

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION AND CAPITAL IMPACT ADVISORY COMMITTEE JOINT MEETING

**FEBRUARY 15, 2024
6:00 P.M.**

**FATE CITY HALL
1900 CD BOREN PARKWAY**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION AND CAPITAL IMPACT ADVISORY COMMITTEE OF THE CITY OF FATE WILL HOLD A JOINT MEETING AT 6:00 P.M. ON THURSDAY, FEBRUARY 15, 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 and the Capital Impact Advisory Committee Joint Meeting **February 15, 2024** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

- 1. Planning And Zoning Commission Call To Order And Confirm A Quorum**
- 2. Capital Impact Advisory Committee Call To Order And Roll Call**
- 3. 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.

4. Capital Impact Advisory Committee Action Items

- A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Joint Planning And Zoning Commission And Capital Impact Advisory Committee Meeting Held August 17, 2023.

[documents:](#)

[2023.8.17.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Impact Fees Report On Projects And Funds.

[documents:](#)

[ciac february 2024 report.pdf](#)

5. Capital Impact Advisory Committee Adjournment

6. Planning And Zoning Commission 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 January 18, 2024.

[documents:](#)

[2024.1.18.pdf](#)

- B. (This Is An Application For A Preliminary Plat For Future Daycare And Commercial Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For A 4.071-Acre Tract Of Land To Be Subdivided Into Two Lots. The Applicant, Fate I-30 Commercial LP, Is Proposing Two Commercial Lots. The Reason For The Request Is To Create A 1.45-Acre Pad Site For A Future Daycare And A Second 2.62-Acre Lot For In-Line Commercial/Retail. The Preliminary Plat Is Generally Located On Memorial Parkway Between Greenbriar Rd And Chamberlain Dr. The Legal Description For Parcel 12849 Is A0208 D THEDFORD, LOT 3, 24.5000 ACRES, (SOUTH PART OF LOT 3). Case #PP-23-005.

[documents:](#)

[pp-23-005_se corner of memorial and greenbriar_staff summary with exhibits_20240802.pdf](#)

7. Planning And Zoning Commission Action Items/Public Hearings

- A. (This Is An Application For A Zoning Change Request From Agriculture To Residential Estate To Allow For Two Residential Lots) Discuss

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) On An Approximately 2-Acre Of Tract Of Land. The Zoning Change Request Has Been Brought Forward By Property Owner Frank Montana. 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 Lots, Approximately 1-Acre Each.

One will have an existing single-family home and accessory structures. The second will be in the rear and the site of a proposed single-family home. The legal description is A0151 J MCKINNET, TRACT 17-7, ACRES 2.00. Case # ZR-24-002.

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

[documents:](#)

[zr-24-002_montana addition_staff summary with exhibits_20240802.pdf](#)

- B. (This Is An Application For A Type III Site Plan For A New High School) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Type III Site Plan For A New High School Campus That Includes A 468,307-Sf High School Building, 95,045-Sf Multipurpose Facility, Multiple Additional Ancillary Structures, And Numerous Sports Fields. The Property Is Generally Located At The Northwest Corner Of FM 552 And N. King Rd. The Legal Description For Parcel 113335 Is ABS A0106, M HODGES, TRACT 1-07, (PT OF 190.818 AC TR), 117.0872 ACRES. Case #SP-23-021.

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

[documents:](#)

[sp-23-021_worthy fate high school_staff summary with exhibits_20240802.pdf](#)

- C. (This Is An Application For Approval Of A City-Initiated Zoning Change Request From Agriculture To Neighborhood Transition And Old Town Core To Bring Downtown Fate Into Compliance With The Comprehensive

Plan) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Neighborhood Transition (NT) And Old Town Core (OTC) For 96 Properties In Downtown Fate. The Zoning Change Request Has Been Initiated By The Fate City Council At The Recommendation Of Planning Staff.

There is no development currently proposed driving forward this zoning case. Rather, this is a straight zoning request to bring downtown Fate into compliance with both the Forward Fate Comprehensive Plan, the Downtown Focus Area Plan, and zoning standards as outlined in the Fate Unified Development Ordinance (UDO). The property ID's and their associated legal descriptions are outlined in Exhibit 2. Case # ZR-24-001.

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

documents:

zr-24-001_downtown fate zoning change_staff summary with exhibits_20240802.pdf

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

9. Planning And Zoning Commission Adjournment

In addition to any executive session already listed above, the Planning and Zoning Commission and the Capital Impact Advisory Committee 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 8th day of February, 2024, at 5:44 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 _____, 2024, by
_____.