

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**JULY 21, 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, JULY 21, 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 **JULY 21, 2022** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

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

[documents:](#)

[pz 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 July 7, 2022

[documents:](#)

[2022.7.7.pdf](#)

- B. (This Is An Application For Approval Of The Final Plat For Phase 4 Of The Edgewater Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 4 Of The Edgewater Planned Development. The Project Area Of Edgewater Phase 4 Is Comprised Of 39.787 Acres And Will Consist Of 143 Residential Lots And 11 Open Space Lots Belonging To And Maintained By The HOA. Edgewater Phase 4 Is Generally Located On The East End Of Gettysburg Blvd Near Its Future Intersection With Blackland Road. The Legal Description Of Parcel 11912 Is ABS A0159, J B MERCHANT, TRACT 5, 86.581 ACRES. Case # FP-22-004.

[documents:](#)

[fp-22-004_edgewater ph 4_staff summary w exhibits_20220721.pdf](#)

5. Action Items / Public Hearings

- A. (This Is An Application For Approval Of A Zoning Change Request For An Existing Fireworks Sales Business Across Three Parcels On The South Side Of I-30) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Change Request From Agriculture (A) To Highway Commercial (HC). The Total Area Of The Proposed Zoning Change Is Across Three Parcels Which Total Approximately 10.278 Acres. Case # ZR-22-003.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss, Consider, and Take Any Necessary Action

[documents:](#)

[zr-22-003_alamo fireworks - staff summary w exhibits_20220721.pdf](#)

- B. (This Is A Planned Development And Concept Plan For A Proposed Mixed-Use Duplex Rental, Townhome, And Commercial Development)

Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Planned Development And Concept Plan For Cottages At Greenbriar, A Proposed 426-Unit Duplex Rental And Townhome 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-22-005 & CP-22-002.

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

[documents:](#)

[zr-22-005, cp 22-002 memorial commercial and cottages at greenbriar - staff summary w exhibits_20220721.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 14th day of July, 2022, at 3:25 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
_____.