

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**MAY 16, 2024
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, MAY 16, 2024, 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 **MAY 16, 2024** 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

A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes From The Meeting Held April 18, 2024

[documents:](#)

[2024.4.18.pdf](#)

B. (This Is An Application For A Preliminary Plat For Future Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For A 3.43-Acre Tract Of Land To Be Subdivided Into Three Lots. The Applicant, Paras Goel Of Auxia, LLC, Is Proposing Three Commercial Lots. The Preliminary Plat Is Generally Located Southeast Corner Of SH 66 And Woodcreek Boulevard. The Subject Property Coincides With The Parcel Designated As "Commercial Lot 1, Block V" In The Avondale Phase 1 Final Plat. Case #PP-24-001.

[documents:](#)

[pp-24-001_avondale phase 2 \(commercial\)_staff summary w exhibits_20240516.pdf](#)

C. (This Is An Application For A Final Plat For Future Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For A 5.92-Acre Tract Of Land To Be Subdivided Into Four Lots. The Applicant, Fate I-30 Commercial LP, Is Proposing Four Commercial Lots. The Project Is Generally Located On The I-30 Frontage Road Between Fate Village Dr. And West Greenbriar Rd. The Legal Description For Parcel 10520 Is A0208, D THEDFORD, TRACT 1-5, 5. ACRES, (PT OF 147.319 AC TR). The Legal Description For Parcel 61630 Is ABS A0208, D THEDFORD, TRACT 4-1, 12.702 ACRES. Case# FP-24-003.

[documents:](#)

[fp-24-003_fate central commercial i30 frontage_staff summary w exhibits.pdf](#)

4. Planning And Zoning Commission Action Items/Public Hearings

A. (This Is An Application For Approval Of A Zoning Change Request From Agriculture To Residential Estate To Allow For One New Single-Family Home) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Residential Estate (RE) On Two 1.25 Acre Parcels, Totaling Approximately 2.5 Acres Of Land. The Zoning Change Request Has Been Brought Forward By Jose Urbina. This Is A Straight Zoning Request And Therefore Will Be Subject To The Development Standards Outlined In The Fate Unified Development Ordinance, Code Of Ordinances, And Design Criteria And Construction Standards. The Applicant States The Reason For The Request Is To Allow For Developing One Single Family Home.

To do this, a plat is required as the subdivided lot (Block D, Lot 2) was never properly platted; it was sold by metes and bounds instead. In order for the plat to occur though, zoning is necessary to comply with lot size standards. While the applicant only owns a single parcel (18603), both properties need to be zoned and platted to

create a legal subdivision of land; per code; one cannot subdivide to a nonconforming lot size for the zoning district. The legal description for parcel 18603 is LEISURE LAND, BLOCK D, LOT 2A (S 1/2 OF 2), ACRES 1.25. The legal description for parcel 18604 is LEISURE LAND, BLOCK D, LOT 2B (N 1/2 OF 2), ACRES 1.25. Case # ZR-24-003.

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

[documents:](#)

[zr-24-003_f.urbina_staff summary w exhibits.pdf](#)

- B. (This Is An Application For A Specific Use Permit To Allow For A Tattoo Studio As Part Of A Larger Multi-Suite Commercial Development In The General Commercial Zoning District) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Specific Use Permit (SUP) For A Tattoo Studio In One Of The Suites In The New 60-Suite Iron Ranch Development. The Suite Is Approximately 1,220 SqFt. The Applicant, Sticks And Stones Tattoo Studio, Is Requesting The Specific Use Permit In Order To Comply With The Use Type Standards In The Unified Development Ordinance, Article 4, Table 4.1-1. The Proposed Suite Is Suite 334 In The Northwest Corner Of The Iron Ranch Development. The Address Of The Project Site Is 4176 E I30 Suite 334, Fate, TX, 75032.

The legal description is IRON RANCH ADDITION BLK A LOT 1. RCAD ID 11184.
Case # SUP-24-002.

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

[documents:](#)

[sup-24-002_sticks and stones tattoo studio_staff summary w exhibits.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

§551.087 Deliberations regarding Economic Development Negotiations

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 9th day of May, 2024, at 2:16 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 _____, 2024, by

_____.