



Memorandum

August 11, 2022

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **J. HANCOCK ADDITION**

BACKGROUND: This is a request for approval of the J. Hancock Addition. The total 33.78-acre site includes Lot 2 of the Haines Addition and 23.78-acres of unplatted property at 4558 and 4600 County Road 317, partially located within the Town of Fairview (22.786-acres), which is zoned for the (AG) Agriculture District, and 10.994-acres of land within the Town of Fairview's Extra Territorial Jurisdiction (ETJ).

STATUS OF ISSUE: The proposed replat reflects the creation of three (3) new lots that are partially located within town limits (22.78-acres) and partly located within the Town's ETJ (10.99-acres). In all, the total area for the plat is 33.78-acres. The replat combines Lot 2 of the Haines Addition, and 23.78-acres of unplatted property into the proposed three (3) lot design. All lots will have direct access to FM 317.

The Haines Addition was approved by Town Council in 2013. The entirety of the Haines Addition is located within the Town's ETJ area along FM 317.

The State of Texas, allows municipalities to control the subdivision approval process within its ETJ. In this case, the Town will also have permit authority over any development that occurs within the sections that are within Town limits. The County will permit any development within the ETJ area. At this time, this serves to allow the sale of the proposed lots, to different entities. There is no immediate development proposed. As with any plat, the application process is a ministerial process, meaning that if the plat application conforms to the zoning, subdivision and development regulations, the governing body must approve the plat.

PUBLIC INPUT: The town has notified property owners located within the Haines Addition that are within 500 feet of the subject property and to date, have not received any correspondence.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed plat as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



J. Hancock Addition

