

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**JULY 18, 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, JULY 18, 2024, AT THE FATE CITY HALL, LOCATED AT 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

- 1. Call To Order And Confirm A Quorum**
- 2. Discuss, Consider, And Take Any Necessary Action Regarding Election Of Officers**

[documents:](#)

[staff summary.pdf](#)

3. 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.

4. 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 June 20, 2024.

[documents:](#)

[2024.6.20.pdf](#)

5. Planning And Zoning Commission Action Items/Public Hearings

- A. (This Is An Application For A Zoning Change Request From Agriculture To A Planned Development For A Horizontal Mixed-Use Development) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Request From Agriculture (A) To A Planned Development (PD) For Approximately 49.582 Acres Comprising All Or Portions Of Three Separate Tracts Of Land. The Zoning Change Request Has Been Brought Forward By Fate I30 Commercial, LP. This Reason For The Zoning Request Is To Entitle The Land To Support A Horizontal Mixed-Use Development Which Will Include Commercial, Live/Work Units, Townhomes, And Multifamily. The Project Site Is Generally Located On The Northeast Corner Of The Intersection Of Memorial Parkway And Greenbriar Road.

The legal description of parcel ID 12848 is A0208 D THEDFORD, LOT 2, 42.6780 ACRES. The legal description of parcel ID 61630 is A0208 D THEDFORD, TRACT 4-1, 12.702 ACRES. Case # ZR-24-004.

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

[documents:](#)

[zr-24-004_fate memorial mixed use_staff summary w exhibits_20240718.pdf](#)

- B. (This Is An Application For A Specific Use Permit To Allow For A Temporary Auto Repair, Major Use Within The General Commercial Zoning District) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Specific Use Permit (SUP) For A Temporary Auto Repair, Major Use On A Two-Acre Parcel Zoned General Commercial. The Applicant, Shane Hollas, Is The Owner Of Maaco Rockwall, Is Requesting The Specific Use Permit In Order To Facilitate A Temporary Use Of The Site For Auto Storage And Minor Auto Body Repair. The Address Of The Project Site Is 2435 E I-30, Fate, TX. The Legal Description Is R Irvine Survey, Tract 29-01. RCAD ID 11220. Case # SUP-24-003.

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

[documents:](#)

[sup-24-003_temporary auto repair major_staff summary w exhibit_20240718.pdf](#)

- C. (This Is A Request For Consideration Of Amendments The Fate Unified Development Ordinance Article II: Procedures And Administration) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Updates To Fate Unified Development Ordinance Article II 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 article ii text amendments_staff summary w exhibits_20240718.pdf](#)

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

7. 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 11th day of July 2024, at 3:30 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 _____, 2024, by
_____.