

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**SEPTEMBER 21, 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 REGULAR MEETING AT 6:00 P.M. ON THURSDAY, SEPTEMBER 21, 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 Meeting **SEPTEMBER 21, 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 Of Minutes Of The Planning And Zoning Commission Meeting Held August 17, 2023

[documents:](#)

[2023.8.17.pdf](#)

- B. (This Is An Application For A Zoning Change Request From Agriculture To Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Request From Agriculture (A) To Planned Development (PD) On Approximately 28.455 Acres Comprising Portions Of Two Separate Tracts Of Land. The Zoning Change Request Has Been Brought Forward By Fate I-30 Commercial, LP. This Reason For The Zoning Request Is To Entitle The Land To Support A Horizontal Mixed-Use Project Consisting Of Commercial, Live/Work, And Multifamily Residential Units. Case # ZR-23-004.

1. This project has been pulled from the P&Z agenda by the applicant; this agenda item , including presentation and public hearing, will be tabled until October 19, 2023.

4. Action Items / Public Hearing

- A. (This Is A Request For Feedback From The Planning And Zoning Commission On Potential City-Initiated Zoning Changes) Discuss, Consider, And Take Any Necessary Action Regarding The City Of Fate's Proactive Zoning Initiative Prepared By The City's Planning & Development Services Department.

1. Staff Summary

2. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[proactive zoning initiative with exhibits_20230913.pdf](#)

- B. (This Is An Application For A Special Use Permit To Allow For A 155 Ft Monopole In The Agriculture Zoning District) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Special Use Permit (SUP) For A 155 Ft Monopole On A 100 Ft X 100 Ft Area Of A 12.6-Acre Tract Of Land Currently Zoned Agriculture. The Applicant, MD7 LLC On Behalf Of Verizon, Is Proposing The Monopole To Be Located On The Northern Portion Of The Tract. The Reasoning For The Request Is Due To Telecommunication Towers Requiring An SUP For Approval In The Agriculture Zoning District. The Tract Is Generally Described As Being Three Parcels North Of Prince Lane Abutting Hwy 66 To The West. The Legal Description Is A0151 J MCKINNEY, TRACT 3, ACRES 12.599, (PT OF 13.430 AC TR). RCAD ID 11739. Case #SUP-23-001.

1. Staff Summary

2. Applicant Presentation

3. Public Hearing

4. Discuss, Consider, And Take Any Necessary Action

documents:

[sup-23-001_sixty six auto_staff summary_w exhibits.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 21st day of September, 2023, at 4:53 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

_____.