

**TOWN OF FAIRVIEW, TEXAS**

**ORDINANCE NO. 2024-09**

**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 1370 CAMINO REAL; BEING A 2.13-ACRE TRACT OF LAND LOCATED ON LOT 20, BLOCK A OF THE MONTECITO ESTATES ADDITION, 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 1370 Camino Real, being a 2.13-acre tract of land located at Lot 20, Block A, of the Montecito Estate Addition, 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:

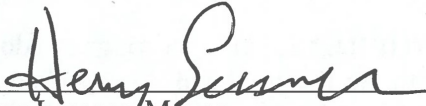
1. Use, location and design of the proposed accessory structure must conform with the attached concept plans, Exhibits A-C.

**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.

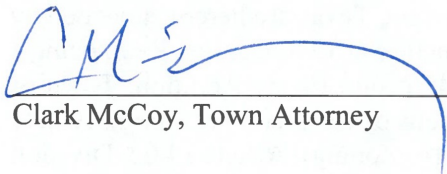
**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FAIRVIEW, TEXAS, THIS 7th DAY OF MAY 2024.**

  
Henry Lessner, Mayor  
Town of Fairview

ATTEST:

  
Joshua Stevenson, Town Secretary

APPROVED AS TO FORM:

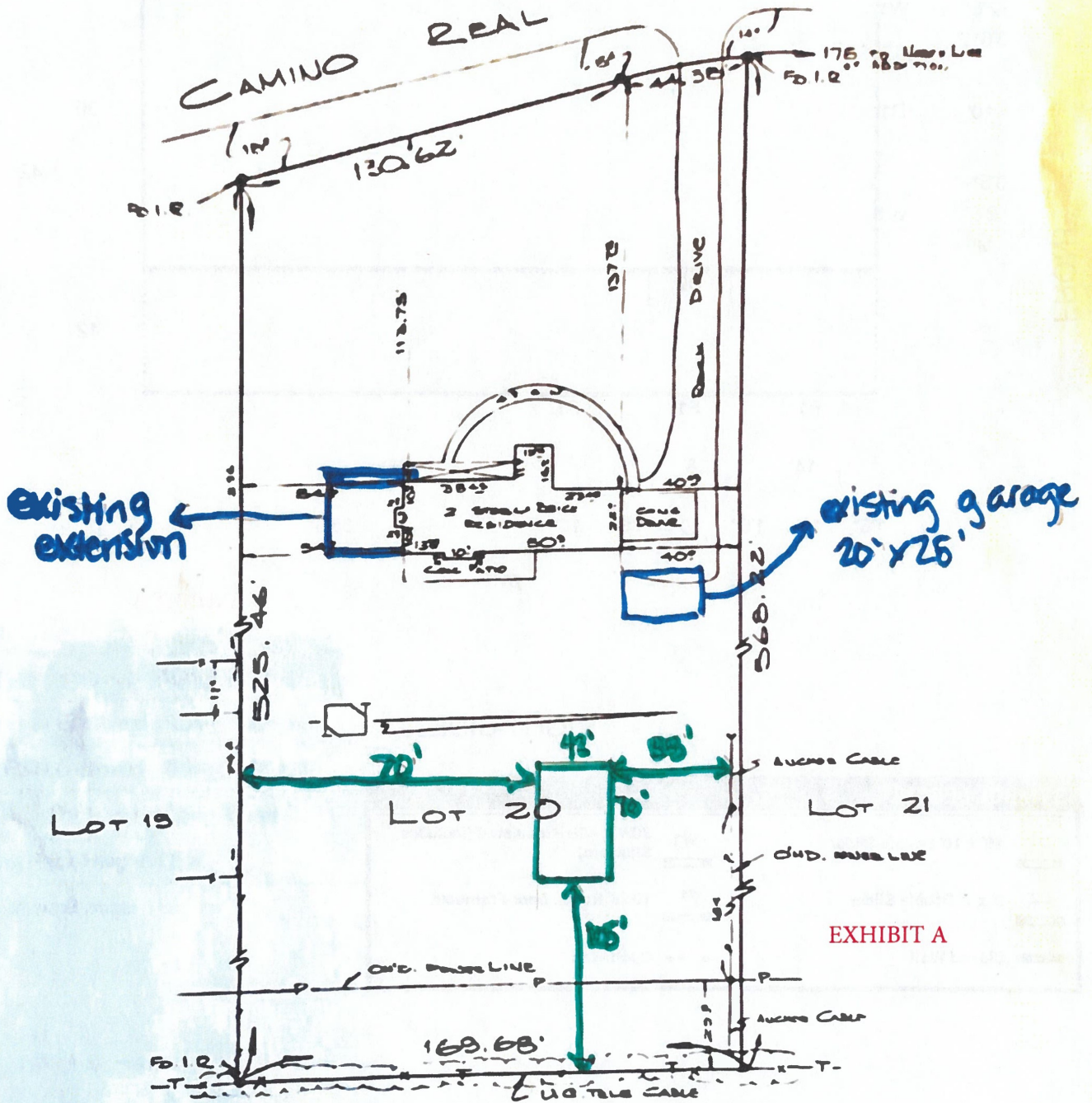
  
Clark McCoy, Town Attorney

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

This is to certify that I have this date, made a careful and accurate survey on the ground of property located at No. 20 Camino Real, in the city of Fairview, Texas, described as follows:

Lot No. 20 Block No. A  
 of Montecito Estates Addition,  
 an addition to the City of Fairview, Texas, according to the revised  
 plat recorded in Volume 10 of page 1 of the Map Records of  
 Collin County, Texas.



This plat bears to a true, correct, and accurate representation of the property as described by survey, the lines and dimensions of said property being as indicated by the plat, the area, location, and size of buildings and improvements are as shown, no improvements being within the boundaries of the property are shown from property lines the dimensions indicated, and that the distance from the nearest adjoining street, or road, is as shown on said plat.

VENUE AND AN ENCUMBRANCE, COMPLETE, OR OTHERWISE, EXCEPT

Scale 1"=40'  
 Date April 29, 1991

*Jack W. Roome*



LEFT SIDE

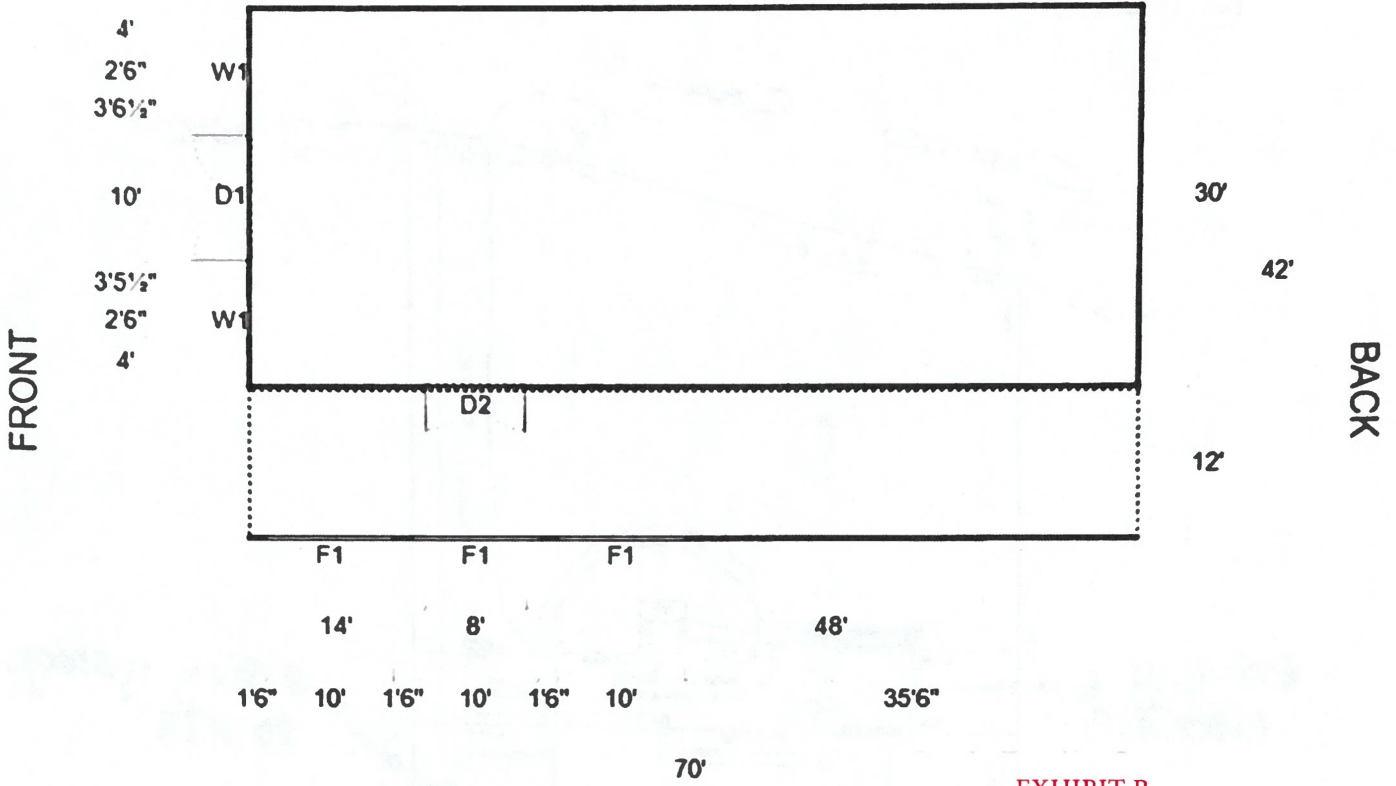


EXHIBIT B

RIGHT SIDE

SYMBOL LEGEND	
D1 10' x 10' Double Slider	W1 30W x 40H - Insulated (Includes Shutters)
D2 8' x 7' Double Slider	F1 10'x8' Rollup Door-Frameout
Closed Wall	Open Wall

BUILDING IMAGES



Perspective View



Front



Left Side



Right Side



Back

EXHIBIT C