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Your weekly-ish update from Fairview United in support of residential zoning laws.

# Fairview United newsletter

## History of the N.W. Corner of Stacy & Meandering Way

For almost twenty years, the land along the northwest corner of Stacy & Meandering Way has been coveted by developers and fiercely protected by residents. Below is a chronology of attempted development and response by residents and the Town of Fairview.

Fairview United volunteers host a petition drive.



**February 2005** – The Town of Fairview drafted a comprehensive plan and designated the land “Professional Office.” The community vociferously opposed presented a petition, and the Town reversed the designation back to residential estate lots.

**February 2008** – A developer attempted re-zoning the land from RE-1 to the General Business (GB) zone. There was tremendous community opposition, and P&Z denied the application.

**October 2010** – Another developer proposed professional offices with a passive linear park. Once again, there was robust community opposition, and P&Z denied the application.

**2013** – The LDS and Chase Oaks church apply for a CUP. There was community opposition, but P&Z and the Town Council approved the CUPs. The variances applied for and granted were reasonable for a residential zone.

**January 2021** – GFF Planning, representing owners G&G, proposed a change to Fairview’s comprehensive plan to designate the land as “Professional Offices” along with a concurrent change in zoning to “Planned Center District” (PC). There was strong opposition, and although the proposal was initially tabled, it was later withdrawn by the applicant.

The recorded history demonstrates that residents have been trying to protect the zoning for nearly two decades.

[www.fairviewunited.net](http://www.fairviewunited.net)

# Mailer Misinformation

Fairview residents received a mailer from the LDS this week, but what should you believe? In this issue, we'll help you discern truth from spin.

**Building Height:** At 173'8", the McKinney temple will be the tallest structure in Fairview. It will be the largest temple in Texas. It is almost 106' taller than the LDS meetinghouse, which is currently the tallest religious facility in Fairview.

**Exterior Lighting:** The LDS says they will comply with all Fairview town lighting ordinances. However, after breaking ground in Heber Valley, Utah, the LDS demanded a change to the lighting ordinances to allow their temple to be uplit. Residents lost the fight, and the LDS got the temple wall washed with uplighting.

**Increased Traffic:** The LDS collected traffic data on June 17<sup>th</sup> (June 20<sup>th</sup> is listed in the study) and completed a new Traffic Impact Analysis (TIA) on 7/3/2024. The

data is still being analyzed, but here are some initial observations. The daily traffic volume along Stacy Road is currently 32,363 cars/day. Stacy Rd. has an estimated capacity of 40,000 cars/day; when this is reached, it will need to be widened (again). According to the TIA, the temple will add 686 cars per day, but according to information in the CUP application, the temple will add about 1,500 cars per day. Either way, the temple will catalyze construction on Stacy Rd. much sooner than we all anticipated.

**Sewage and Drainage:** The residents in River Oaks have existing drainage issues. Will the LDS fix any issues that arise if the building exacerbates the problem?

**Town Building Ordinances:** Churches are frequently granted height variances when applying for a CUP in a residential zone. The LDS was given a variance through this process for the meetinghouse. However, the LDS is limited to existing precedent (39'10" roof /68' steeple). If a 174' temple is approved, a new precedent will be set, and residential areas will be required to allow the same variance in the future.



## Reserved Seating on August 6<sup>th</sup>!!

The Town is ensuring equal access and is streamlining entry to the Town council meeting by establishing a seating reservation system for a portion of the available seating. This reserved seating will be located in the main ballroom, where the Council will be seated. Reservations may be made beginning at 10 a.m. July 29 (Central Daylight Time) using [this link](#). For more information, please go to the Town website. [Link](#)



The more you know >>>

## Q: Are Fairview Residents Against the Temple?

A: Fairview has always welcomed places of worship. The notion that Fairview residents are against the temple is a misunderstanding. Most residents are for a temple that meets Fairview's codes, ordinances, and precedents. This means that a temple with a 39'10" roof and a 68' steeple would be a welcomed addition to a residential area. Conversely, a 65' roof and a 173'8" steeple would be welcome in the commercial zone of Fairview.

Butterfly on Roadrunner Trail



## Petition Signing Opportunities

Saturday 7/27

10:00am-noon; 4:00-6:00pm at the S.E. corner of Hwy 5 & Country Club Rd. @ Anastasia Ave.

Sunday 7/28

10:00am – 2:00pm at the Cortana apartments entrance (roundabout on Murray Farm Rd. between Fairview Parkway and Convention Drive.

Please consider helping with our petition drive. To get plugged in visit:

<https://tinyurl.com/FairviewUnitedVolunteer>