

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**MARCH 17, 2022
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 MEETING AT 6:00 P.M. ON THURSDAY, MARCH 17, 2022, 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 **MARCH 17, 2022** 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 Of The Planning And Zoning Commission And Capital Impact Advisory Committee Joint Meeting Held February 17, 2022

[documents:](#)

[2022.2.17.pdf](#)

4. Action Items / Public Hearings

- A. (This Is A Planned Development Zoning Application For A Proposed Duplex Rental And Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Planned Development For Cottages At Greenbriar, A Proposed 474-Unit Duplex Rental Development, And A Future Commercial Development Consisting Of Approximately 170,000 Sf Of Commercial Space. The Existing Zoning For The Property Is Agriculture, And The Proposed Base Zoning For The Property Within The Planned Development Is A Mix Of Highway Mixed Use (40.3% Of Total Area) And Mixed Use Transition (59.7%). The Total Project Area Is Comprised Of Approximately 73.27 Acres Across Two Tracts Generally Located At The Southeast Corner Of The Intersection Of I-30 And Memorial Parkway. Case # ZR-21-005

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss Consider and Take Any Necessary Action regarding Case ZR-21-005

[documents:](#)

[zr-21-005, cp 21-003 memorial commercial and cottages at greenbriar - staff summary_20220317.pdf](#)

- B. (This Is A Concept Plan Application For A Proposed Duplex Rental And Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Concept Plan For Cottages At Greenbriar, A Proposed 474-Unit Duplex Rental Development, And A Future Commercial Development Consisting Of Approximately 170,000 Sf Of Commercial Space. The Total Project Area Is Comprised Of Approximately 73.27 Acres Across Two Tracts Generally Located At The Southeast Corner Of The Intersection Of I-30 And Memorial Parkway. Case # CP-21-003.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss Consider and Take Any Necessary Action regarding Case # CP-21-003

[documents:](#)

- C. (This Is An Application For Approval Of A Future Land Use Plan Map Amendment On The South Side Of Riding Club Rd) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Future Land Use Plan (FLUP) Map Amendment From The Rural Reserve Place Type To Business And Innovation Center Place Type On The South Side Of Riding Club Rd Between Stodghill Rd And Ben Payne Rd. The Total Area Of The Proposed FLUP Map Amendment Is Approximately 70.32 Acres Spread Across 16 Parcels. The 16 Parcels To Have Their FLUP Designation Changed Are All Located South Of Riding Club Rd, Starting At Stodghill Rd And Ending At The Railroad Crossing Just West Of The Ben Payne Rd And Riding Club Rd Intersection.

The parcels to be changed are Rockwall CAD Property ID's 11189, 11196, 11203, 11217, 11218, 11230, 11236, 11237, 11239, 11240, 45873, 57117, 73573, 73596, 83044, and 87219. All legal descriptions can be found in RCAD. Case # FLUP-22-001.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss Consider and Take Any Necessary Action regarding Case # FLUP-22-001

[documents:](#)

[flup-22-001_riding club rd south side_staff summary_20220317.pdf](#)

- D. (This Is An Application For A Preliminary Plat For Future Commercial Uses) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat To Consolidate Three Existing Lots Into One Lot, And To Extend A Public Water Line To The Subject Property. The Project Area Is Comprised Of Approximately 7.78 Acres. The Subject Property Is The Site Of The Former Aries Spa And Is Intended For Redevelopment Into A 98-Unit Commercial Suite And Custom Car Garage Development Named Iron Ranch. The Project Is Located On Parcels 11184, 11186, And 11187 On The South Side Of I-30, Just East Of Compass Self Storage. Case # PP-21-004.

1. Staff Summary
2. Applicant Presentation
3. Discuss Consider and Take Any Necessary Action regarding Case # PP-21-004

[documents:](#)

[pp-21-004 iron ranch_staff summary_20220317.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 10th day of March, 2022, 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 _____, 2022, by _____.