

**TOWN OF FAIRVIEW, TEXAS**

**ORDINANCE NO. 2024-11**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CHAPTER 14 (ZONING), AND THE ZONING MAP OF THE TOWN OF FAIRVIEW, TEXAS; GRANTING A CONDITIONAL USE PERMIT (CUP) FOR AN ACCESSORY STRUCTURE AT 100 SEATTLE SLEW; TOWN OF FAIRVIEW, COLLIN COUNTY TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, notice of a public hearing before the Town of Fairview Planning and Zoning Commission was sent to real property owners within 500 feet of the property herein described at least ten (10) days before such hearing; and

**WHEREAS**, notice of a public hearing before the Town of Fairview Town Council (“Town Council”) was published in a newspaper of general circulation in the Town of Fairview at least sixteen (16) days before such hearing; and

**WHEREAS**, public hearings to adopt zoning on the property herein described were held before both the Planning and Zoning Commission and the Town Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning; and

**WHEREAS**, the Town Council finds that the zoning herein effectuated furthers the purpose of zoning in the town and that it is in the public interest to approve said zoning described herein; now, therefore,

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS:**

**Section 1.** That the Code of Ordinances, Town of Fairview, Texas (“Fairview Code”), Chapter 14 (Zoning), and the zoning map of the Town of Fairview, Texas are hereby amended by granting a Conditional Use Permit (CUP) for an accessory structure at 100 Seattle Slew, Town of Fairview, Collin County Texas, in accordance with the provisions of Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.011 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended.

**Section 2.** Use and development of the subject property shall conform to the provisions found in Chapter 14 (Zoning), Article 14.02, Division 1 (Generally), Section 14.02.011 and Chapter 14 (Zoning), Article 14.02, Division 11 (Conditional Use Permit District), Section 14.02.511 et seq., of the Fairview Code, as amended, except as follows:

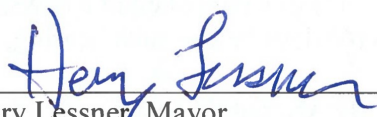
1. Use, location and design of the proposed accessory structure must conform with the attached concept plans attached as Exhibit A and B, and incorporated herein as if set forth in full.

**Section 3.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction be subject to a fine in accordance with the general provisions of the Fairview Code.

**Section 4.** That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person, firm or corporation, or to any circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**Section 5.** That this ordinance shall take effect upon passage and publication, and it is accordingly so ordained.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, THIS 4th DAY OF JUNE 2024.**

  
\_\_\_\_\_  
Henry Lessner, Mayor  
Town of Fairview

ATTEST:

\_\_\_\_\_  
Joshua Stevenson, Town Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Clark McCoy, Town Attorney

**100 Seattle Slew Lane**

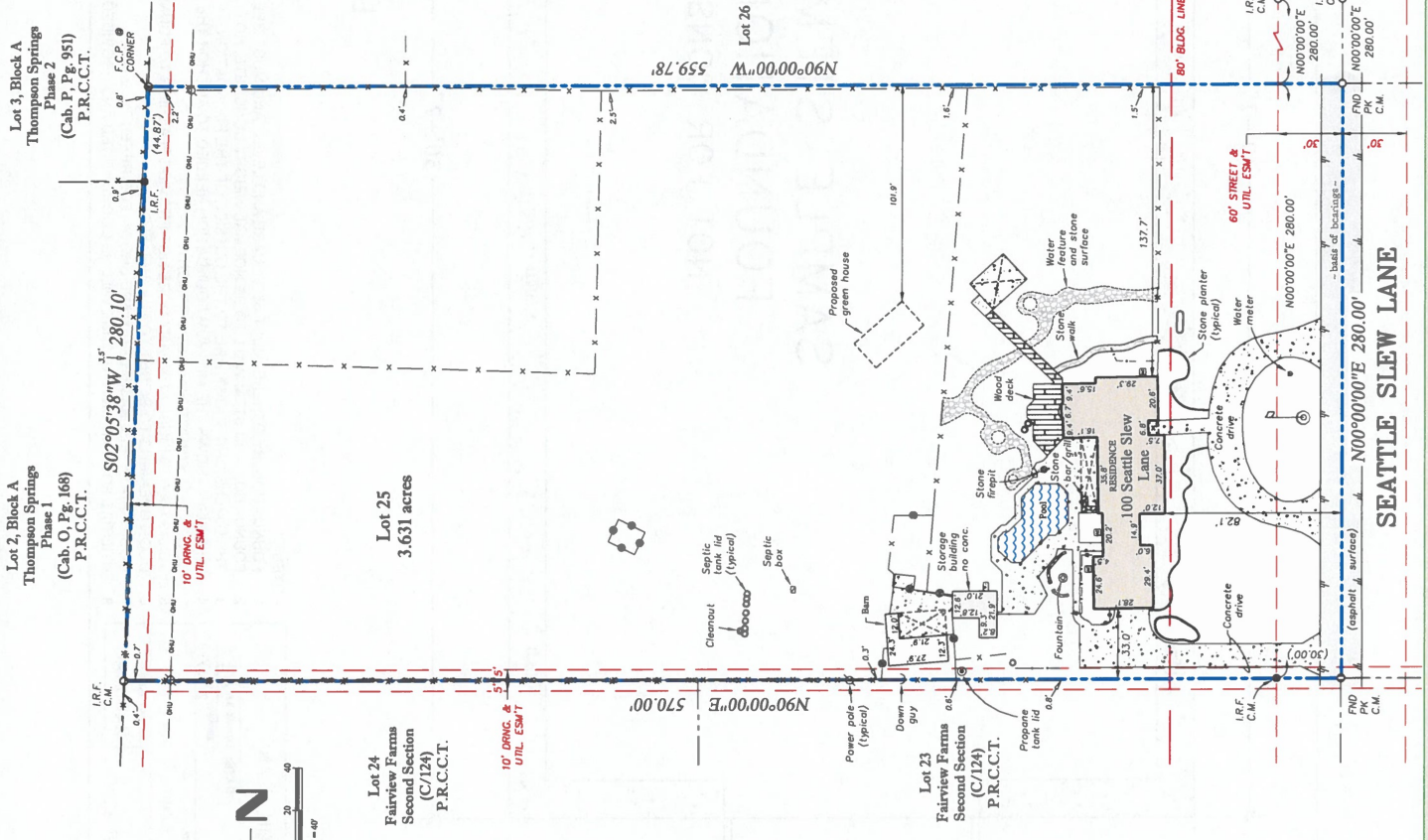
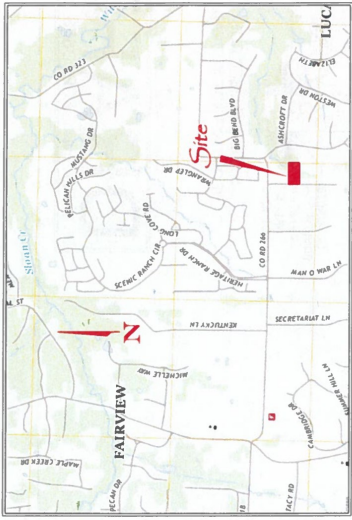


EXHIBIT A

**PROPERTY DESCRIPTION:** Lot 25, FAIRVIEW FARMS, THIRD SECTION, an Addition to the Town of Fairview, Collin County, Texas, according to the map or plat thereof recorded in Public Record No. C, Page 123, Map and/or Plat Records of Collin County, Texas.

**LEGEND:**

- Boundary
- Overhead Utility Line
- Iron Pipe Fitter (I.P.F.)
- Concrete
- Asphalt
- Green House
- 17" Iron Rod Found (within 6" of true)
- 12" Iron Pipe Found
- 17" Iron Rod Set
- "Old Town Surveying"
- Blind of Iron Pipe (no cap)
- Blind of Iron Pipe (no cap)

**NOTE:** This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

**FLUORIDE NOTE:** It is my opinion that the property described herein is not within the 100-year flood zone as determined by the Federal Emergency Management Agency (FEMA) and is not subject to the requirements of the National Flood Insurance Program. This survey was prepared in accordance with the Surveying Act of the State of Texas, effective as of the date of recording, and is not intended to be used for flood insurance purposes. The Surveyor's Office is not responsible for any errors or omissions on this document.

**The Client:** [Blank]

**Fieldwork Date:** 03/22/2024

**Job No.:** 202302151-2

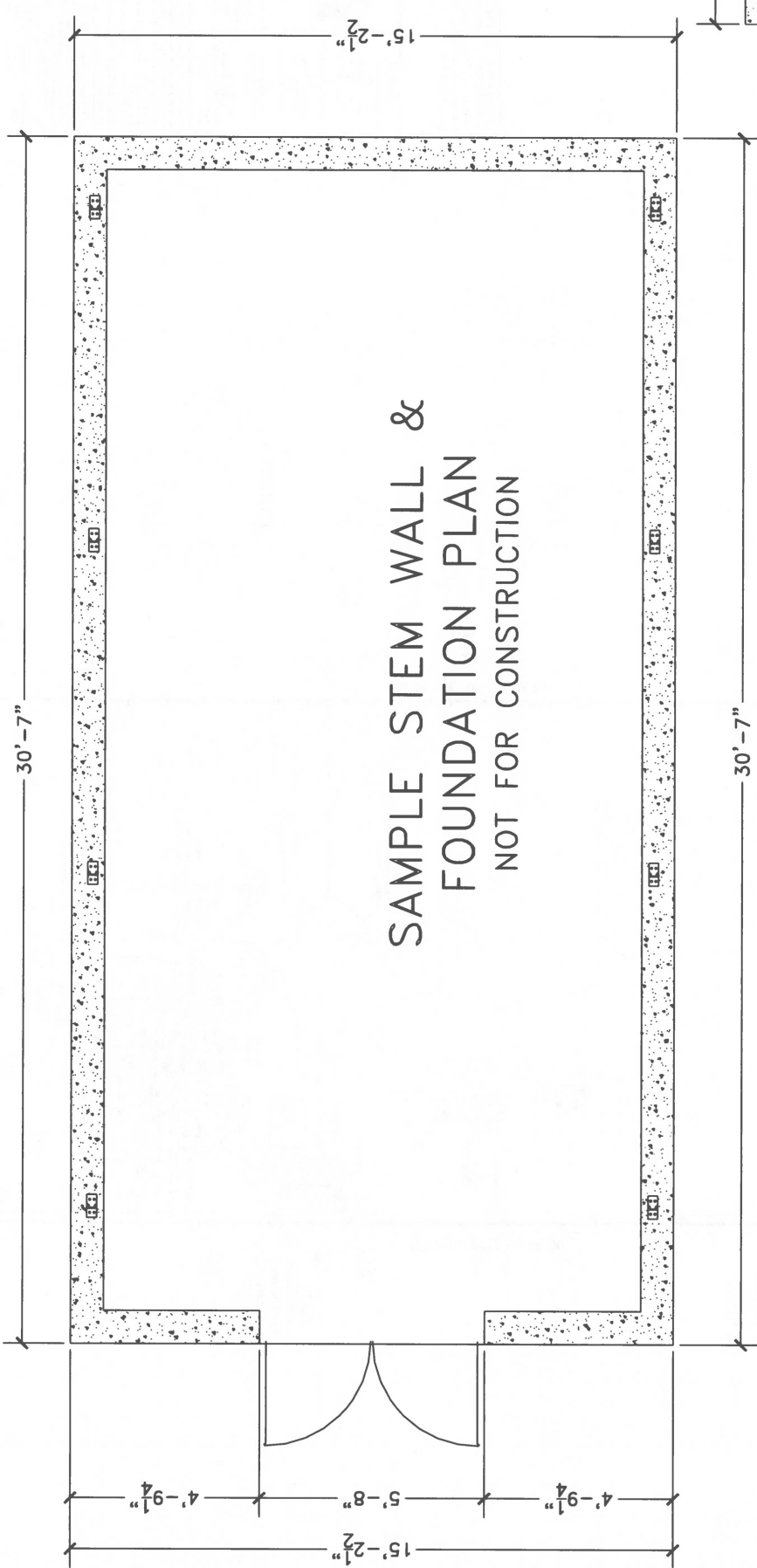
**Party Chief:** C.E.

**Tech:** T3

**March 21, 2024**

**Old Town Surveying, LLC**  
Professional Land Surveyors  
211 Olden Park Circle, Ste. 110, Lawrenceville, Texas, 75067  
P: 469-397-6977 info@oldtownsurveying.com  
77051 Number: 0316411

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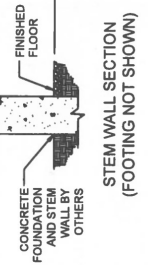


SAMPLE STEM WALL &  
FOUNDATION PLAN  
NOT FOR CONSTRUCTION

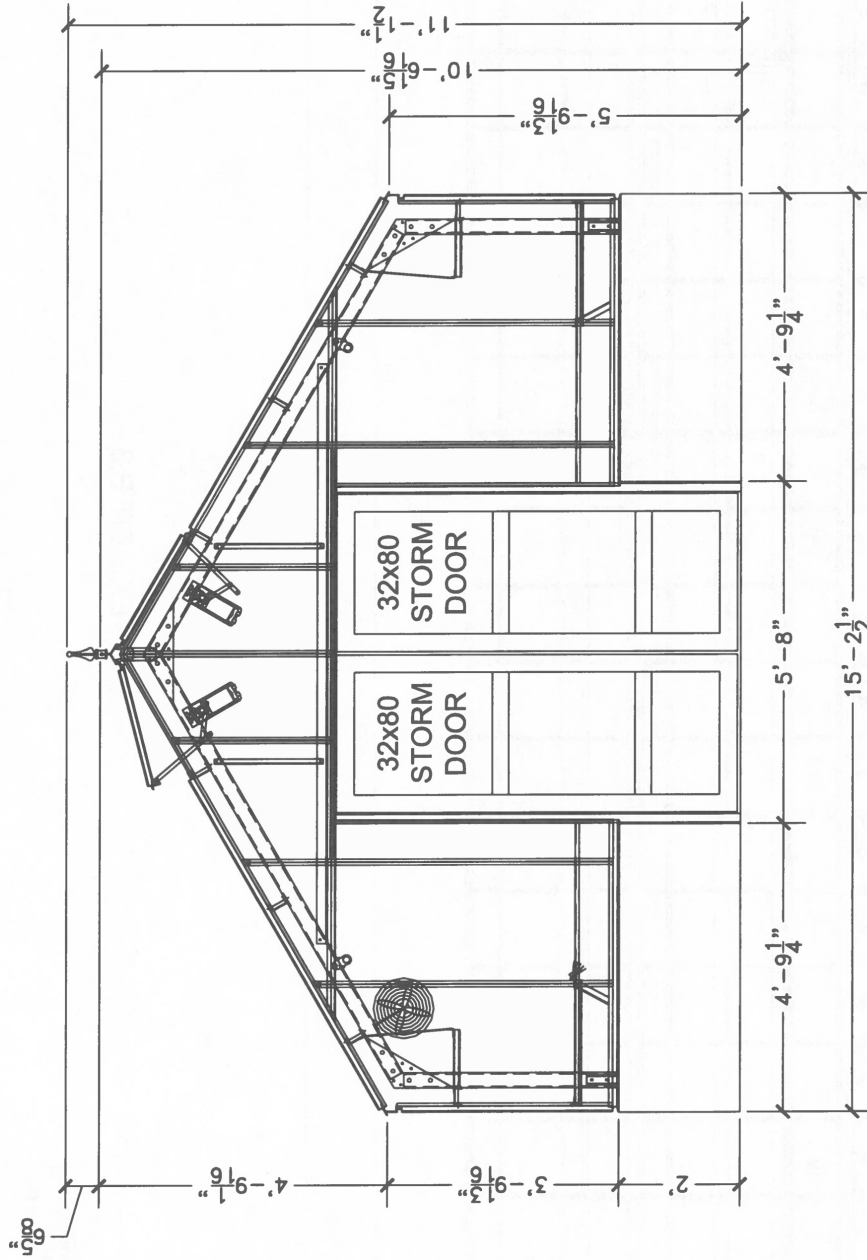
EXHIBIT B.1

PAGE 2		AC-1530/24-FOUNDATION PLAN	
SCALE: 3/8" = 1'	APPROVED BY:	DATE:	DRAWN BY: N.E.P.
DATE: 02/13/24	PROJ. NO.:	DATE: 2/13/24	REVISION: 2/13/24
		PROJ. MGR:	24004AC
812 EAST HORTON DRIVE FORT WORTH, TEXAS 76102		TIM CZMIEL	

- NOTES:
1. FOUNDATION, BY OTHERS, MUST BE SQUARE AND LEVEL, AND MUST MEET ALL LOCAL REGULATIONS AND CODES.
  2. FOUNDATION AND STEM WALL TO BE NORMAL WEIGHT CONCRETE, NOT CMU BLOCK OR MASONRY.
  3. THE DIMENSIONS SHOWN ARE TO THE OUTSIDE OF THE FOUNDATION.
  4. THIS PLAN SHOWS THE MINIMUM FOUNDATION NEEDED TO ANCHOR THE GREENHOUSE AND MAY NOT MEET ALL CODES AND STRUCTURAL REQUIREMENTS.
  5. TEXAS GREENHOUSE COMPANY DOES NOT PROVIDE FLASHING TO FOUNDATIONS OR ABUTMENTS.
  6. DOOR OPENINGS TO BE CUT TO FINISHED FLOOR.
  7. DOORS AND STEEL BASEPLATES ARE SHOWN FOR REFERENCE ONLY.
  8. UTILITIES FOR THE GREENHOUSE WILL BE COORDINATED AND PROVIDED BY OWNER.



**DRAFT**  
FOR PLANNING PURPOSES ONLY



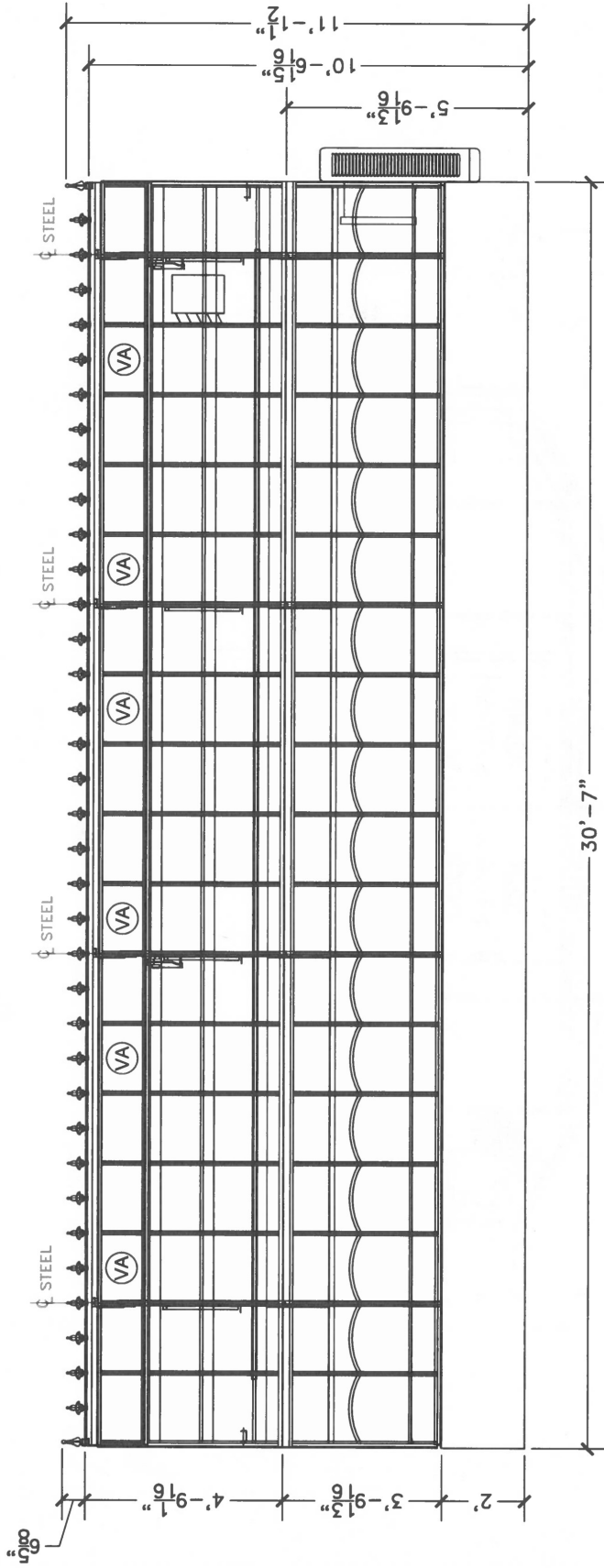
PAGE 3

AC-1530/24-END ELEVATION 1

EXHIBIT B.2

SCALE: 1/2" = 1'	APPROVED BY:	DATE:	DRAWN BY: NEF
DATE: 02/13/24			REVISION: 2/13/24
 "Green 24hr" TEXAS GREENHOUSE COMPANY INC. 812 EAST NORTHSIDE DRIVE FORT WORTH, TEXAS 76102	PROJECT:	24004AC	
	TIM CZMIEL	SALVADOR RODRIGUEZ	

**DRAFT**  
FOR PLANNING PURPOSES ONLY



PAGE 4

AC-1530/24-SIDE ELEVATION 1

SCALE: 3/8" = 1' APPROVED BY: DATE: DRAWN BY: N.E.P. REVISION: 2/13/24

DATE: 02/13/24 PROJECT: TIM CZMIEL



812 EAST NORTHSIDE DRIVE FORT WORTH, TEXAS 76102

TRAILING NUMBER  
2400AAC

EXHIBIT B.3

⊙VA = VENT ARM LOCATIONS

**DRAFT**  
FOR PLANNING PURPOSES ONLY