STAFF REPORT
PC-30-26

Project: 7505 Jingo Road

Application Type: Annexation

Applicant: Jeffery Mishler

Owner: Jeffery Mishler

Initial Submittal Date: 5/27/2026

Resubmittal Date: 7/08/2026

Tax Map: 018 **Parcels:** 081.01

Project Summary

Jeffery Mishler, owner and applicant, has submitted an annexation request for property located at 7505 Jingo Road. The parcel is more specifically identified as Tax Map 018 Parcel 081.01. The property contains a total of 1.85 (+/-) acres and is currently zoned Williamson County AG-5.

The parcel is located within the Urban Growth Boundary (UGB) of the City of Fairview. Additionally, the parcel is contiguous to the current Fairview municipal boundaries due to the properties to the south (and west being located within the municipal boundaries of Fairview.

The parcel located to the north (across New Hope Road) are located within Williamson County and zoned MGA-1. The parcel located to the east (across Jingo Road) is located within Williamson County and zoned MGA-5. The parcels to the south and west east are located within the municipal boundaries of Fairview. The parcel to the south is zoned CD-4 (Neighborhood Center) and the parcel to the west is zoned CD-3 (Neighborhood). 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 018 Parcel 081.01 as future land use classification Rural Settlement. The Rural Settlement classification lists five (5) zone districts as appropriate. Those zone districts noted as appropriate are, AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay. 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.

The Fairview Forward 2040 Plan notes two (2) land uses as appropriate, those land uses are Agriculture and Single-Family Detached Residential. The property contains a single-family detached residence and the applicant has noted that is the proposed future land use as well, therefore the existing and proposed land use is in alignment with the 2040 Plan. The applicant has not stated the character district that will be requested for this property, however Section 2.5. notes that any property annexed into the Fairview municipal boundaries will be zoned CD-2 (Rural), until the property owner requests a rezoning of the property. The purpose of the annexation does note the proposed land use is Single-Family Detached Residential. The single-family residential land use is in alignment with the Rural Settlement future land use classification.

Staff Recommendation:

Staff recommends the Planning Commission provide a **favorable/unfavorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 018 Parcel 081.01 located at 7505 Jingo Road, as indicated on the attached map and with the following conditions of approval included in Resolution PC-30-26:

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