

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**MAY 19, 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, MAY 19, 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 **MAY 19, 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. Discuss, Consider And Take Any Necessary Action Regarding Approval Of Minutes From The Meeting Held April 21, 2022

[documents:](#)

[2022.4.21.pdf](#)

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. (This Is An Application For Approval Of The Final Plat For Phase 8A Of The Woodcreek Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 8A Of The Woodcreek Planned Development. The Project Area Of Woodcreek Phase 8A Is Comprised Of 29.87 Acres And Will Consist Of 93 Residential Lots And 6 Open Space Lots Belonging To And Maintained By The HOA. Woodcreek Phase 8A Is Generally Located At The Northwest Corner Of SH 66 And Ben Payne. The Legal Description Of Parcel 91634 Is ABS A0120, R IRVINE, TRACT 4-05, 119.456 ACRES. The Legal Description Of Parcel 72535 Is A0120 R IRVINE, TRACT 4-3, ACRES 1.38, (SEE 72536 FOR MU1 ACCT), (PT OF 3.38 AC TR). Case # FP-22-001

[documents:](#)

[fp-22-001_woodcreek ph 8a_staff summary w exhibits_20220519.pdf](#)

- B. (This Is An Application For Approval Of The Final Plat For Phase 3 Of The Edgewater Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 3 Of The Edgewater Planned Development. The Project Area Of Edgewater Phase 3 Is Comprised Of 29.206 Acres And Will Consist Of 140 Residential Lots And 15 Open Space Lots Belonging To And Maintained By The HOA. Edgewater Phase 3 Is Generally Located On The East End Of FM551 And Bassett Hall Rd, Directly Adjacent To The Southeastern Half Of Edgewater Phase 1. The Legal Description Of Parcel 11912 Is ABS A0159, J B MERCHANT, TRACT 5, 86.581 ACRES. Case # FP-22-002.

[documents:](#)

[fp-22-002_edgewater ph 3_staff summary w exhibits_20220519.pdf](#)

5. Action Items / Public Hearings

- A. (This Is An Application For A Special Use Permit To Allow For Liquor Sales At An Existing Gas Station And Convenience Store) Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By Hossain Makvandi To Obtain A Special Use Permit For Off-Premise Consumption Liquor Sales. The Area That Is The Subject Of This Special Use Permit Application Is Commonly Known As Homeboys Exxon And Is Described As 2975 SH 66, Rockwall CAD Property ID 50543. Case # SUP-22-002.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss Consider and Take Any Necessary Action

[documents:](#)

[sup-22-002_homeboys sup_staff summary w exhibits_20220519.pdf](#)

- B. (This Is An Application For Approval Of A Zoning Change And A Concept Plan For A Horizontal Mixed Use Development As Part Of The Larger Fate Village Commercial Area) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request To Change Zoning On A Portion Of Two Parcels From Agriculture (A) To Highway Mixed Use (RMU-C) And Regional Mixed Use Transition (RMU-T), As Well As To Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Concept Plan For The Area To Be Re-Zoned. The Project Area Is Comprised Of 14.018 Acres. Of The Total Project Area, 9.417 Acres Is To Be Zoned RMU-C With The Remaining 4.601 Acres To Be Zoned RMU-T. The Land Is Currently A Vacant, Undeveloped Lot.

The project is located at the northwest corner of the Memorial Parkway and Williamsburg Parkway intersection. The legal description for RCAD ID 72205 is ABS A0208, D THEDFORD, TRACT 3-2, 7.675 ACRES. The legal description for RCAD ID 72208 is ABS A0058, S B CRABTREE, TRACT 3-3, 9.346 ACRES. City File # ZR-22-001 and CP-22-001.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss Consider and Take Any Necessary Action

[documents:](#)

[zr-22-001_cp-22-001_fate village - block 3-6_staff summary w exhibits_20220519.pdf](#)

- C. Fate Unified Development Ordinance Update Presentation

1. Review scope

2. Module 1 review

3. Module 2 discussion and recommendations overview

**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 12th day of May, 2022, at 2:22 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 _____.