STAFF REPORT
PC-39-26

Project Number: RZN-26-0009

Project Name: Highway 96N

Application Type: Rezoning

Applicant: Pegah Abhari (North American Realty Acquisition Corporation)

Owner: Jeffery James Warden

Initial Submittal Date: 7/09/2026

Resubmittal Date: 8/04/2026

Tax Map: 021 P **Parcel:** 050.08

Project Summary

Ms. Pegah Abhari (North American Realty Acquisition Corporation), applicant, has submitted a request to rezone the entire parcel located at 255 Highway 96 (Tax Map 21 Parcel 058.00), totaling 1.72 (+/-) acres located between Highway 96 and Horn Tavern Road, east of the intersection of Highway 96 and Horn Tavern Road. The applicant is requesting to rezone the parcel from CD-2 (Rural) to CD-4 (Neighborhood Center).

The applicant provided the following explanation for the request, "*Land is currently vacant, with strong visibility and frontage to HWY 96. We are proposing to rezone the subject parcel to CD-4 (Neighborhood Center) to allow higher flexibility to support future development. Flexibility in the final use mix is requested to allow the site to respond appropriately to community needs as it comes forward for development.*"

Surrounding Zoning and Land Uses

All properties to the south, east and west are located within the municipal boundaries of Fairview, while the property to the north is located within Williamson County. All adjacent properties contain single family detached residential land uses or are vacant. The properties to the north are located within Williamson County and zoned MGA-1. The properties to the east and west are zoned CD-2 (Rural) and the property to the south is zoned CD-3. The properties to the southwest are Item C on this agenda (PC-40-26), which is also a rezoning request from CD-2 to CD-3.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies this property as future land use classification Rural Corridor. The Rural Corridor classification notes appropriate land uses as

Agriculture and Single-Family Detached Residential and appropriate zone districts as AR-15A, AR-5A and RS-40, which transitioned to CD-2, CD-2W, and CD-3L character districts within the newly adopted Fairview Development Code.

The requested character district of CD-4 (Neighborhood Cemter) does not align with the appropriate character districts as listed in the Rural Corridor land use classification within the 2040 Plan.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 1.72 (+/-) acres located on Tax Map 21 Parcel 050.08 located between Highway 96 and Horn Tavern Road and east of the intersection of Highway 96 and Horn Tavern Road from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-39-26:

1. This rezoning request will be placed on Thursday, October 1st Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, November 5th, and second reading being held on Thursday, December 3rd, 2026, Board of Commissioners meeting.