

AGENDA

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

**AUGUST 19, 2021
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, AUGUST 19, 2021, 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 **AUGUST 19, 2021** 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 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 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 February 25, 2021

[documents:](#)

[2021-2-25 signed planning and zoning and capital impact advisory committee minutes.pdf](#)

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

[documents:](#)

[impact fees report on projects and funds.pdf](#)

5. Capital Impact Advisory Committee Adjournment

6. Planning And Zoning Commission Action Items

- A. Discuss, Consider, And Take Any Necessary Action Regarding The Election Of A Chairman And Vice Chairman Of The City Of Fate Planning And Zoning Commission.

7. Planning And Zoning Commission Consent Agenda

- A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Planning And Zoning Commission Meeting Held June 17, 2021

[documents:](#)

[2021-6-17 planning and zoning minutes.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The City Council, Planning And Zoning Commission, And Comprehensive Plan Advisory Committee Joint Work Session Held July 22, 2021

[documents:](#)

[2021-7-22 - city council, planning and zoning commission, and comprehensive plan advisory committee joint work session meeting minutes.pdf](#)

- C. (This Is An Application For Approval Of The Final Plat For Phase 3B Of The Williamsburg Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 3B Of The Williamsburg Planned Development. The Project Area Is Comprised Of 70.39 Acres, Will Consist Of 236 Lots, And Is Generally Located At The Western End Of The Williamsburg Planned Development Area, Adjacent To The Vacant Rockwall ISD Property. Case # FP-21-001.

[documents:](#)

[1 - williamsburg 3b fp-21-001 - staff packet_20210819.pdf](#)

- D. (This Is An Application For Approval Of The Final Plat For Phase 8D Of The Woodcreek Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For Phase 8D Of The Woodcreek Planned Development. The Project Area Is Comprised Of 51.672 Acres, Will Consist Of 111 Residential Lots And Three Open Space Lots, And Is Generally Located West Of Woodcreek Phases 8B And 8C. Case # FP-21-003.

[documents:](#)

[2 - woodcreek 8d fp-21-003 - staff packet_20210819.pdf](#)

8. Planning And Zoning Commission Action Items

- A. (This Is An Application For A Preliminary Plat For The Avondale Planned Development) Discuss, Consider, And Take Any Necessary Action Regarding An Application For A Preliminary Subdivision Plat For The Avondale Planned Development. The Project Area Is Comprised Of 110.581 Acres, Generally Located On The Southeast Corner Of The Intersection Of State Highway 66 And Ben Payne Road. The Legal Description Is ABS A0148, S MURPHY, TRACT 1, 110.3480 ACRES. Case File # PP-21-003.

1. Staff report and presentation;
2. Applicant presentation;
3. Discuss, consider, and take any necessary action.

[documents:](#)

[1 - avondale pp-21-003 - staff packet_20210809.pdf](#)

9. Planning And Zoning Commission Action Items / Public Hearing

- A. (This Is A Future Land Use Plan Map Amendment, Zoning Request, And Concept Plan For A Proposed Single Family Rental Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Future Land Use Plan Map Amendment, Zoning Request, And Concept Plan For Woodcreek SFR, A Proposed 105-Unit Single Family Rental Development. The Total Project Area Is Comprised Of Approximately 27.36 Acres Across Two Tracts Generally Located At Hwy

66 And CD Boren Parkway. Parcel 10552 Legal Description: A0061 M CRABTREE, TRACT 4, ACRES 1, City Of Fate, Rockwall County, Texas. Parcel 87218 Legal Description A0057 S B CRABTREE, TRACT 6-08, ACRES 26.36, City Of Fate, Rockwall County, Texas. Case # FLUP-21-001, ZR-21-002, And CP-21-002.

1. Staff report and presentation;
2. Applicant presentation;
3. Public hearing;
4. Discuss, consider, and take any necessary action.

[documents:](#)

[3 - woodcreek sfr zr-21-002_cp-21-002_flup-21-001 - staff summary.pdf](#)

B. (This Is A Proposed Ordinance Establishing Restrictions On Small Box Discount Stores) Discuss, Consider, And Take Any Necessary Action Regarding A Proposed Ordinance That Establishes New Regulations For Small-Box Discount Stores. This Ordinance Would Place Distance And Other Regulations On Certain Store Types In Order To Promote Community Health And A Robust Local Economy.

1. Staff report and presentation;
2. Public hearing;
3. Discuss, consider, and take any necessary action.

[documents:](#)

[small box discount stores - staff packet_20210819.pdf](#)

10. Adjournment

In addition to any executive session already listed above, the Planning and Zoning Commission and 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 12th day of August 2021, at 5:17 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 _____, 2021, by
_____.