STAFF REPORT
PC-58-26

Project Number: RZN-26-0014

Project Name: 7232 Old Franklin Road

Application Type: Rezoning

Applicant: Dustin Beard

Owner: Dustin Beard

Initial Submittal Date: 9/09/2026

Resubmittal Date: 10/02/2026

Tax Map: 046 **Parcel:** 022.02

Project Summary

Dustin Beard, owner and applicant, has submitted a request to rezone a portion of the property located at 7232 Old Franklin Road. The parcel is more specifically identified as Tax Map 046 Parcel 022.02. The property contains a total of 1.00 (+/-) acres and is bisected by the City of Fairview and Williamson County boundary. The owner is requesting to rezone the portion located within Williamson County, which was requested for annexation by the previous item on this agenda. The portion requested for rezoning is approximately .59 (+/-) acres in size.

The Williamson County portion is currently zoned MGA-1, while the portion located within the City of Fairview municipal boundaries is zoned CD-2W (Woodlot). The properties located to the north, east and west are the remaining portions of Tax Map 046 Parcel 22.02. The portions located to the north and west are zoned MGA-1 and the portion located to the east is zoned CD-2W. The properties located to the south, across Old Franklin Road, are zoned MGA-1 and CD-2W. All surrounding properties contain single family detached residential land uses.

The applicant indicated the property is currently used as a single-family residence and that will remain the land use following the annexation. Also, the applicant has submitted as annexation request (ANX-26-0005) to annex the .59 (+/-) acre portion into the municipal boundaries of the City of Fairview. The annexation request was the previous item on this agenda, PC Resolution 57-26.

Property Zoning

Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which will remain until the Fairview Board of Commissioners approve this rezoning request to CD-2W to match the portion of this property that is currently located within the municipal boundaries of Fairview.

Fairview Forward 2040 Plan

The Fairview Forward 2040 Comprehensive Plan classifies the property at 7232 Old Franklin Road as Legacy Neighborhood (Residential- Medium). The Legacy Neighborhood (Residential- Medium) future land use classification lists appropriate zoning districts as RS-40, and R-20, which convert to either CD-2W (Rural) or CD-3L (Neighborhood – Large Lot) character districts within the new development code. The only appropriate land use listed is Single-Family Detached Residential.

The applicant has stated the existing single-family detached residential land use will continue and the rezoning request (RZN-26-0014) is for CD-2W. Both the land use and rezoning request to CD-2W are in alignment with the Legacy Neighborhood (Residential-Medium) future land use classification.

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 .59 (+/-) acre portion of the property located at 7232 Old Franklin Road, from the current zoning of CD-2 to CD-2W, with the following condition of approval included in Resolution PC-58-26:

1. This rezoning request will be placed on Thursday, December 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, January 7th, 2026, and second reading being held on Thursday, January 21st, 2027, Board of Commissioners meeting.