

## **AGENDA**

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

**MARCH 21, 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, MARCH 21, 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 **MARCH 21, 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 February 15, 2024.

[documents:](#)

[2024.2.15.pdf](#)

- B. (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 3.43-Acre Tract Of Land To Be Subdivided Into Three Lots. The Applicant, Paras Goel Of Auxia, LLC, Is Proposing Three Commercial Lots. The Preliminary Plat Is Generally Located Southeast Corner Of SH 66 And Woodcreek Boulevard. The Subject Property Coincides With The Parcel Designated As "Commercial Lot 1, Block V" In The Avondale Phase 1 Final Plat. Case #PP-24-001.

[documents:](#)

[pp-24-001\\_avondale phase 2 \(commercial\)\\_staff summary with exhibits\\_20240314 \(1\).pdf](#)

- C. (This Is An Application For Approval Of A Final Plat For A Gas Station And Convenience Store) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For A Gas Station And Convenience Store. The Applicant, Vaquero Ventures, Is Proposing A 12-Pump Gas Station With A 7-Eleven Convenience Store. The Project Area Is Comprised Of Approximately 2.653 Acres. The Subject Property Is Generally Located At The Northwest Corner Of Hwy 66 And Ben Payne Rd. Intersection. The Legal Description For Parcel 111818 Is ABS A0120, R IRVINE, TRACT 4-06, 2.653 ACRES. Case # FP-24-001.

[documents:](#)

[fp-24-001\\_7-eleven - staff summary with exhibits\\_20240314.pdf](#)

- D. (This Is An Application For Approval Of A Final Plat For A Mixed-Use Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For A New Multifamily And Commercial Mixed-Use Development To Be Named Richlands Plaza. The Project Area Is Comprised Of Approximately 2.495 Acres. The Subject Property Is Generally Located At The Northeast Corner Of Barnes Ave And E. Fate Main Place. The Intention Is To Develop A Total Of 11 Buildings, With One Building Per Lot. Ten Buildings Are To Be Multifamily Buildings Ranging From Four To Six Units Per Building And One Building Is To Be A Mix Of Ground Floor Commercial And Residential Units. The Legal Description For Property ID 10558 Is A0061 M CRABTREE, TRACT 10, ACRES 2.39. Case # FP-24-002.

[documents:](#)

[fp-24-002\\_richlands plaza\\_staff summary with exhibits\\_20240314.pdf](#)

**4. Director Of Planning And Development Services Presentation On Fate's Complete Streets Policy**

**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 14th day of March, 2024, at 4:00 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

\_\_\_\_\_.