

AGENDA

REGULAR CITY COUNCIL MEETING

APRIL 4, 2022

6:00 P.M.

FATE CITY HALL
1900 CD BOREN PARKWAY

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF FATE WILL HOLD A REGULAR CITY COUNCIL MEETING AT 6:00 P.M. ON MONDAY, APRIL 4, 2022 AT FATE CITY HALL, 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

1. CALL TO ORDER AND CONFIRM A QUORUM
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS
3. PRESENTATIONS

- A. U.S. Census Proclamation

[Documents:](#)

[census proclamation - 2022.pdf](#)

- B. Parks And Recreation Advisory Board Quarterly Report

4. PUBLIC COMMENT

This Is An Opportunity For The Public To Address The Council 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 Council 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.

5. CONSENT AGENDA

All Items Under Consent Agenda Are Considered To Be Routine By The City Council 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. Approval Of Resolution No. R-2022-019-Directing Publication Of Notice Of Intention To Issue Certificates Of Obligation.

[Documents:](#)

[resolution_directing_publication_of_notice_of_intention_to_issue_certificates_of_obligation.pdf](#)

6. ACTION ITEMS/PUBLIC HEARINGS

- A. Discuss, Consider, And Take Any Necessary Action Regarding The Adoption Of Ordinance No. O-2022-004-Approving The Issuance And Sale Of "City Of Fate, Texas, Special Assessment Revenue Bonds, Series 2022 (Williamsburg Public Improvement District No. 1 Phase 2A And 3A2)" And Approving Various Documents Related To Such Bonds"

[Documents:](#)

- B. (This Is An Application For Approval Of A Future Land Use Plan Map Amendment On The South Side Of Riding Club Rd) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Future Land Use Plan (FLUP) Map Amendment From The Rural Reserve Place Type To Business And Innovation Center Place Type On The South Side Of Riding Club Rd Between Stodghill Rd And Ben Payne Rd. The Total Area Of The Proposed FLUP Map Amendment Is Approximately 70.32 Acres Spread Across 16 Parcels. The 16 Parcels To Have Their FLUP Designation Changed Are All Located South Of Riding Club Rd, Beginning At Stodghill Rd (FM 3549) And Ending At The Railroad Crossing Just West Of The Ben Payne Rd And Riding Club Rd Intersection.

The Parcels To Be Changed Are 11189, 11196, 11203, 11217, 11218, 11230, 11236, 11237, 11239, 11240, 45873, 57117, 73573, 73596, 83044, And 87219. Case # FLUP-22-001.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss Consider And Take Any Necessary Action Regarding Ordinance No. O-2022-005- Amending The City Of Fate Comprehensive Plan To Amend The Future Land Use Plan Designation Of Approximately 70.32 Acres Comprising 16 Parcels From "Rural Reserve" To "Business & Innovation Center" On Land Generally Located On The Southern Side Of Riding Club Road Between Stodghill Rd And Ben Payne Rd, Rockwall CAD Property IDs 11189, 11196, 11203, 11217, 11218, 11230, 11236, 11237, 11239, 11240, 45873, 57117, 73573, 73596, 83044, AND 87219, City Of Fate, Rockwall County, Texas; Amending The Official Future Land Use Plan; Providing A Penalty Up To \$2,000 Per Day; Providing For Savings, Severability, And Providing An Effective Date.

Documents:

[flup-22-001_riding club rd south side - staff summary_20220404.pdf](#)

- C. (This Is An Application For A Preliminary Plat For Future Commercial Uses) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat To Consolidate Three Existing Lots Into One Lot, And To Extend A Public Water Line To The Subject Property. The Project Area Is Comprised Of Approximately 7.78 Acres. The Subject Property Is The Site Of The Former Aries Spa And Is Intended For Redevelopment Into A 98-Unit Commercial Suite And Custom Car Garage Development Named Iron Ranch. The Project Is Located On Parcels 11184, 11186, And 11187 On The South Side Of I-30, Just East Of Compass Self Storage. Case # PP-21-004.

1. Staff Summary
2. Applicant Presentation
3. Discuss Consider And Take Any Necessary Action Regarding Resolution No. R-2022-020- Conditionally Approving A Preliminary Plat For The Iron Ranch Addition On 7.78 Acres Of Land Generally Located South Of I-30, East Of Compass Self-Storage, And West Of Integrity Transmission And Auto Repair, Rockwall CAD Property IDs 11184, 11186, & 11187, City Of Fate, Rockwall County, Texas; And Providing An Effective Date.

Documents:

[pp-21-004 iron ranch_staff summary_20220404.pdf](#)

- D. Discuss, Consider, And Take Any Necessary Action Regarding Appointing Two Members To The Planning And Zoning Commission.

1. Accept Nominations

2. Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2022-021-Appointing Two Members To The Planning And Zoning Commission

Documents:

[pandz appointments_staff summary_20220404.pdf](#)

- E. Discuss, Consider, And Take Any Necessary Action Regarding The City Of Fate Extraterritorial Jurisdiction (ETJ) Boundaries In Collin County.

Documents:

[staff summary - city of fate etj - collin co discussion.pdf](#)

7. MAYOR, COUNCIL, AND CITY MANAGER REPORTS

Regarding Items Of Community Interest – Pursuant To Texas Government Code Section 551.0415 The Mayor, Council And City Manager May Report On The Following Items: (1) Expression Of Thanks, Congratulations Or Condolences; (2) Information About Holiday Schedules; (3) Recognition Of Individuals; (4) Reminders About Upcoming City Council Events; (5) Information About Community Events; (6) Announcements Involving Imminent Threat To Public Health And Safety.

- A. Mayor's Report
- B. Council Reports
- C. City Manager's Report

8. EXECUTIVE SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ., THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING:

- A. In Accordance With Texas Government Code, Section 551.087, To Discuss Or Deliberate Regarding Commercial Or Financial Information That The City Has Received From A Business Prospect That The City Seeks To Have Locate, Stay, Or Expand In Or Near The Territory Of The City Of Fate And With Which The City Is Conducting Economic Development Negotiations; And To Deliberate The Offer Of A Financial Or Other Incentive To The Business Prospect:
 1. Extension To The Chapter 380 Economic Development Incentive And Performance Agreement With Canales Zamora Trust A/K/A JCK & FJ Trust For Property Located At 200 Fate Main Place, Rockwall CAD Property ID 16504; 204 Fate Main Place, Rockwall CAD Property ID 16506; And Rockwall CAD Property ID 16505.
 2. Extension To The Chapter 380 Economic Development Incentive And Performance Agreement With Freit, LLC, For Property Located At 301 E. Fate Main Place, Rockwall CAD Property ID 10558.
- B. In Accordance With Texas Government Code, Section 551.072, To Deliberate The Purchase, Exchange, Lease, Or Value Of Real Property:
 1. Property Acquisition For Fate Department Of Public Safety Northeast Fire Station And City Of Fate Public Works/Utilities Building
 2. Property Acquisition For Fate Department Of Public Safety Southside Fire Station And City Of Fate Public Works/Utilities Building
 3. Right-Of-Way Acquisition For Road Bond Projects North Of I30
 4. Right-Of-Way Acquisition For Road Bond Projects South Of I30
- C. In Accordance With Texas Government Code, Section 551.074: To Deliberate The Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, Or Dismissal Of A Public Officer Or Employee:
 1. City Manager
 2. City Attorney
 3. City Secretary

9. RECONVENE INTO REGULAR SESSION: IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551, THE CITY COUNCIL WILL RECONVENE INTO REGULAR SESSION TO CONSIDER ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION

10. ADJOURNMENT

In addition to any executive session already listed above, the City Council 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 31st day of March, 2022, at 2:15 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 _____, 2022, by _____.