

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**SEPTEMBER 15, 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, SEPTEMBER 15, 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 **SEPTEMBER 15, 2022** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

- 1. Call To Order And Confirm A Quorum**
- 2. Planning And Zoning Commissioner Training**
- 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 Of The Planning And Zoning Commission Meeting Held August 18, 2022

[documents:](#)

[2022.8.18.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Planning And Zoning Commission Special Meeting Held September 1, 2022

[documents:](#)

[2022.9.1.pdf](#)

5. Action Items / Public Hearings

- A. (This Is An Application For A Zoning Change On Five Properties From Agriculture To Neighborhood Commercial) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Change From Agriculture To Neighborhood Commercial On Five Previously Annexed And Unzoned Properties. The Intent Of The Rezone Is To Comply With The Current Future Land Use Plan (FLUP) Place Type Designation, That Being Supportive Commercial, As Well As Allow The Four Businesses To Come Into Compliance With An Appropriate Zoning District For Their Current Existing Uses; All Are Currently Operating As Legal Nonconforming Uses. Additionally, The Zoning Change Is Being Requested To Permit The Existing Businesses To Expand On Their Respective Sites Should They Choose To Do So In The Future. Case # ZR-22-008.

The locations of this application are 7406 State Hwy 66, Fate TX, 75189, 7452 State Hwy 66, Fate TX, 75189, 7496 State Hwy 66, Fate TX, 75189, and 7514 State Hwy 66, Fate TX, 75189.

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

[documents:](#)

[5a. zr-22-008 -sh66 and fm1138 commercial strip - staff summary w exhibits - 20220915.pdf](#)

- B. (This Is An Application For A Special Use Permit To Allow For A Car Wash On A Highway Commercial-Zoned Property) Discuss, Consider,

And Take Any Necessary Action Regarding Approval Of A Special Use Permit For A Car Wash On A Highway Commercial-Zoned Property. The Applicant, Mohammad Alaqrabawy, Is Proposing A Drive-Thru Car Wash And A Quick Lube-Style Auto Service Facility On Approximately 1.709 Acres. The Existing Zoning For The Property Is Highway Commercial. The Property Is Generally Located On The North Side Of I-30, Immediately East Of The Stagg's Travel Plaza. RCAD ID 12848. Case # SUP-22-004.

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

[documents:](#)

[5b. sup-22-004_fate oil lube and wash_staff summary w exhibits_20220915.pdf](#)

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

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 8th day of September, 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
