 4,690 SF

for the property located at:
 531 State HWY 5 South
 Fairview, Texas

CHARACTER • SPIRIT • FIT

