

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**JUNE 20, 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, JUNE 20, 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 **JUNE 20, 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 Of Minutes From The Meeting Held May 16, 2024.

[documents:](#)

[2024.5.16.pdf](#)

- B. (This Is An Application For Approval Of A Final Plat For Phase 2 Of A Single Family Subdivision) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 2 Of The Avondale Subdivision. The Project Area Is Comprised Of Approximately 51.59 Acres. The Intention Is To Develop A Total Of 244 Lots. 236 Lots Will Be Single Family Homes And 8 Will Be Open Space Lots. The Subject Property Is Generally Located At The Southeast Corner Of Hwy 66 And Ben Payne Rd. The Legal Description For Property ID 11680 Is ABS A0148, S MURPHY, TRACT 1, 59.012 ACRES. Case # FP-24-004.

[documents:](#)

[fp-24-004_avondale ph2 - residential_staff summary_w exhibits_20240620.pdf](#)

- C. (This Is An Application For A Final Plat For A Daycare) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For A 1.45 Acre Lot. The Applicant, LB Fate TX Owner LLC Is Platting Lot 1, Entitled Via The SE Corner Of Memorial And Greenbriar Preliminary Plat (PP-23-005). Lot 2, The Remaining 2.62 Ac Will Undergo A Separate Final Plat At A Later Date To Be Determined By The Land Owner (Fate I-30 Commercial LP). The Project Is Generally Located On The On The Northwest Corner Of Memorial Pkwy And Chamberlain Dr. The Legal Description For Parcel 12849 Is A0208 D THEDFORD, LOT 3, 24.5000 ACRES, (SOUTH PART OF LOT 3). Case# FP-24-006.

[documents:](#)

[fp-24-006_lightbridge academy_staff summary_w exhibits_20240620.pdf](#)

4. Planning And Zoning Commission Action Items/Public Hearings

- A. (This Is An Application For A Type III Site Plan For A 11,910-SqFt Daycare) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Type III Site Plan For A 11,910-SqFt Daycare. The Applicant, Kiew Kam Of Triangle Engineering, Is Proposing A Daycare. The Property Is Generally Located On The West Side Of Ben Payne Rd, Approximately 575 Feet North Of The Hwy 66 And Ben Payne Rd. Intersection. The Legal Description For Parcel 11181 Is ABS A0120, R IRVINE, TRACT 4, (SEE 105238 FOR MUD ACCT), 9.9 ACRES. Case #SP-24-004.

1. Staff Summary

2. Applicant Presentation

3. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[sp-24-004_daycare at shops_staff summary w exhibits_20240620.pdf](#)

- B. (This Is An Application For Approval Of A Zoning Change Request From Agriculture (A) To Neighborhood Transition (NT) On Eight Parcels, And From Planned Development (PD) To Neighborhood Transition (NT) On Two Parcels, All Located Within Downtown Fate) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Neighborhood Transition (NT) On Eight Parcels, And From Planned Development (PD) To Neighborhood Transition (NT) On Two Parcels. The Total Area Subject To This Zoning Request Is Approximately 4.71 Acres. The Applicant For This Zoning Change Request Is Tanner Hiatt Of Tetrah. Case #ZR-24-007.
1. Staff Summary
 2. Applicant Presentation
 3. Public Hearing
 4. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[zr-24-007_tetrah downtown zoning_staff summary w exhibits_20240620.pdf](#)

- C. (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 3-Acre Parcels, Totaling Approximately 6-Acres Of Land. The Zoning Change Request Has Been Brought Forward By Amaha Alemayeha. 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 (Raven Ridge, Lot 6) was never properly platted. In order for the plat to occur though, zoning is necessary to comply with lot size standards. The legal description for parcel 44445 is RAVEN RIDGE, LOT 6, ACRES 3.00. The legal description for parcel 51632 is RAVEN RIDGE, LOT 6-1, ACRES 3.00. Case # ZR-24-006.

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

[documents:](#)

[zr-24-006_raven ridge lot 6_staff summary w exhibits_20240620.pdf](#)

- D. (This Is A Request For Consideration Of Omnibus Updates To The Fate Unified Development Ordinance Intended To Implement State Law, Correct Deficiencies In The Current Code, And Apply Best Practices) Discuss, Consider, And Take Any Necessary Action Regarding Approval

Of Updates To The Fate Unified Development Ordinance Regarding Articles III (Zoning Districts), IV (Use Standards), V (Design & Development Standards), VIII (Signs), And XII (Definitions) That Have Been Prepared By The City Of Fate Department Of Planning & Development Services.

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

[documents:](#)

[fate_udo_omnibus_text_amendments_staff_summary_w_exhibits_20240620.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 14th day of June 2024, at 10:15 A.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
