



Memorandum

July 10, 2025

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR CHASE OAKS CHURCH FOR A DAYCARE (CASE #CUP2025-7)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) to allow for daycare services at Chase Oaks Church. The 10.6-acre site is located at 611 Stacy Road and is zoned for the (RE-1) One-acre Ranch Estate District with a CUP for a religious facility. Applicant: Glen Brechner of Chase Oaks Church.

Chase Oaks Church was first granted CUP approval in 2013 for the original design and construction of the campus. Revised CUPs were then granted in 2014 (revised site and landscape designs), 2016 (revised site and landscape plans to add more parking, and a revised sign package), and finally in 2023 for a wall mural (signage).

STATUS OF ISSUE:

Chase Oaks Church has partnered with Pathways Learning Academy to provide daycare services at the their Fairview campus. According to online information, Pathways is a network of schools that offer early child education and childcare services. Currently, Chase Oaks Church and Pathways have established partnership programs in operation at both the Chase Oaks Plano and Chase Oaks Sachse campuses. For this request, the operators are requesting to provide infant care and pre-school level programming through the requested CUP with a maximum enrollment of 125.

Ordinance Requirements:

- Per ordinance, religious facilities that are located within a residential zoning district must obtain approval of a Conditional Use Permit prior to construction. Development plans,

including the site and landscape plans, building design (façades) and signage are included with that CUP request.

- The Comprehensive Zoning Ordinance (CZO), also allows the development of a daycare center only upon approval of a CUP in the (RE-1) One-acre Ranch Estate District.
- Additionally, as a condition of the original approval for Chase Oaks Church in 2013 (Ordinance #2013-11-5A), “Establishment of educational, daycare, or other similar accessory or non-accessory uses 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 the Town Council.”

Operation Details: Pathways is a privately operated company, therefore Chase Oaks Church will not be directly managing the program. Details of their operation for the daycare are as follows:

- Expected total enrollment is 125.
- Ages range from 6 weeks - 60 months (5 years).
- Provide pre-school level curriculum.
- Operation days and time: Monday-Friday; 6:30am – 6:30pm.
 - No conflicts with typical church related campus functions or activities.
- Projected number of employees is approximately 20.

Traffic Impact Analysis: The applicants have submitted a Traffic Impact Analysis (TIA) that included the potential traffic associated with the proposed daycare service with 125 enrollment and both existing and proposed developments along Stacy Road. As a result, a left-turn and deceleration lane along east-bound Stacy Road is required to be constructed at the median break at the main entry into the site in accordance with TxDOT criteria. Chase Oaks Church will be responsible for the construction of the turn-lane, and must be installed prior to opening of the daycare center.

Site Improvements: Other than the construction of the left-turn deceleration lane, the only other change to the site includes an expanded playground area on the west side of the building. The expansion includes an additional 1,934 square feet (SF) of playground area (approximately 3,300 SF total) that allows the combined area to be divided into age appropriate outdoor play areas.

Parking: Parking for a religious facility is determined by the main sanctuary. In this case, Chase Oaks Church, based upon the original CUP approval with a seating capacity of the main sanctuary capped at 500, the required minimum number of parking spaces is 167. 237 space are provided on-site.

- Typically, a daycare facility, with more than 4 children, would require 1 space per 300 SF of floor area plus four (4) drop-off spots. In this case the proposed daycare will occupy about 9,980 SF within the existing building (including ~5,000 SF classroom area), therefore the daycare use requires 34 regular parking spaces and 4 drop-off spots. The 34 required spaces exceeds the number of projected employees (20). To meet code, the site plan designates 4 existing spaces (3 + 1 HC space) for drop-off. Additionally, the looped

driveway in the front of the building is used for passenger drop-off of normal church related activities.

Although the proposed daycare will operate at different hours than typical church related activities and a shared parking arrangement is appropriate, there is more than enough total parking spaces on site to meet the requirements of both uses separately total needed (201). Therefore, no additional parking is necessary to accommodate the proposed daycare.

Signage:

There are no signage changes proposed with this request.

Public Input:

The town has notified 30 adjacent property owners within 500 feet of the subject property. To date, we have not received any correspondence.

RECOMMENDATION: Staff recommends **APPROVAL** of the proposed CUP subject to the following conditions:

1. The site shall be developed in accordance with the attached plan.
2. Maximum enrollment shall be limited to 125.
3. Operation days and time shall be:
 - a. Monday – Friday: 6:30am-6:30pm
4. The construction of the left-turn and deceleration lane on Stacy Road shall be completed before the daycare can begin operations.

ATTACHMENTS:

- Locator
- Applicant's Narrative
- Pathways information
- Site Plan
- Playground Details



Chase Oaks Church

Chase Oaks Church – Pathways Learning Academy Use Request
To: Mr. Israel Roberts, AICP, Planning Manager, Town of Fairview
From: Glen Brechner, Executive Pastor, Chase Oaks Church
Jeremy LeBlanc, Campus Pastor – Sloan Creek Campus
Date: June 11, 2025

Subject Property: 611 Stacy Road, Fairview, TX 75069 (10.68 acres)

1. Project Summary

Chase Oaks Church respectfully submits this request to amend the use of a portion of our existing facility located at 611 Stacy Road to allow for the weekday operation of Pathways Learning Academy, a for-profit early childhood learning center. The proposed use would take place entirely within existing indoor space already constructed on-site, with the exception of a planned expansion of the external playground area to meet state childcare requirements.

The total site includes 10.68 acres and is currently designated as “Institutional” under the Town of Fairview’s Comprehensive Future Land Use Plan (amended May 10, 2014). This proposed weekday use directly supports the intent of that designation by continuing to provide a community-serving, non-residential use that meets growing educational and childcare needs in Fairview.

2. Land Use and Compatibility

The proposed daycare use is consistent with the existing Institutional zoning and the church’s mission to serve families in the surrounding community. Faith-based organizations across Texas and the nation often use their facilities for weekday educational or service-based operations that maximize space utilization while complementing weekend worship activities.

All internal modifications required for the learning center will occur within the current facility footprint. The only physical site change is the expansion of the external playground area, which will remain compliant with building codes, safety standards, and aesthetic guidelines set by the Town. The development will maintain the character of the existing site, including landscaping and building setbacks.

3. Community Benefit

The introduction of Pathways Learning Academy allows Chase Oaks to activate currently underutilized space during the weekdays and respond to a growing demand for high-quality early education options for local families. By partnering with a for-profit operator, this initiative ensures professional educational management while allowing the church to reinvest in its mission and outreach.

Importantly, because Pathways Learning Academy is a for-profit entity, the portion of the facility dedicated to this use will be subject to ad valorem property taxes, thereby generating new revenue for the Town of Fairview. While we fully acknowledge this tax liability, Chase Oaks intends to use income generated from the learning center to offset this cost, ensuring the partnership remains sustainable and beneficial for all parties involved.

4. Traffic and Access

A Traffic Impact Analysis (TIA) was conducted to evaluate the anticipated traffic patterns resulting from the weekday daycare use. The analysis indicates that traffic increases will be limited to peak weekday drop-off and pick-up periods, which will not overlap with church programming.

As a proactive measure to address traffic flow and public safety, Chase Oaks Church is currently pursuing approval from TxDOT to construct a dedicated left-turn lane from Stacy Road into the property. This turn lane was recommended in the TIA and will help facilitate safe, efficient ingress and egress for weekday traffic while reducing impacts on surrounding roadways and neighborhoods.

Additionally, the church campus includes ample on-site parking and a clearly defined circulation route, which will comfortably accommodate all daycare-related vehicle movements without spillover or congestion.

5. Site Design and Operations

- The daycare will be located entirely within the existing church facility, utilizing classroom and gathering spaces originally built to serve educational and community purposes.
- The only physical expansion proposed is to the external playground, which will comply with state regulations and be thoughtfully integrated into the site with attention to safety, screening, and aesthetics.
- Operating hours will be limited to typical weekday periods (approximately 6:30 AM to 6:30 PM), with no overlap with weekend worship services or major evening programming.
- All applicable life-safety, building, and licensing codes for childcare operations will be met or exceeded.

6. Conclusion

Chase Oaks Church believes this proposed use represents an ideal intersection of community service, efficient space utilization, and economic contribution. By allowing Pathways Learning Academy to operate during the week, the Town of Fairview can:

- Meet increasing demand for local early childhood education,
- Generate new taxable revenue,
- Ensure a well-managed, low-impact weekday operation on an already developed institutional site.

We respectfully request your consideration and support of this application, and we remain fully committed to working with Town staff, neighbors, and stakeholders throughout the process.

As part of a potential future application, Chase Oaks Church may request approval for the installation of monument or ground-mounted signage along Stacy Road. This signage would be used to identify both Chase Oaks Church and Pathways Learning Academy and would be designed in compliance with the Town's sign regulations. The intent is to ensure clear, tasteful identification for weekday and weekend visitors while maintaining the visual character and integrity of the site and surrounding area.

Sincerely,

Glen Brechner

Executive Pastor, Chase Oaks Church

Jeremy LeBlanc

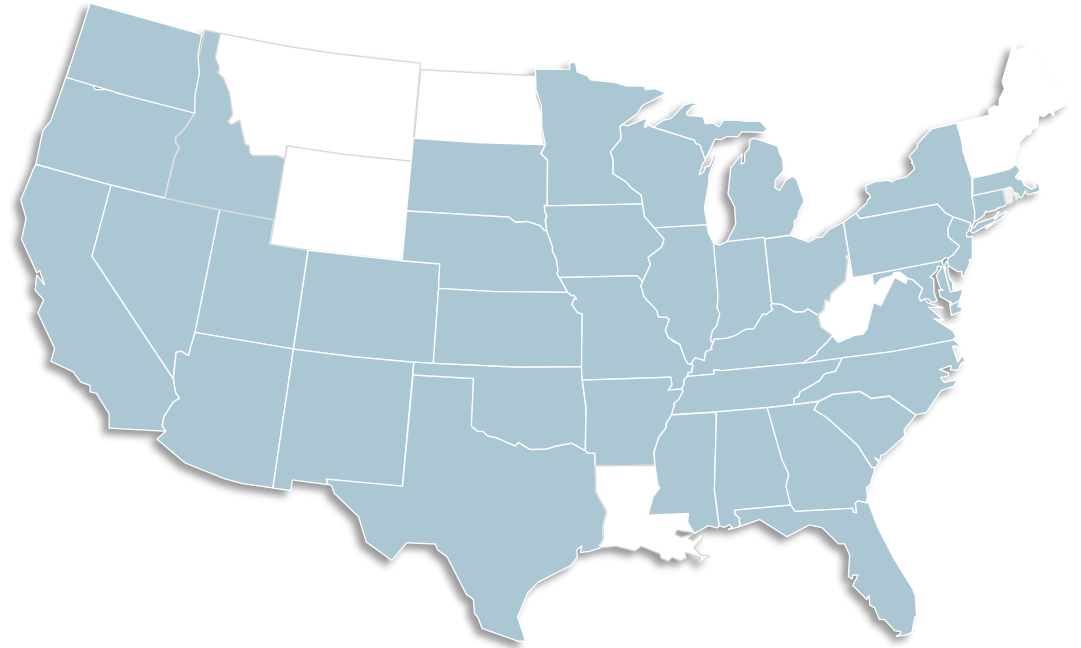
Campus Pastor – Sloan Creek Campus



Pathways
LEARNING ACADEMY™

WHO IS LEARNING CARE GROUP?

- Parent company of **Pathways Learning Academy** and 10 other brands across the country
- Serving children and families since **1967**
- **1,150+** schools nationally
- Across **40 states** and Washington, D.C.
- High-quality child care for ages **6 weeks-12 years**



WHO IS PATHWAYS LEARNING ACADEMY?

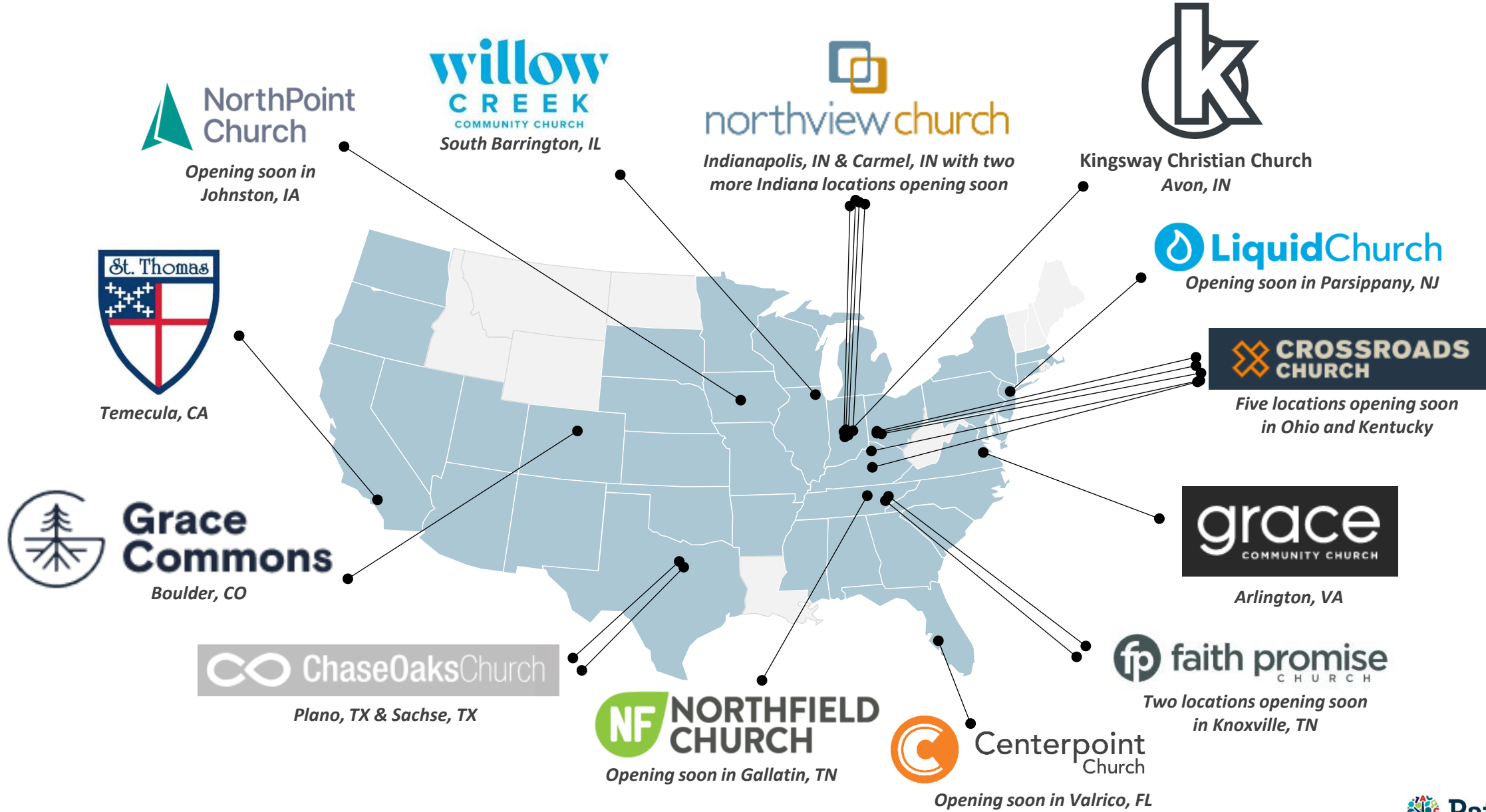
Our Pathways Learning Academy model enables you to maximize use of your own facilities and generate incremental, long-term revenue.

We will manage all operational aspects of your school for you:

- Planning
- Security
- Licensing
- Hiring
- Enrollment
- and more...



GROWING EVERY DAY!



CURRICULUM

We want our little learners to develop and grow so they can navigate the world successfully. That's why we teach the four C's essential school readiness skills:

- **Creativity:** Innovation and personal expression
- **Collaboration:** Working with and leading others to solve problems
- **Critical Thinking:** Ability to gather, analyze, and interpret information and solve problems
- **Communication:** Listening, presenting, public speaking

Because young children learn best through active participation, all these concepts and skills are learned through exploration, investigation, play, and focused intentional teaching. By making connections between diverse skills and concepts across learning domains, we support children in becoming critical thinkers, problem-solvers, and innovators.

Our curriculum is not faith-based, but we will work with you to integrate ministry-led sessions during the day through lessons, songs or activities.



SHARED SPACES

BRANDING/SIGNING

A monument sign (or share of sign) at street level is important as well as a sign at church entry. We want everyone in the community to see your school!

CENTER ENTRANCE

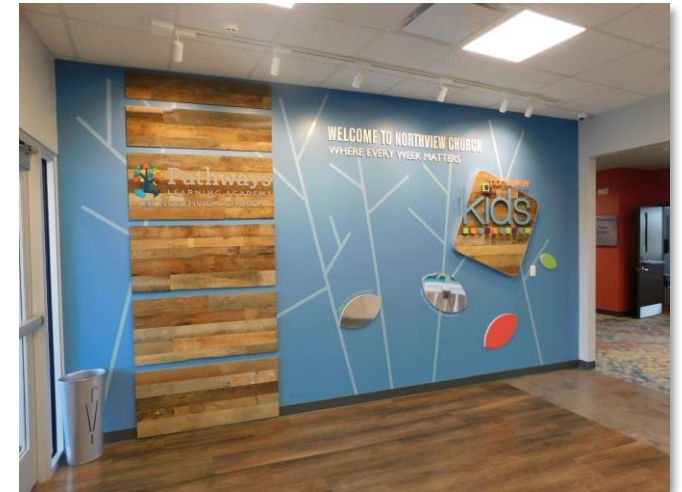
We require a secure keypad at center entry. Additionally, we must have a desk at the entrance to allow staff to greet parents, have visitors sign in, and give the impression of a lobby.

THE CLASSROOMS

You may have classrooms built out; however, that doesn't guarantee they are licensable spaces to run a child care center. State, city and municipality specifics for each age group must be met and can vary greatly. Items like sinks in all rooms, egress to the outside, number of toilets available, etc., need to be considered.

FIXTURES, FURNITURE AND EQUIPMENT (FF&E)

Licensing has strict guidelines about size, materials and safety. We do our best to use what you have but often need to supplement with FF&E that is up to code.



SHARED SPACES

SPACE TRANSITION

Pathways Learning Academy understands that we are operating in your space. We will work closely with you to make sure that we can operate the center Monday to Friday while leaving the space available to you for the needs of your ministry. Your School Relations Coordinator will devise a plan for those transitions.

PLAYGROUND

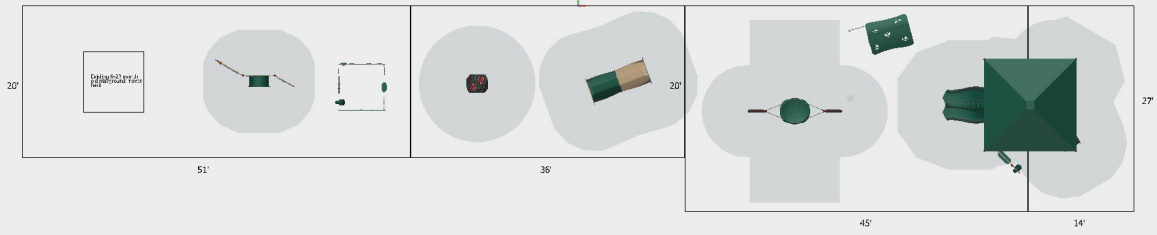
The quality of the playground is a key driver of enrollment and will impact attendance and tuition rates. It is one of your largest attractors. Additionally, there are requirements by state licensing that we must follow.

TECHNOLOGY

Pathways Learning Academy will have a separate network from the church to support all school operations. We provide all cameras, iPads and computers needed to run the school.



Building



Building

