

## **AMENDED AGENDA**

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

**JANUARY 18, 2024  
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, JANUARY 18, 2024, 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 **JANUARY 18, 2024** 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 December 21, 2023.

[documents:](#)

[2023.12.21.pdf](#)

- B. (This Is An Application For A Preliminary Plat For A Multifamily And Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For A 2.495-Acre Tract Of Land To Be Subdivided Into 11 Lots. The Applicants, Ram Yennam And James Thompson, Are Proposing The 10 Multifamily Lots To Each Contain Buildings With Four To Six Units, And One Mixed Use Lot Proposed To Have Ground Floor Retail And Eight Residential Units. The Preliminary Plat Is Generally Located At The Northeast Corner Of WT Barnes Ave And East Fate Main Place. The Legal Description For Parcel 10558 Is A0061 M CRABTREE, TRACT 10, ACRES 2.39. Case #PP-23-002.

[documents:](#)

[pp-23-002\\_richlands plaza\\_staff summary with exhibits\\_20240118.pdf](#)

- C. (This Is An Application For A Preliminary Plat For Future Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For A 5.92-Acre Tract Of Land To Be Subdivided Into Two Lots. The Applicant, Fate I-30 Commercial LP (Represented By Matt Johnson), Is Proposing Two Commercial Lots. The Preliminary Plat Is Generally Located On The I-30 Frontage Road Between Fate Village Dr. And West Greenbriar Rd. 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 #PP-23-004.

[documents:](#)

[pp-23-004\\_fate central commercial i30 frontage\\_staff summary with exhibits\\_20240118.pdf](#)

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

- A. (This Is An Application For Approval Of A Zoning Change Request From Agriculture To Residential Estate To Allow For Two Residential Lots) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Residential Estate (RE) For Approximately 2 Acres Of A 7.3171-Acre Tract Of Land. The 2 Acres Are On The Northern Portion Of The Property Fronting County Road 979. The Zoning Change Request Has Been Brought Forward By Jerry And Sylvia House. 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 for subdividing the property into two 1-acre lots to be sold off and one 5.3 acre lot which will remain Agriculture. The legal description is JOHN MILLER SURVEY A-613 7.316 ACS. Case # ZR-23-009.

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

[documents:](#)

[zr-23-009\\_jdh addition\\_staff summary with exhibits\\_20240118 \(1\).pdf](#)

- B. (This Is An Application For Approval Of A Zoning Change Request From Neighborhood Transition To Neighborhood Commercial To Construct A Single-Story Medical And Dental Office Use) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Neighborhood Transition (NT) To Neighborhood Commercial (NC) For A 0.5-Acre Lot Of Land. The Zoning Change Request Has Been Brought Forward By Kurt Fellows And Jeff Carroll To Allow For A Single-Story Dentist Office. The Legal Description Of Parcel 31001 Is FATE O T (RCISD), BLOCK L, LOT N 1/2 OF 1. Case # ZR-23-010.

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

[documents:](#)

[zr-23-010\\_fellows office project\\_staff summary with exhibits\\_20240118.pdf](#)

- C. (This Is An Application For A Special Use Permit To Allow For A 110 Ft Monopole In The Agriculture Zoning District) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Special Use Permit (SUP) For A 110 Ft Monopole On An 80 Ft X 80 Ft Area Of A 5.868-Acre Lot Currently Zoned Agriculture. The Applicant, AT&T Mobility, Is Proposing The Monopole To Be Located On The Southeastern Corner Of The Lot. The Lot Is Generally Described As Being Approximately 770 Feet North Of The Intersection Of North King Rd And East Farm-To-Market Rd 552. The Address Of The Project Site Is 297 North King Rd. The Legal Description Is MACKIE ACRES, BLOCK A, LOT 1, ACRES 5.872. RCAD ID 11952. Case # SUP-23-005.

1. Applicant Presentation

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

[documents:](#)

[sup-23-005-att - 297 n king rd\\_staff summary w exhibits\\_20240118.pdf](#)

- D. (This Is An Application For A Zoning Change Request From Agriculture To A Planned Development For A Mixed-Use Development) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Request From Agriculture (A) To A Planned Development (PD) For Approximately 266.226 Acres Comprising Two Tracts Of Land. The Zoning Change Request Has Been Brought Forward By Jackson Walke, LLP. This Reason For The Zoning Request Is To Entitle The Land To Support A Multi-Faceted Mixed Use District That Will Be Comprised Of Retail And Restaurant Uses; Commercial Services; Townhomes; Vertical Mixed Use; Single-Family Detached Homes; Multifamily Development; And A Large Area Of Employment, Business, And Technical Development.

The project site is located on the north side of I-30 and bounded on the north by the Dallas Garland & Northeastern Railroad, on the west by Ben Payne Road, and on the east by WE Crawford Avenue (FM 551). The legal description of Parcel ID 12847 is A0208 D THEDFORD & A0148 S MURPHY, TRACT 1-01, ACRES 224.423 (PT OF 388.79 AC TR). The legal description of parcel ID 29040 is A0184 G W REDLIN, TRACT 3-3, ACRES 41.689, (PT OF 388.79 AC TR). Case # ZR-23-008.

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

[documents:](#)

[zr-23-008\\_lafayette crossing\\_staff summary w exhibits\\_20240118 \(1\).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 11th day of January, 2024, at 5:25 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](http://www.fatetx.gov).

Victoria Raduechel, TRMC, City Secretary

Removed from the Bulletin Board at City Hall on the \_\_\_\_ day of \_\_\_\_\_, 2024, by

\_\_\_\_\_