

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION AND CAPITAL IMPACT ADVISORY COMMITTEE JOINT MEETING

**AUGUST 18, 2022
6:00 P.M.**

**FATE CITY HALL
1900 CD BOREN PARKWAY**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION AND CAPITAL IMPACT ADVISORY COMMITTEE OF THE CITY OF FATE WILL HOLD A JOINT MEETING AT 6:00 P.M. ON THURSDAY, AUGUST 18, 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 and the Capital Impact Advisory Committee Joint Meeting **August 18, 2022** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

- 1. Planning And Zoning Commission Call To Order And Confirm A Quorum**
- 2. Discuss, Consider, And Take Any Necessary Action Regarding Election Of Officers**
- 3. Capital Impact Advisory Committee Call To Order And Roll Call**
- 4. 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.

5. Capital Impact Advisory Committee Action Items

- A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Joint Planning And Zoning Commission And Capital Impact Advisory Committee Meeting Held February 17, 2022

[documents:](#)

[2022.2.17.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Impact Fees Report On Projects And Funds

[documents:](#)

[ciac august 2022 report-final.pdf](#)

6. Capital Impact Advisory Committee Adjournment

7. Planning And Zoning Commission 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 Meeting Held July 21, 2022

[documents:](#)

[2022.7.21.pdf](#)

8. Planning And Zoning Commission Action Items/Public Hearings

- A. (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_20220818.pdf](#)

- B. (This Is An Application For A Type II Site Plan For The Blackland Water Fate Pump Station Site) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Type II Site Plan To Facilitate The Construction Of The Blackland Water Fate Pump Station. The Project Area Is Comprised Of Approximately 3.651 Acres With An Additional 0.478 Acres Of Right Of Way To Be Dedicated. The Subject Property Is Part Of The Woodcreek Planned Development And Was Assigned A "Commercial District" Land Use. The Project Is Located On Parcel 59874, Approximately 303ft North Of The Northeast Corner Of The Intersection Of SH 66 And Ben Payne Road. The Legal Description Is ABS A0103, J HODGES, TRACT 2-1, (SEE 62169 FOR MU1 DISTRICT ACCT), 4.1290 ACRES. Case SP-22-009.

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

[documents:](#)

[sp-22-009_blackland water fate pump station - staff summary w exhibits_20220818.pdf](#)

- C. (This Is An Application For Approval Of A Planned Development Request To Allow For UHAUL Truck And Trailer Rentals At An Existing Self-Storage Business Located On The South Side Of I30) Discuss, Consider, And Take Any Necessary Action Regarding Planned Development Request To Allow For UHAUL Truck And Trailer Rentals At Rockwall Fate Self-Storage, Located At 4480 E I-30. The Applicant Is Mohammad Nikpour. The Total Area Of The Proposed Planned Development Is Approximately 1.72 Acres. Case # ZR-22-006.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing

4. Discuss, Consider, and Take Any Necessary Action

[documents:](#)

[zr-22-006_uhaul rental at rockwall fate self-storage_staff summary w exhibits_20220818.pdf](#)

- D. (This Is An Application For Approval Of A Zoning Change Request And A Preliminary Plat 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) And The Approval Of An Associated Preliminary Plat. The Total Area Of The Proposed Zoning Change Is Across Three Parcels Which Total Approximately 10.278 Acres. Case # ZR-22-003 & PP-22-003.

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

[documents:](#)

[zr-22-003 and pp-22-003_alamo fireworks - staff summary w exhibits_20220818.pdf](#)

- E. (This Is An Application For A Zoning Request And Special Use Permit For A New And Used Car Sales And Service Business) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request And Special Use Permit For A New And Used Car Sales And Service Business. The Applicant, ZTEX, LLC, Is Proposing A 34,060 Square Foot Sales And Service Facility On A 5.32-Acre Property. The Existing Zoning For The Property Is Agriculture, And The Proposed Zoning For The Property Is Highway Commercial. The Property Is Generally Located On The North Side Of I-30, Immediately East Of Encounter Church And Approximately 0.45 Miles East Of Ben Payne Road. Case # ZR-22-007 & SUP-22-003.

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

[documents:](#)

[sup-22-003 and zr-22-007_volkswagen fate_staff summary w](#)

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

10. Planning And Zoning Commission Adjournment

In addition to any executive session already listed above, the Planning and Zoning Commission and the Capital Impact Advisory Committee 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 August, 2022, at 2:50 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

_____.