

## **AGENDA**

### **CITY OF FATE PLANNING AND ZONING COMMISSION**

**NOVEMBER 16, 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, NOVEMBER 16, 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 **NOVEMBER 16, 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 Meeting Held October 19, 2023

[documents:](#)

[2023.10.19.pdf](#)

- B. (This Is An Application For Approval Of A Final Plat For Phase 2 Of The Monterra Subdivision) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 2 Of The Monterra Residential Subdivision. The Project Area Is Comprised Of Approximately 119.614 Acres. The Subject Property Generally Located On The North Side Of Monterra Phase 1A, At The Northern Terminus Of Ben Pane Road. The Intention Is To Develop 327 Single Family Residential Lots. Case # FP-23-006.

[documents:](#)

[fp-23-006.pdf](#)

#### **4. Action Items/Public Hearings**

- A. (This Is An Application For A Special Use Permit To Allow For A Used Car Dealership Office And Five Associated Parking Spaces At An Existing Self Storage Business) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Special Use Permit (SUP) For The Addition Of A Used Car Dealership To Office Out Of The Rear Of Rockwall Fate Self Storage. The Used Car Dealership Would Also Have Five Car Parking Spaces Associated With It. The Applicant, Mohammad Nikpour, Is Requesting The SUP To Generate Additional Leasing Revenue From His Self-Storage Business To Help Cover Rising Costs. The Property Is Currently A Planned Development With A Base Zoning District Of General Commercial (F.k.a Highway Commercial).

The property address is 4480 I-30 Frontage Rd, generally described as being on the south I30 frontage road, approximately 768 feet east of Rochelle Road. The legal description is A0184 G W REDLIN, TRACT 3-13, ACRES 1.72. RCAD ID 71107. Case # SUP-23-003.

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

[documents:](#)

[sup-23-003.pdf](#)

- B. (This Is An Application For Approval Of A Zoning Change With A Special Use Permit To Allow A "Specialty Trade Contractors" Use In Conformance

Use Permit To Allow A Specialty Trade Contractors Use In Conformance With The Unified Development Ordinance) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request To Change Zoning From Agriculture (A) To General Commercial (GC) As Well As A Special Use Permit To Allow "Specialty Trade Contractors" On The Site To Permit The Construction Of An Ancillary Storage Building On The Site To Support The Existing Legal Nonconforming Use. The Project Area Is Comprised Of One Acre. There Is Currently A 2,400 Square-Foot Building And Associated Parking And Driveways On The Site. The Subject Property Is Located On The North Side Of FM 552, Approximately 830 Feet West Of Dismore Lane.

City File # ZR-23-007 & SUP-23-002.

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

[documents:](#)

[zr-23-007 and sup-23-002.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 10th day of November, 2023, at 10:25 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](http://www.fatetx.gov).

Victoria Raduechel, TRMC, City Secretary

Removed from the Bulletin Board at City Hall on the \_\_\_\_ day of \_\_\_\_\_, 2023, by  
\_\_\_\_\_.