

**TOWN OF FAIRVIEW, TEXAS**

**ORDINANCE NO. 2017- 14**

**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 (CUP) FOR CREEKWOOD UNITED METHODIST CHURCH LOCATED AT 261 COUNTRY CLUB ROAD; BEING A 28.4-ACRE TRACT OF LAND LOCATED THE SOUTHWEST CORNER OF STACY ROAD AND COUNTRY CLUB ROAD, TOWN OF FAIRVIEW, COLLIN COUNTY TEXAS; 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 (CUP) for the Creekwood United Methodist Church at 261 Country Club Road, being a 28.4-acre tract of land located at the southwest corner of Stacy Road and Country Club Road, Town of Fairview, Collin County Texas, 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, except as follows:


1. Site shall be developed in general conformance with the attached site plan (Exhibit A), Landscape Plan (Exhibit B), and building elevations (Exhibits C1 and C2)

**Section 3.** 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 4.** 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 5.** That this ordinance shall take effect upon passage and publication, and it is accordingly so ordained.

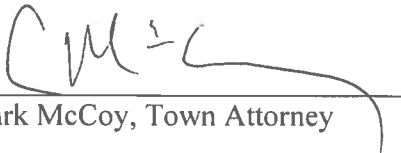
**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, THIS 1st DAY OF AUGUST, 2017.**

  
Darion Culbertson, Mayor  
Town of Fairview

ATTEST:

  
Elizabeth Cappon, Town Secretary

APPROVED AS TO FORM:

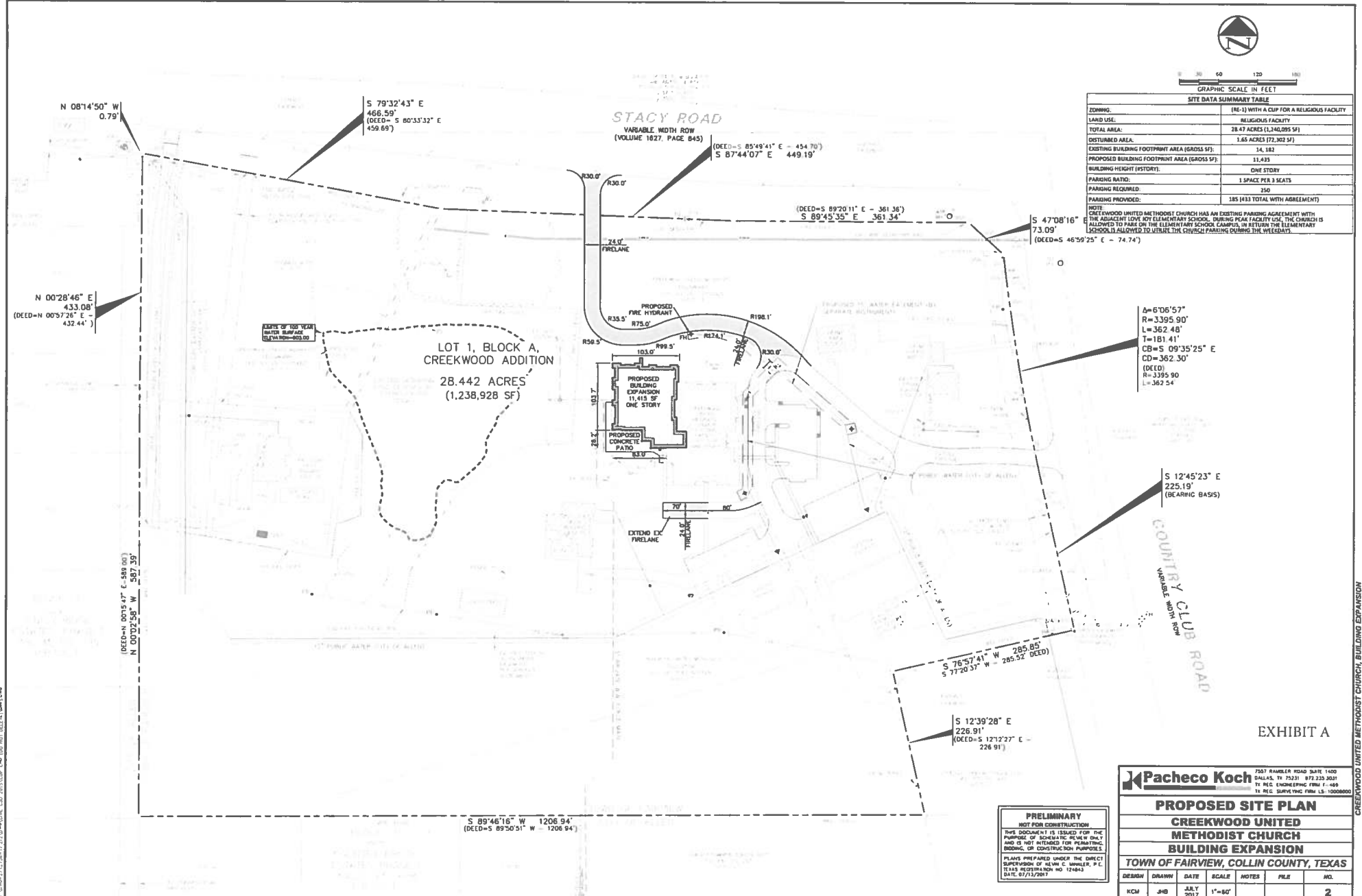
  
Clark McCoy, Town Attorney





SITE DATA SUMMARY TABLE	
ZONING:	(RE-1) WITH A CLIP FOR A RELIGIOUS FACILITY
LAND USE:	RELIGIOUS FACILITY
TOTAL AREA:	28.47 ACRES (1,240,095 SF)
EXISTING AREA:	1.65 ACRES (72,302 SF)
EXISTING BUILDING FOOTPRINT AREA (GROSS SF):	14,182
PROPOSED BUILDING FOOTPRINT AREA (GROSS SF):	11,425
BUILDING HEIGHT (STORY):	ONE STORY
PARKING RATIO:	1 SPACE PER 3 SEATS
PARKING PROVIDED:	250
PARKING REQUIRED:	185 (433 TOTAL WITH AGREEMENT)

NOTE: CREEKWOOD UNITED METHODIST CHURCH HAS AN EXISTING PARKING AGREEMENT WITH THE ADJACENT LOVE JOY ELEMENTARY SCHOOL. DURING PEAK FACILITY USE, THE CHURCH IS ALLOWED TO PARK ON THE ELEMENTARY SCHOOL CAMPUIS. IN RETURN THE ELEMENTARY SCHOOL IS ALLOWED TO USE THE CHURCH PARKING DURING THE WEEKENDS.



A=6'08"57"  
 R=3395.90'  
 L=362.48'  
 T=181.41'  
 CB=S 09°35'25" E  
 CD=362.30'  
 (DEED)  
 R=3395.90  
 L=362.54

S 12°45'23" E  
 225.19'  
 (BEARING BASIS)

S 76°57'41" W 285.85'  
 S 77°20'37" W - 285.52' (DEED)

S 12°39'28" E  
 226.91'  
 (DEED-S 12°12'27" E -  
 226.91')

S 89°46'16" W 1206.94'  
 (DEED-S 89°50'51" W - 1206.94')

(DEED-N 00°19'47" E - 589.00)  
 N 00°12'58" W 567.35'

N 00°28'46" E  
 433.08'  
 (DEED-N 00°57'26" E -  
 432.44')

S 79°32'43" E  
 466.59'  
 (DEED-S 80°33'32" E  
 459.69')

(DEED-S 85°49'41" E - 454.70)  
 S 87°44'07" E 449.19'

(DEED-S 89°20'11" E - 361.36)  
 S 89°45'35" E 361.34'

S 47°08'16" E  
 73.09'  
 (DEED-S 46°59'25" E - 74.74')

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 THIS DOCUMENT IS ISSUED FOR THE  
 PURPOSE OF SCHEMATIC REVIEW ONLY  
 AND IS NOT INTENDED FOR PERMITTING,  
 BIDDING, OR CONSTRUCTION PURPOSES.  
 PLANS PREPARED UNDER THE DIRECT  
 SUPERVISION OF ALVIN C. WINKLER, P.E.  
 TEXAS REGISTRATION NO. 124843  
 DATE: 07/13/2017

**Pacheco Koch** 7037 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.223.3031  
 TX REG. ENGINEERING FIRM # 469  
 TX REG. SURVEYING FIRM LG 100069000

**PROPOSED SITE PLAN**  
**CREEKWOOD UNITED**  
**METHODIST CHURCH**  
**BUILDING EXPANSION**  
**TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KCM	JHB	JULY 2017	1"=80'			2

PK FILE: 2756-17 212

PK-DMS.DWG

PAPER: 24" x 36" BY  
 V:\2017-2018\2756-17 212\PK.DWG, LID: 2017A, CADD: 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

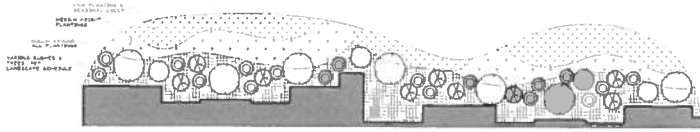
CREEKWOOD UNITED METHODIST CHURCH, BUILDING EXPANSION

EXHIBIT A

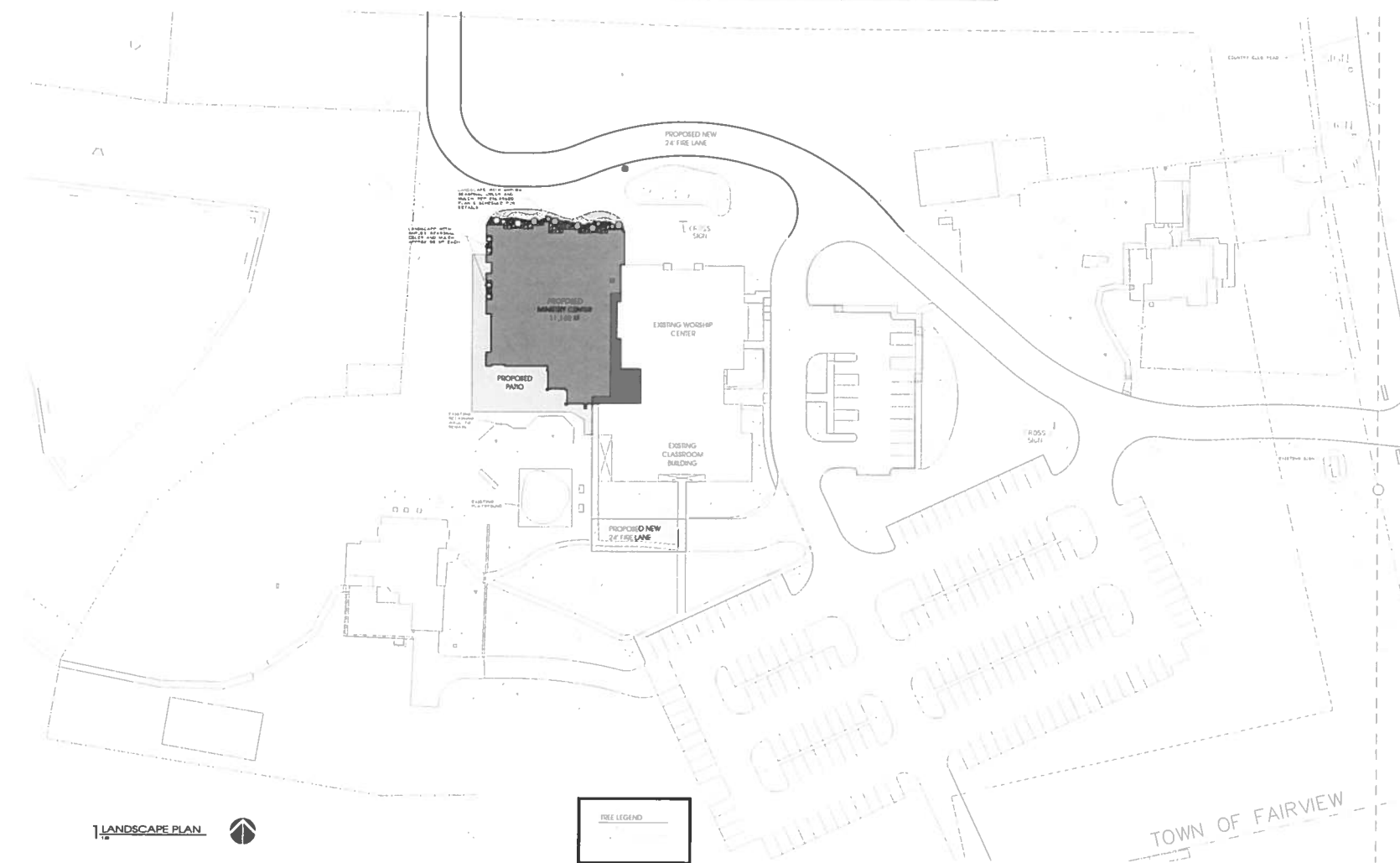
EXHIBIT B

SYMBOL	COUNT	DESCRIPTION	SPECIFICATIONS
PERENNIALS / GROUND COVERS / MISC			
	7	Small tree	12" tall minimum 3-1" trunk B&B
	±22	Small Bush	1 gal. 36" O.C
	8	Large Bush	3 gal. 3' O.C
	9	Large Bush	5 gal. 4' O.C
	±200	Low planting with seasonal color	1 gal. 12" O.C
	±55	Medium planting	1 gal. 24" O.C
	±700 SF	Mulch- color to be determined	2" thick

NOTE: CONTRACTOR TO SELECT PLANT MATERIAL BASED ON HEIGHT AND WIDTH CALLED OUT ABOVE. POT SIZE CALLED OUT IS A MINIMUM REQUIREMENT.



2 ENLARGED LANDSCAPE PLAN



LANDSCAPE PLAN



PRELIMINARY REVIEW NOT FOR CONSTRUCTION 5-31-2017

Architects  
Planners  
Interior Design

3717 West River Street, Suite 210  
Dallas, Texas 75218  
Telephone: 972.586.6268  
Fax: 972.586.8237  
www.nelsonmorgan.com

NEW MINISTRY CENTER  
FOR  
CREEKWOOD UNITED METHODIST CHURCH  
FAIRVIEW TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF A LICENSED ARCHITECT IN TEXAS. IT IS NOT TO BE USED FOR FINAL BIDDING OR CONSTRUCTION PURPOSES.

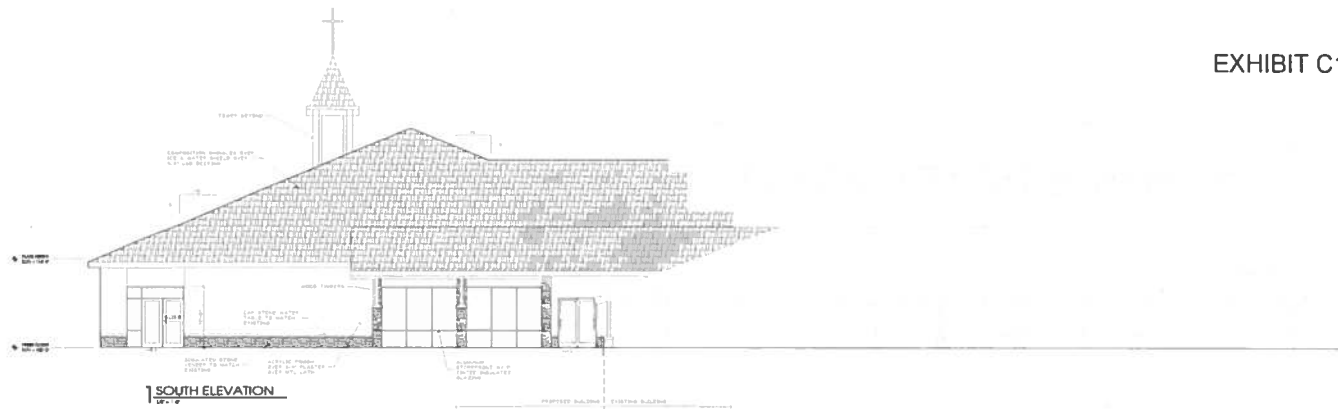
JOB: 160417027  
Prepared by: [Name]  
Checked by: [Name]

Date: 05-04-2017

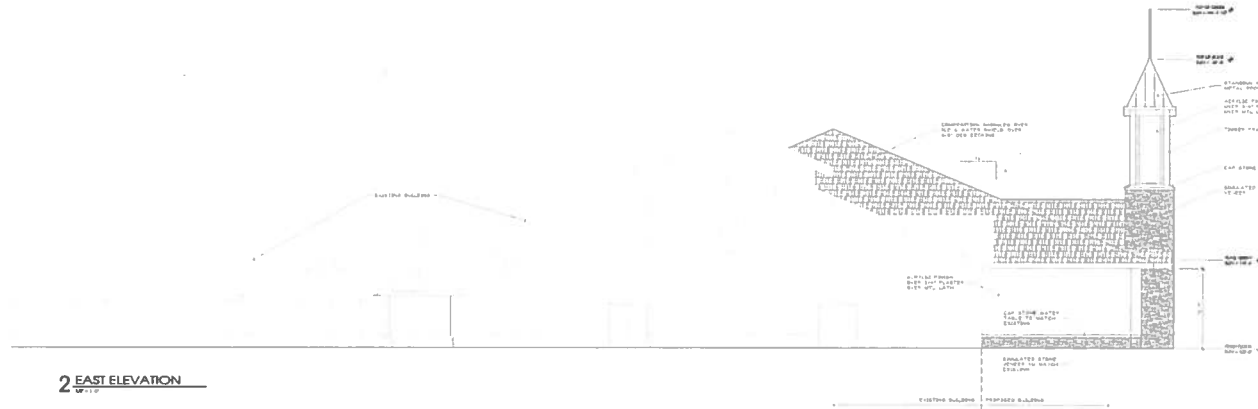
Scale: [Blank]  
Date: [Blank]  
Project: [Blank]  
Client: [Blank]

LANDSCAPE PLAN  
SHEET  
L1.1

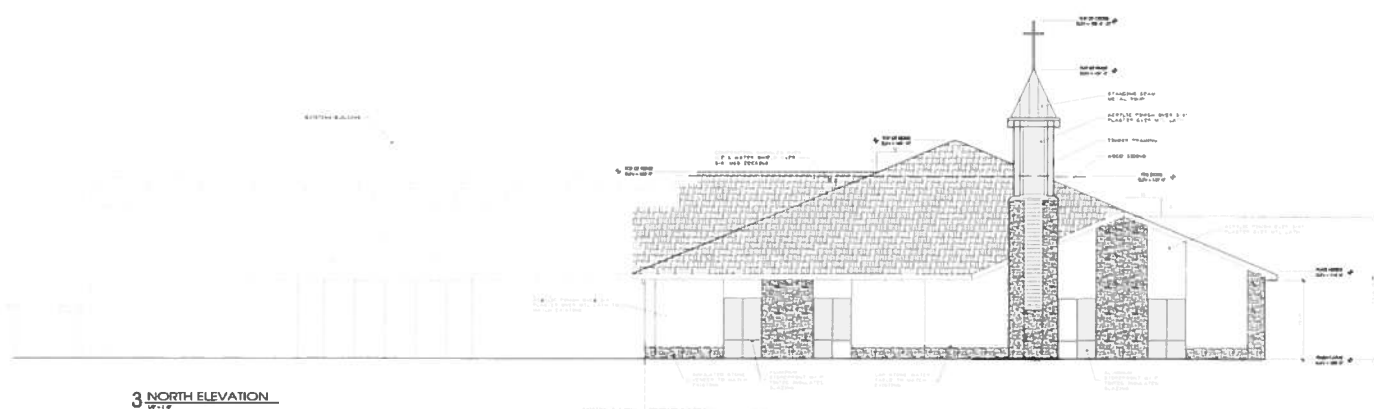
EXHIBIT C1



1 SOUTH ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION

**NELSON + MERRICK ARCHITECTS INC**

Architects  
Planners  
Interior Design

2117 West River Lane, Suite 210  
Dallas, Texas 75210  
Telephone: 972.446.8266  
Fax: 972.446.8228  
info@nelsonmerrick.com

PRELIMINARY REVIEW NOT FOR CONSTRUCTION 5-31-2017

NEW MINISTRY CENTER  
FOR  
CREEKWOOD UNITED METHODIST CHURCH  
FAIRVIEW TEXAS

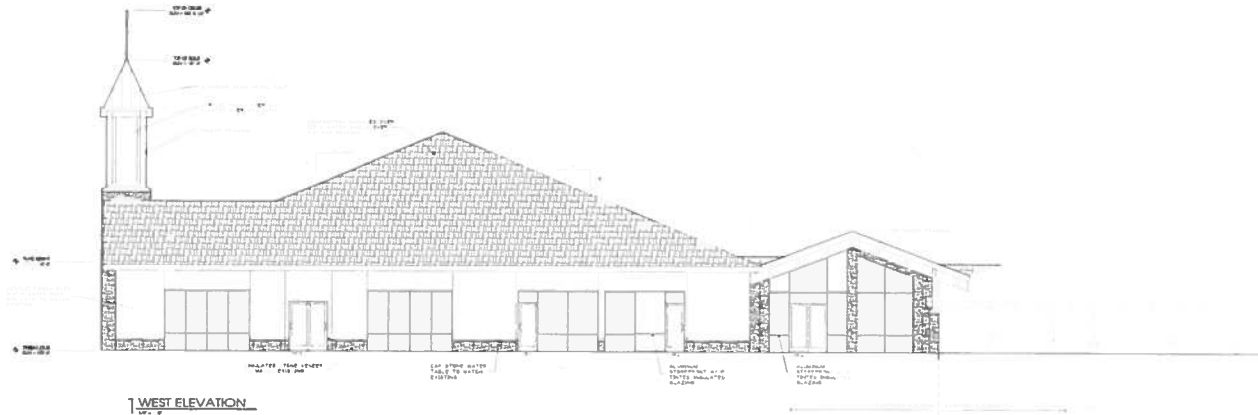
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF WITHIN REVIEW UNDER THE AUTHORITY OF PLAN NELLSON TEXAS SUBJECT TO THE IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

JOB: NMA17027

Date: 05-31-2017

Scale for: 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
SHEET  
A3.1



NELSON + MORGAN  
ARCHITECTS INC

Architects  
Planners  
Interior Design

2111 West River Lane, Suite 210  
Dallas, Texas 75218  
Telephone: 469.586.0206  
Fax: 469.586.6223  
en@nelsonmorgan.com

PRELIMINARY REVIEW NOT FOR CONSTRUCTION 5-31-2017

NEW MINISTRY CENTER  
FOR  
CREEKWOOD UNITED METHODIST CHURCH  
FAIRVIEW TEXAS

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF  
FIELD REVIEW UNDER THE  
AUTHORITY OF ALAN NELSON  
TEAM ARCHITECTS INC 2017  
IT IS NOT TO BE USED FOR  
FINAL BIDDING OR  
CONSTRUCTION PURPOSES

JOB: 166A17207  
ISSUED BY: [illegible]  
DATE: 05/31/2017

Date: 05-31-2017  
Author: [illegible]

Issue for:  
Review  
Printing  
Approval  
Distribution

EXTERIOR  
ELEVATIONS  
SHEET  
A3.2

EXHIBIT C2