

AGENDA

CITY OF FATE SPECIAL PLANNING AND ZONING COMMISSION

**MARCH 23, 2023
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 SPECIAL MEETING AT 6:00 P.M. ON THURSDAY, MARCH 23, 2023, 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 Special Meeting **March 23, 2023** 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

- A. Discuss, Consider And Take Any Necessary Action Regarding Approval Of Minutes From The Bus Tour Of Exemplary Projects Held February 11, 2023

[documents:](#)

[2023.2.11.pdf](#)

- B. Discuss, Consider And Take Any Necessary Action Regarding Approval Of Minutes From The Meeting Held February 16, 2023

[documents:](#)

[2023.2.16.pdf](#)

- C. (This Is An Application For Approval Of A Final Plat For A Car Wash And Lube Site, As Well As Four Additional Commercial Pad Sites With Uses Still To Be Determined) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For 7.356 Acres Of A 50.031-Acre Tract Of Land. Lot 1 Will Be Used For A Car Wash And Lube Shop Already Approved Through SUP-22-004. The Four Remaining Pad Sites, Lots 2 Through 5, Have Uses That Are Still To Be Determined. The Final Plat Is Generally Located At The Northeast Corner Of I30 And WE Crawford. Case #FP-23-001.

[documents:](#)

[fp-23-001_i30 and we crawford northeast addition_staff summary w exhibit_20230323.pdf](#)

4. Action Items / Public Hearing

- A. (This Is An Application For A Zoning Change And A Concept Plan For A ~96-Acre Mixed Residential And Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Change And Concept Plan For A Horizontal Mixed-Use Development That Is Comprised Of 245 Single-Family Detached Residential Lots, 82 Townhomes, A 358-Unit Multifamily Development, A 156-Unit Build-To Rent Development, Four Acres Of Commercial Development, And 26 Acres Of Public Open Space Over Approximately 95 Acres. The Property Is Generally Located On The North Side Of State Highway 66, Approximately 1,470 Feet West Of The Intersection Of SH 66 And Ben Payne Road. RCAD ID 11223 & 11224. Case # ZR-22-010 & CP-23-001.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

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

6. Planning And Zoning Commission 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 16th day of March, 2023, at 3:40 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 _____, 2023, by
_____.