



Memorandum

August 14, 2025

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: FINAL PLAT FOR THE FAIRVIEW TEXAS TEMPLE ADDITION

BACKGROUND: This is a request for approval of a Final Plat of the Fairview Texas Temple Addition. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District with a Condition Use Permit (CUP) for a religious facility. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

STATUS OF ISSUE: The purpose of this plat is to create a legal lot of record and to dedicate easements for the future development of the Fairview Texas Temple. The plat reflects the necessary access and utility easements that correspond with the civil plans and the development plan that were approved by Council in April 2025.

Engineering Comments:

- **Drainage** - The detention pond has been sized to detain and release all of the flow to the West. The only releases to the East would be an emergency release only and not be needed if normal operation is occurring.
- **Paving** - Two access points are being provided for the Temple entrance off of Stacy Rd with the ability to extend the Eastern access drive to the property to the East. Fire lanes are being provided around the building and parking requirements are met.

- Water and Sewer - The existing 16" water main will be tapped and a complete 8" water main loop will surround the building and provide domestic service and fire protection.

Sewer plans to pump sewer into the City of Allen have been submitted and under review by Allen representatives. A future Fairview/Allen sewer agreement is anticipated to go before Allen and Fairview Councils for consideration like the LDS Meeting house and Chase Oaks church.

RECOMMENDATION: In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the subdivision and development regulations, the municipal government must approve the plat. Therefore, since the plat meets these regulations, staff recommends **APPROVAL** of the proposed final plat.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed final plat



