

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

**OCTOBER 19, 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, OCTOBER 19, 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 **OCTOBER 19, 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 From The Meetings Held August 21, 2023 And September 21, 2023

[documents:](#)

[2023.9.21.pdf](#)

[2023.8.21.pdf](#)

4. Action Items/Public Hearings

- A. (This Is An Application For A Zoning Change Request From Agriculture To A Planned Development For A Horizontal Mixed-Use Development) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Request From Agriculture (A) To A Planned Development (PD) For Approximately 28.455 Acres Comprising Portions Of Two Separate Tracts Of Land. The Zoning Change Request Has Been Brought Forward By Fate I30 Commercial, LP. This Reason For The Zoning Request Is To Entitle The Land To Support A Horizontal Mixed-Use Development Which Will Include Commercial, Live/Work Units, Townhomes, And Multifamily. The Project Site Is Generally Located On The Northeast Corner Of The Intersection Of Memorial Parkway And Greenbriar Road.

The legal description of Parcel ID 329992 is A0208 D THEDFORD, LOT 3, 13.0440 ACRES, (NORTH PART OF LOT 3). The legal description of parcel ID 12848 is A0208 D THEDFORD, LOT 2, 42.6780 ACRES. Case # ZR-23-004.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, consider, and take any necessary action

[documents:](#)

[zr-23-004_fate memorial mixed use_ staff summary w. exhibits_revised.pdf](#)

- B. (This Is An Application For Approval Of A Zoning Change Request From Agriculture To General Commercial For Future Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To General Commercial (GC) For A Project Area Totaling 6.01 Acres. The Project Contains A Portion Of Two Individual Tracts; Parcel IDs 10520 And 61630. These Tracts Are 5.268 Acres And 8.077 Acres Respectively. The General Location To Undergo Rezoning Runs Approximately From Greenbriar Rd And I30 Frontage To Fate Village Dr And I30 Frontage With A Depth Along That Stretch Of Approximately 250 Feet. The Applicant, Fate I30 Commercial, LP, Is Proposing The Zoning Change To Prepare The Site For Future Commercial Development.

The legal description for parcel 10520 is A0208, D THEDFORD, TRACT 1-5, 5. ACRES, (PT OF 147.319 AC TR). The legal description for parcel 61630 is ABS A0208, D THEDFORD, TRACT 4-1, 12.702 ACRES. Case # ZR-23-005.

1. Staff Summary

2. Applicant Presentation
3. Public Hearing
4. Discuss, consider, and take any necessary action

[documents:](#)

[zr-23-005_fate central commercial i30 frontage_staff summary w. exhibits.pdf](#)

- C. (This Is An Application For Approval Of A Zoning Change Request From Agriculture To General Commercial For Expansion Of A Truck Sales Business) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To General Commercial (GC) For A 13.798 Acre Lot Of Land. The Zoning Change Request Has Been Brought Forward By Martin Dewitt Morrow. This Is A Straight Zoning Request And Therefore Will Be Subject To The Development Standards Outlined In The Fate Unified Development Ordinance, Code Of Ordinances, And Design Criteria And Construction Standards. The Applicant States The Reason For The Request Is To Allow The Business, American Bobtail, To Increase Their Space To Better Service Customers By Constructing Two Additional Buildings.

The legal description of parcel 31001 is BROWN INDUSTRIAL PARK, BLOCK A, LOT 10, ACRES 13.7980. Case # ZR-23-006.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, consider, and take any necessary action

[documents:](#)

[zr-23-006_american bobtail_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 Thereeto

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 12th day of October, 2023, at 4:30 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
_____.