STAFF REPORT
PC-54-26

Project Number: RZN-26-0016

Project Name: 1550 Highway 96N

Application Type: Rezoning

Applicant: Joshua Flake

Owner: Civil Engineering Services, P.C.

Initial Submittal Date: 4/14/2026

Resubmittal Date: 5/29/2026

Tax Map: 019 **Parcel:** 002.00

Project Summary

Mr. Joshua Flake, applicant, has submitted a request to rezone the entire 7.26 (+/-) acres or property located at 1550 Highway 96N from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District). The property is located north of Highway 96N just east of the intersection of Highway 96N and County Line Road. The property was rezoned to CD-4C (Neighborhood Corridor) with the adoption of the new Fairview Development Code and Zoning Map on July 2, 2026. The property is currently vacant and heavily wooded. No portion of the property is located within a flood hazard area.

Surrounding Zoning and Land Uses

The properties to the north are located within Willamson County and zoned MGA-1. The properties located to the west are in both Williamson County and the Fairview Municipal Boundaries. The properties to the west are zoned Williamson County MGA-1, Fairview CD-2 (Rural) and CD-4C (Commercial Corridor). The properties to the south and east are located within the municipal boundaries of the Fairview and are currently zoned CD-4C (Neighborhood Corridor)

All adjacent properties are currently vacant and undeveloped, except for the property located at 7120 County Line Road, which is zoned MGA-1 and contains a single family detached residence. The property directly east of 1550 Highway 96N is vacant, while the next parcel to the east, 1540 Highway 96N is the location of L&L Equipment Sales.

Fairview Forward 2040 Plan

The 2040 Fairview Forward Plan identifies the property at 1550 Highway 96N as future land use classification Interchange Business/Employment District. This future land use

classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district algins with the appropriate land uses listed in the Interchange Business/Employment District future land use classification.

Public Notice
Section 8.5.4.D of the Fairview Development Code, entitled Notice & Public Hearing, requires a rezoning request to satisfy three (3) types of public notification. Those three (3) forms of public notification are published notice within a newspaper of general circulation, a sign posted on the property and a notice mailed to each adjacent property to the project location. All three (3) of these required notification types have been satisfied for this project.

Staff Recommendation:

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 7.26 (+/-) acres of property located at 1550 Highway 96N from the current zoning of CD-4C to SD-LI, with the following condition of approval included in Resolution PC-54-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.