STAFF REPORT
PC-41-26

Project Number: RZN-26-0012

Project Name: 2958 Fairview Boulevard: Rezoning

Application Type: Rezoning

Applicant: Joe Chapdelaine (Chapdelaine & Associates)

Owner: Joe Chapdelaine

Initial Submittal Date: 8/13/2026

Tax Map: 069 **Parcel:** 007.00

Project Summary

Mr. Joe Chapdelaine (Chapdelaine & Associates), owner and applicant, has submitted a request to rezone the entire 15.01 (+/-) acre parcel located at 2958 Fairview Boulevard (Tax Map 069 Parcel 007.00) from CD-2 (Rural) to CD-4 (Neighborhood Center). The

The applicant provided the following explanation for the request, "*Project is envisioned as a cohesive, walkable, mixed-use development supporting complementary uses under CD-4 * Professional Office Space, Retail, Restaurant, Event & Assembly, Event-Oriented Overnight Accommodations."*

This same property was requested for annexation and that request was heard at the August 11th, 2026, Planning Commission meeting and had a 1st Reading before the Fairview Board of Commissioners at the regular meeting of the Board of Commissioners on September 3rd.

Surrounding Zoning and Land Uses

The parcels located to the north, south (across Fairview Boulevard (Highway 100) and west, are located within Williamson County and zoned MGA-1. The parcels to the east are located within Williamson County and the City of Fairview. The parcel to the east is located within the municipal boundaries of Fairview and is zoned CD-2 (Rural). All surrounding properties contain single family detached residential land uses.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan designates the property identified as Tax Map 069 Parcel 007.00 with two (2) future land use classifications. The two (2) future land uses classifications are Rural Settlement and Rural Corridor. The Rural Corridor classification is located closest to Fairview Boulevard and contains approximately 4.85

(+/-) acres, while the remaining 10.16 (+/-) acre of the property are classified as Rural Settlement. The 2040 Fairview Forward Comprehensive Plan lists very similar appropriate zoning districts for both future land use classifications. The Plan lists the AR-15A, AR-5A, and RS-40 zone districts as appropriate for both future land use classifications. The Rural Settlement classification also lists the RSM-40 and R-20 with a Conservation Development Overlay as appropriate. The zone district names are from the most recent Fairview Zoning Ordinance that was replaced with the new Fairview Development, which was adopted on April 2, 2026. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L.

Both future land use classifications have the same land uses listed as appropriate. Those land uses are Agriculture and Single-Family Detached Residential. The applicant has not noted stated the character district that will be requested for this property; however, the purpose of the annexation does note commercial uses such as office, retail, and restaurants as potential future land uses. These land uses would not be permitted land uses with the appropriate character districts CD-2, CD-2W, and CD-3L. Any requested commercial land use and requested character district that permits commercial land uses will not be in alignment with the Fairview Forward 2040 Comprehensive 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 15.01 (+/-) acre property located at 2958 Fairview Boulevard from the current zoning of CD-2 to CD-4, with the following condition of approval included in Resolution PC-41-26:

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.