



## *Memorandum*

### *September 12, 2019*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **REZONING OF FORMER FAIRVIEW COUNTRY DAY SCHOOL (CASE #ZA2019-05)**

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**BACKGROUND:** This is a request for approval of a change in zoning for an 8.2-acre site, formerly the Fairview Country Day School, from the (PC) Planned Center District to the (RE-1.5) One-and-one Half acre Ranch Estate District. The site is located at 885 Hart Road, on the north side of Hart Road, east of Stoddard Road. Applicant/Owner: Michael Pezzulli (ZA2019-05).

**STATUS OF ISSUE:** The applicant proposes to rezone the land from the (PC) Planned Center district, which established the development plans for the former Fairview Country Day school, to the (RE-1.5) One-and-One-Half acre Ranch Estate District. The subject rezoning request does not provide a concept plan the site, simply seeks to rezoning the site for future residential uses. There is no development associated with this request.

**COMPREHENSIVE PLAN:** According to the Comprehensive Plan and the Future Land Use Map, the site is designated for Institutional uses. By definition, the Institutional Uses (Schools, Town Facilities) would provide support for administrative offices and community service facilities for Town of Fairview, Collin County, the State of Texas, or Federal government; administrative offices, educational facilities, and service centers for Lovejoy ISD or McKinney ISD, and religious properties. In this case, since the site would no longer be used for educational purposes, a revision in the Future Land Use map would be necessary, to complement the request change in zoning to residential uses

As shown the matrix below, the property to the north (same ownership) and east of this site are designated for Residential Estate Transition uses on the Future Land Use Map. According to the

Comprehensive Plan, the Residential Estate Transition recommends a gross density of 1 dwelling unit for each 1.5-acre of land. In this case, the requested (RE-1.5) Residential District would complement the Residential Estate Transition recommendations.

**HISTORY:** The main structure for the school was constructed in 2003, before the site was within Town limits. The site was annexed in 2006. Zoning for the school operation was approved by council in 2007. Included with that zoning approval was a development plan that reflected the ultimate build-out for the Fairview Country Day School over three (3) phases. Over the three phases, the approved plan included multiple classroom and support buildings as well as an auditorium. According to the plan adopted in 2007, the projected traffic count associated with Phase 3, which included a 10,000-15,000 SF classroom building and the auditorium, was approximately 280 trips per day. Should the requested zoning change be approved, based on the (RE-1.5) Residential Estate District area requirements, there could be at most 5 homes on the 8.2-acre site. Using standard trip generation formulas for the potential 5 homes, the estimated traffic generated by those 5 homes would be approximately 50 trips per day. Therefore, the requested zoning represents a reduction in the estimated number of trips per day for the site.

**LAND USE:** The land use and zoning of the surrounding properties are as follows:

	<b>Current Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>North</b>	(RE-1) One-acre Ranch Estate	Residential	Residential Estate Transition
<b>East</b>	(RE-3) Three-acre Ranch Estate	Vacant	Residential Estate Transition
<b>South</b>	(RE-1) One-acre Ranch Estate	Residential	Residential Estate
<b>West</b>	(RE-3) Three-acre Ranch Estate	School/Educational (Puster Elementary)	Institutional Uses

**PUBLIC INPUT:** The town has notified 21 adjacent property owners within 500 feet of the subject property and Lovejoy ISD in accordance with Town requirements and to date, have no correspondence.

**RECOMMENDATION:** Since the proposed rezoning conforms with the recommendations of the adopted Comprehensive Plan, staff recommends **APPROVAL** of the subject rezoning request and that the Future Land Use Map be revised to reflect Residential Estate Transition uses for the subject site.

**BUDGET:** N/A

**ATTACHMENTS:**

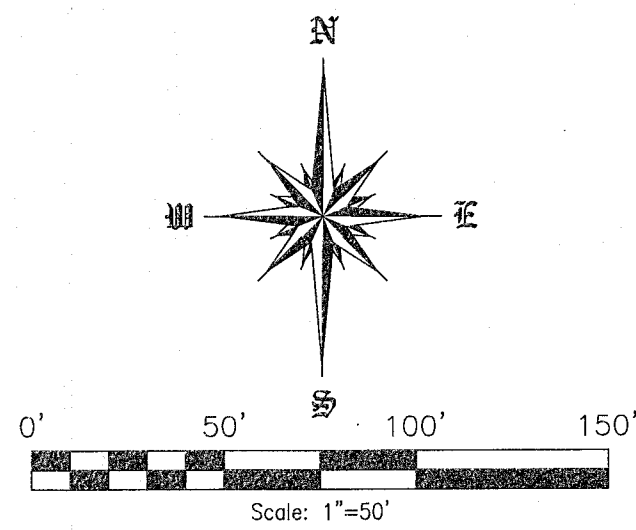
- Locator
- Proposed Tract Map





ZA2019-05





Called 1.058 Acres  
Michael Pezzulli  
Diane Pezzulli  
Doc. No. 20120322000331050 DRCCT  
Existing Zoning: Three Acre  
Ranch Estates District

Called 6.933 Acres  
Michael F. Pezzulli  
Diane Pezzulli  
Volume 4834, Page 2681 DRCCT  
Existing Zoning: One Acre  
Ranch Estates District

Called 20.00 Acres  
Lovejoy Independent School District  
Volume 5216, Page 2095,  
D.R.C.C.T.  
Existing Zoning: Three Acre  
Ranch Estates District

8.236 Acres  
Called 8.237 Acres  
Michael Pezzulli  
Diane Pezzulli  
Volume 5244, Page 6662 DRCCT  
Existing Zoning: Planned  
District Center

Mark & Morgan Stoddard  
Inst. No. 20150417000521070,  
D.R.C.C.T.  
Existing Zoning: Three Acre  
Ranch Estates District

#### Property Description

SITUATED in the State of Texas, County of Collin and Town of Fairview, being part of the Samuel Sloan Survey, Abstract No. 791, being all of a called 8.237 acre tract conveyed to Michael Pezzulli and Diane Pezzulli by deed recorded in Volume 5244, Page 6662 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the approximate centerline of Hart Road and marking the southeast corner of a called 20.00 acre tract conveyed to Lovejoy Independent School District by deed recorded in Volume 5216, Page 2095 of the Deed Records of Collin County, Texas and the southwest corner of said 8.237 acre tract;

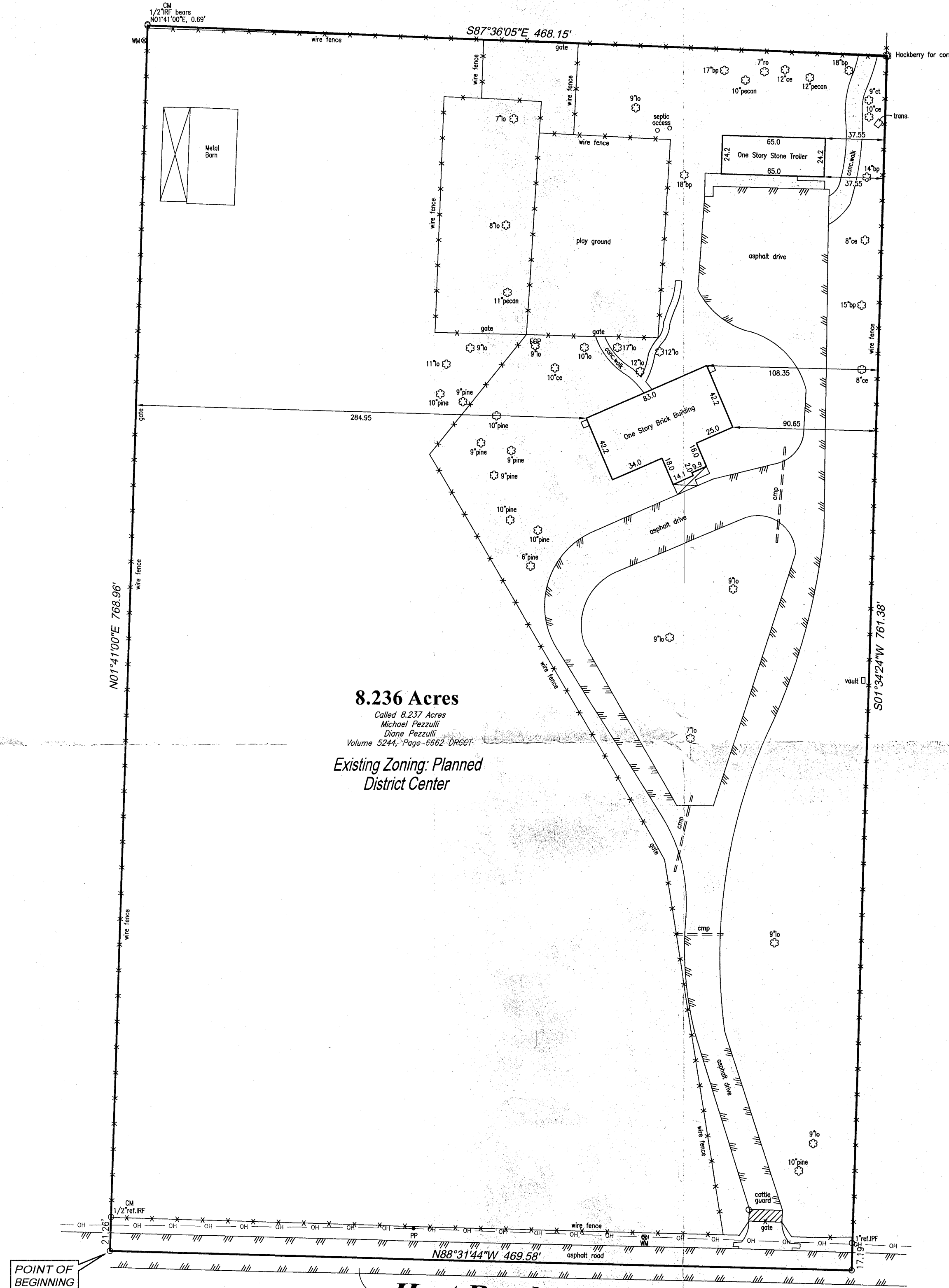
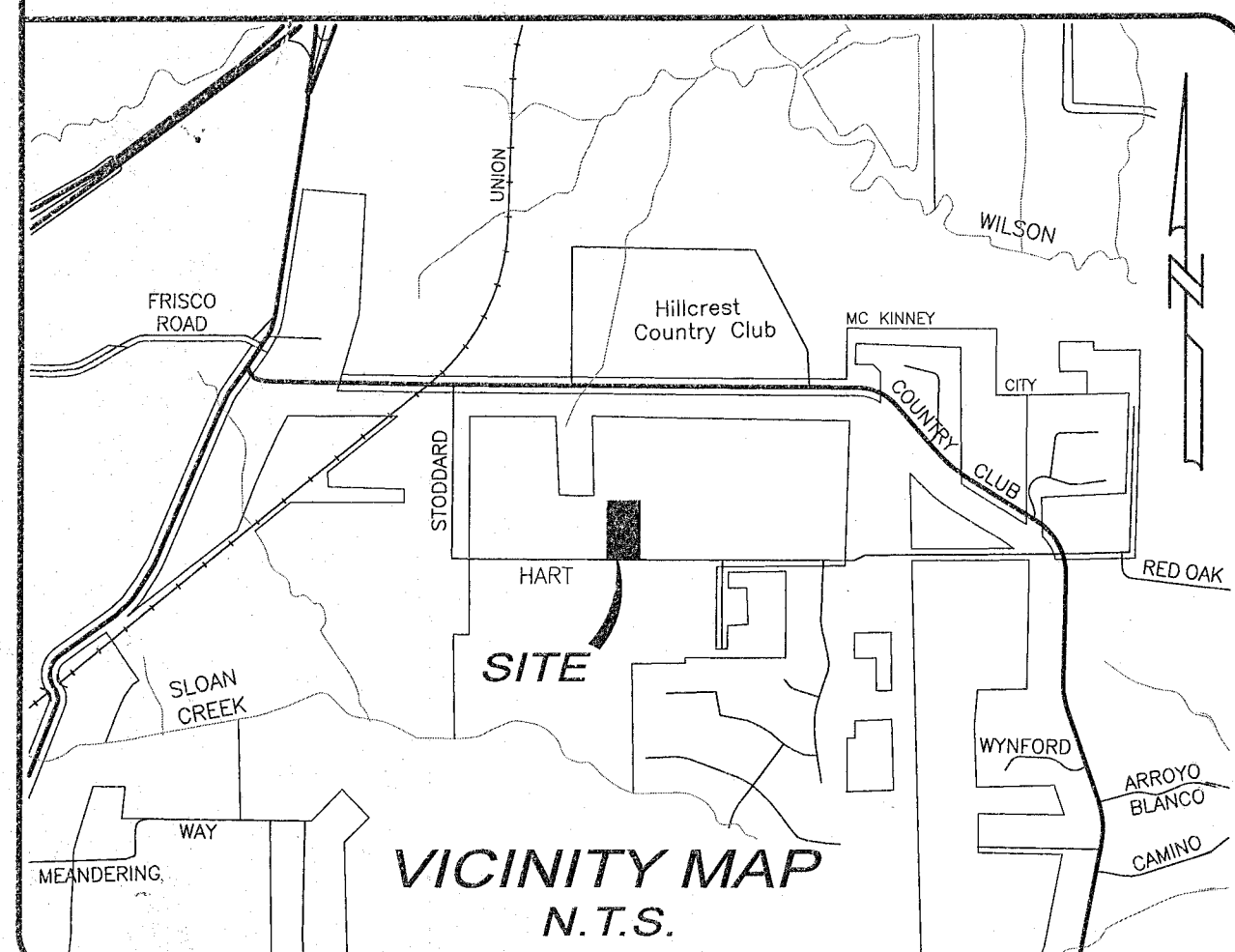
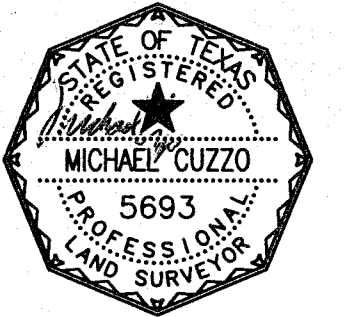
THENCE with the east line of said 20.00 acre tract and the west line of said 8.237 acre tract, North 01°41'00" East, passing a 1/2 inch iron rod found for reference at 21.25 feet and continuing for a total distance of 789.96 feet to a point for corner in the south line of a called 1.058 acre tract conveyed to Michael Pezzulli and Diane Pezzulli by deed recorded in Document No. 20120322000331050 of the Deed Records of Collin County, Texas and marking the northeast corner of said 20.00 acre tract and the northwest corner of said 8.237 acre tract, from which a 1/2 inch iron rod found for reference bears North 01°41'00" East, 0.69 feet;

THENCE with the south line of said 1.058 acre tract, the south line of a called 6.933 acre tract conveyed to Michael Pezzulli and Diane Pezzulli by deed recorded in Volume 4834, Page 2681 of the Deed Records of Collin County, Texas and the north line of said 8.237 acre tract, South 87°36'05" East, 468.15 feet to a hackberry tree found for corner in the west line of a tract of land conveyed to Mark Stoddard and Morgan Stoddard by deed recorded in Document No. 20130417000521070 of the Deed Records of Collin County, Texas and marking the southeast corner of said 6.933 acre tract and the northeast corner of said 8.237 acre tract;

THENCE with the west line of said Stoddard tract and the east line of said 8.237 acre tract, South 01°34'24" West, passing a 1 inch iron pipe found for reference at 744.19 feet and continuing for a total distance of 761.38 feet to a point for corner in the approximate centerline of Hart Road and marking the southwest corner of said Stoddard tract and the southeast corner of said 8.237 acre tract;

THENCE with said road and the south line of said 8.237 acre tract, North 88°31'44" West, 469.58 feet to the POINT of BEGINNING and containing 8.236 acres of land, more or less.

Notes: 1) CM is a controlling monument. 2) Surveyor's signature will appear in red ink on certified copies. 3) Subject property is affected by any and all notes, details, easements and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 4805C0290J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). 5) Survey performed without the benefit of a title commitment. 6) Basis of bearings is the deed recorded in Volume 5244, Page 6662 of the Deed Records of Collin County, Texas.



Tree Table
lo live oak
ce cedar elm
bp Bradford pear
ct Chinese tallow

#### Legend

D.R.C.C.T.	Deed Record Collin County Texas
IRF	Iron Rod Found
CM	Controlling Monument
WM	Water Meter
PP	Power Pole
OH	Overhead Lines
WF	Wire Fence
WIF	Wrought Iron Fence
Q	Q

#### Owner

Michael Pezzulli  
880 Country Club Road  
Fairview, TX 75069  
Office: 972-713-1300  
Attn: Michael Pezzulli

#### Surveyor

Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, Texas 75074  
Ph. (972) 423-4372  
Fax (972) 423-7523  
Attn: Mike Cuzzo

## As-Built Survey and Zoning Exhibit

### 885 Hart Road

Being 8.236 Acs. in the  
Samuel Sloan Survey, Abstract No. 791  
in the town of Fairview, Collin County, Tx  
July 2019