

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**DECEMBER 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 REGULAR MEETING AT 6:00 P.M. ON THURSDAY, DECEMBER 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 **DECEMBER 15, 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 Meetings Held October 17, 2022 And November 17, 2022

[documents:](#)

[2022.10.17_joint with pz.pdf](#)
[2022.11.17.pdf](#)

4. Action Items / Public Hearings

- A. (This Is An Application For Approval Of A Preliminary Plat For A Proposed New And Used Car Sales And Service Center) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat On A 5.320-Acre Lot Located North Of I-30 And East Of Encounter Church. Case #PP-22-006.

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

[documents:](#)

[pp-22-006_rockwall county volkswagen_staff summary w exhibits_20221215.pdf](#)

- B. (This Is An Application For A Special Use Permit To Allow For An “Auto-Related Parts And Accessory Sales” Use In A Highway Mixed Use-Zoned Property) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Special Use Permit (SUP) For An Auto Parts Store To Be Located In A Highway Mixed Use (RMU-C) Zoning District. The Applicant, Vaquero Williamsburg Pkwy Partners, LP, Is Proposing An Auto Parts Store On Approximately 0.8454 Acres Of A 7.675-Acre Tract Of Land. The Reasoning For The Request Is Due To Auto Parts Sales Being Classified As An “Auto-Related Parts And Accessory Sales” Use And Therefore Requires A SUP To Be Located In The RMU-C Zoning District.

The 0.8454-acre portion of the 7.675-acre tract the SUP applies to is generally located on the northwest corner of Greenbriar Rd and FM551. The legal description is ABS A0208, D THEDFORD, TRACT 3-2, 7.675 ACRES. RCAD ID 72205. Case # SUP-22-005.

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

[documents:](#)

[sup-22-005_oreillys at fate, tx_staff summary w exhibits_20221215.pdf](#)

- C. (This Is A Request For Consideration Of Updates To The Fate Unified Development Ordinance Intended To Implement The Adopted Forward Fate Comprehensive Plan) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Updates To The Fate Unified Development Ordinance, Articles 1-6, 8, 9, 11, And 12, That Have Been Prepared By The City Of Fate With The Assistance Of A Consulting Team, In Order To Implement The Goals And Strategies Found In The Forward Fate Comprehensive Plan, Which Was Adopted By The Fate City Council In October 2021.

1. Staff Summary

2. Public Hearing

3. Discuss, Consider, And Take Any Necessary Action

documents:

[fate udo update_staff summary w exhibit_20221215.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 7th day of December, 2022, at 8:30 A.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
