

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**JUNE 15, 2023
6:00 P.M.**

**FATE CITY HALL
1900 CD BOREN PARKWAY**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FATE WILL HOLD A REGULAR MEETING AT 6:00 P.M. ON THURSDAY, JUNE 15, 2023, AT THE FATE CITY HALL, LOCATED AT 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

NOTICE OF ATTENDANCE

NOTICE is hereby given that the City Council may be in attendance at the Planning and Zoning Commission Meeting **JUNE 15, 2023** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

1. Call To Order And Confirm A Quorum

2. Public Comment

This Is An Opportunity For The Public To Address The Planning And Zoning Commission On Any Matter, Except Public Hearings That Are Included On The Agenda. Comments Related To Public Hearings Will Be Heard When The Specific Hearing Begins. Public Comments Are Limited To Three (3) Minutes Per Speaker, Unless Otherwise Required By Law. To Address The Governing Body, Each Speaker Must Complete A Public Comment Form And Present The Completed Form To The City Secretary Prior To The Start Of The Meeting. Each Speaker Shall Approach The Podium And State His/Her Name And Address Before Speaking. Speakers Shall Address The Governing Body With Civility That Is Conducive To Appropriate Public Discussion. Speakers Can Address Only The Governing Body And Not Individual City Officials Or Employees. The Public Cannot Speak From The Gallery But Only From The Podium. Per The Texas Open Meetings Act, The Governing Body Is Not Permitted To Take Action On Or Discuss Any Item Not Listed On The Agenda. The Planning And Zoning Commission May: (1) Make A Statement Of Fact Regarding The Item; (2) Make A Recitation Of Existing Policy Regarding The Item; Or (3) Propose The Item Be Placed On A Future Agenda.

3. Consent Agenda

All Items Under Consent Agenda Are Considered To Be Routine By The Planning And Zoning Commission And Will Be Enacted By One Motion. There Will Not Be Separate Discussion Of These Items. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately.

- A. Discuss, Consider And Take Any Necessary Action Regarding Approval Of Minutes From The Meeting Held April 27, 2023

[documents:](#)

[2023.4.27.pdf](#)

- B. (This Is An Application For Approval Of A Final Plat For An Existing Fireworks Sales Business Across Three Parcels On The South Side Of I30) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For An Existing Fireworks Sales. The Applicant Will Be Demolishing The Existing Building And Constructing A New Building On One Of The Three Lots. The Total Area Of The Proposed Zoning Change Is Across Three Parcels Which Total Approximately 10.278 Acres. Case # FP-23-002.

[documents:](#)

[fp-23-002_alamo fireworks - fate - staff summary w exhibits_20230615.pdf](#)

4. Action Items / Public Hearings

- A. (This Is An Application For A Zoning Change Request From Mixed Use To Mixed Use Transition) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Request From Mixed Use (MU) To Mixed Use Transition (MUT) For Approximately 2.6 Acres Comprising Portions Of Three Separate Tracts Of Land. The Zoning Change Request Has Been Brought Forward By Turcotte Development Group. This Reason For The Zoning Request Is To Entitle The Land To Support A Larger Townhouse Development Being Proposed Via City File No. DP-23-001. Case # ZR-23-002.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[zr-23-002_enclave at fate village zoning - staff summary w exhibits_20230615.pdf](#)

- B. (This Is An Application For A Type III Development Plan For A 179-Unit Townhome Development In The Fate Village Mixed Use Development) Discuss, Consider, And Take Any Necessary Action Regarding A Type III Development Plan For A 179-Unit Townhome Development Project To Be Constructed In Two Phases. The Project Location Is On The North And South Side Of Greenbriar Road On The East Side Of Water Tower Road. The Total Project Area Is 13.9 Acres. Case # DP-23-001.

1. Staff Summary

2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[dp-23-002_enclave at fate village development plan- staff summary w exhibits_20230615.pdf](#)

- C. (This Is An Application For Approval Of A Preliminary Plat To Create Four Lots For A Future Auto Parts Store As Well As 3 Additional Pad Sites) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For 7.226-Acre Tract Of Land. Lot 4 Will Be Used For A Future Auto Parts Store. The Three Remaining Pad Sites, Lots 1 Through 3, Will Be Used For Office And Commercial, Although Exact Users Are Still To Be Determined. The Preliminary Plat Is Generally Located At The NW Corner Of The Of Memorial Parkway And Williamsburg Parkway Intersection. The Legal Description For Parcel 72205 Is ABS A0208, D THEDFORD, TRACT 3-2, 7.675 ACRES. The Legal Description For Parcel 75508 Is ABS A0058, S B CRABTREE, TRACT 3-3, 9.346 ACRES. Case #PP-23-003.

1. Staff Summary
2. Applicant Presentation
3. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[pp-23-003_fate village - block 3 and 4_staff summary w exhibits_20230615.pdf](#)

5. Director Of Planning And Development Services Report/Announcements Pertaining To City Activities, Upcoming Events, Future Legislative Activities, And Other Matters Related Thereto

6. Adjournment

In addition to any executive session already listed above, the Planning and Zoning Commission of the City of Fate reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultations with Attorney

§551.072 Deliberations regarding Real Property

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.007 Deliberations regarding Financial Development Matters

This building is wheelchair accessible. Any request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-4601 Ext. 103 for further information.

I certify that the above **NOTICE OF MEETING** was filed and posted on the Bulletin Board at City Hall, 1900 CD Boren Parkway, City of Fate, Texas on the 8th day of June, 2023, at 4:30 P.M. and remained so posted until removed as indicated below, pursuant to the Texas Open Meetings Act. This notice was likewise posted on the city website at www.fatetx.gov.

Victoria Raduechel, TRMC, City Secretary

Removed from the Bulletin Board at City Hall on the ____ day of _____, 2023, by _____.