



**JOINT SPECIAL MEETING OF THE
THE FAIRVIEW TOWN COUNCIL AND
THE FAIRVIEW PLANNING AND ZONING COMMISSION
TOWN HALL COUNCIL CHAMBERS
372 TOWN PLACE, FAIRVIEW, TEXAS 75069
THURSDAY, NOVEMBER 2, 2023
6:00 P.M.
AGENDA**

NOTICE IS HEREBY GIVEN the Town of Fairview Town Council and Planning and Zoning Commission will conduct a Joint Special Meeting scheduled at 6:00 p.m. on Thursday, November 2, 2023, located at Fairview Town Hall, 372 Town Place, Fairview, TX 75069. A meeting can be held with a member participating by videoconference provided that there is a quorum of members physically present at the location that is open to the public. One or more Council members may attend the meeting via video conference.

This notice and meeting agenda will be posted online at fairviewtexas.org.

1. **Call to Order**
2. **Hold Joint discussion on possible changes to Town of Fairview Subdivision Ordinance and related matters.**
3. **Adjourn the Planning and Zoning Commission**
4. **Adjourn**

I, Joshua Stevenson, Town Secretary, hereby certify that notice of the above-named meeting was posted on the bulletin board of the Town Hall of the Town of Fairview, Texas, a place readily accessible to the public at all times, on or before the 30th day of October 2023 at or before 5:00 p.m. and will remain continuously posted for at least 72 hours immediately preceding said meeting.

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, or readers, are requested to contact the Town Secretary's office at 972-562-0522, Ext 4234 or by fax at 972-886-4203.



Memorandum

November 2, 2023

TO: Town Council
Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **SUBDIVISION ORDINANCE REVISION - DRAFT**

BACKGROUND: As part of a continuing effort to routinely update and maintain our development regulations, with Town Council's permission, staff has partnered with Freese and Nichols, Inc. (FNI) to rewrite the Town's Zoning and Subdivision Ordinances.

The current version of both codes has been sporadically updated over the years, mostly in response to issues or conflicts that have occurred. This has caused a patchwork of development criteria that is spread throughout both ordinances, which, in some cases, has created various conflicts and inconsistencies within the individual chapters of each code. The main goal of the rewrite is to reorganize and coordinate an effective and understandable zoning and subdivision code that can easily be updated in future versions, however, there will also be various policy questions that will be reviewed by both the Planning and Zoning Commission and Town Council.

This work-session will focus on the proposed Subdivision Ordinance. The Zoning Ordinance revision will be reviewed at a later time.

STATUS OF ISSUE: Attached is a draft version of the proposed Subdivision Ordinance. Subdivision regulations govern the division of land into two or more parts. The regulations specify the standards for drawing and recording a plat, and requirements for public improvements necessary to make the property suitable for development.

Also included is an Revision Summary of the proposed ordinance that highlights the major changes to the code from its current version.

ATTACHMENTS:

Revision Summary

DRAFT Subdivision Ordinance