

AGENDA

CITY COUNCIL AND PLANNING & ZONING COMMISSION JOINT MEETING

JULY 17, 2023

6:00 P.M.

FATE CITY HALL

1900 CD BOREN PARKWAY

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE CITY OF FATE WILL HOLD A JOINT MEETING AT 6:00 P.M. ON MONDAY, JULY 17, 2023 AT FATE CITY HALL, 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

1. CITY COUNCIL CALL TO ORDER AND CONFIRM A QUORUM

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS

3. PRESENTATIONS

A. Introduction Of New Assistant City Manager Steven Downs.

4. 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. Consider Approval Of Minutes Of The Following Council Meeting Minutes:

- June 20, 2023 (Joint Meeting With Planning & Zoning Commission)
- June 26, 2023 (Budget Workshop)
- July 3, 2023 (Meet & Greet With Board/Commission Applicants)
- July 3, 2023 (Regular Meeting)

Documents:

2023.6.20_joint pz.pdf
2023.6.26_budget workshop.pdf
2023.7.3_meet and greet.pdf
2023.7.3_regular meeting.pdf

B. Consider Approval Of Resolution No. R-2023-051- Approving The Preliminary 2023 Operations & Maintenance (O&M) Annual Service Plan Update And Calling A Public Hearing For Monday, August 21, 2023, To

Consider An Ordinance Levying Assessments Against Property Within The Monterra Public Improvement District For Supplemental Services Being Financed.

[Documents:](#)

[monterra_annual_oandm_sap_and_calling_public_hearing.pdf](#)

- C. Consider Approval Of Resolution No. R-2023-052- Approving The Preliminary 2023 Operations And Maintenance (O&M) Annual Service Plan Update And Calling A Public Hearing For Monday, August 21, 2023, To Consider An Ordinance Levying Assessments Against Property Within The Williamsburg East Public Improvement District For Supplemental Services Being Financed.

[Documents:](#)

[wme_annual_oandm_sap_and_calling_public_hearing.pdf](#)

- D. Consider Approval Of Resolution No R-2023-053- Denying The Distribution Cost Recovery Factor Application Proposed By Oncor For 2023.

[Documents:](#)

[resolution denying oncor dcrf 2023 application with staff report.pdf](#)

- E. Consider Approval Of Financial Report For June 2023.

[Documents:](#)

[financial_report_month_ending_063023 mk ra signed.pdf](#)

- F. Consider Approval Of Investment Report For The Quarter Ending June 30, 2023.

[Documents:](#)

[investment_report_quarter_ending_063023 signed.pdf](#)

- G. Consider Approval Of Resolution No. R-2023-054- Authorizing The Submittal Of A Grant Application To The Texas Parks & Wildlife Department For The Purpose Of Participating In The Local Park Grant Program For Amenities At Joe Burger Park; Designating The City Manager As The Authorized Official Of Said Grant Application; And Providing An Effective Date.

[Documents:](#)

[staff summary grant application tpwd.pdf](#)

5. 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

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.

6. PLANNING AND ZONING COMMISSION CALL TO ORDER AND CONFIRM A QUORUM

7. CITY COUNCIL AND PLANNING & ZONING COMMISSION JOINT WORK SESSION TO DISCUSS FUTURE LAND USE PLANNING FOR THE MIXED-USE AREA LOCATED AT THE NORTHWEST CORNER OF I-30 AND FM 551, RCAD PROPERTY IDS: 12847, 29040, COMMONLY REFERRED TO AS THE YU TRACT

8. PLANNING AND ZONING COMMISSION ADJOURNMENT

9. CITY COUNCIL ACTION ITEMS

- A. (This is an application for a zoning change request from mixed use to mixed use transition) discuss, consider, and take any necessary action regarding a zoning request from mixed use (MU) to mixed use transition (MUT) for approximately 3.18 acres comprising portions of three separate tracts of land. The zoning change request has been brought forward by Turcotte Development Group. This reason for the zoning request is to entitle the land to support a larger townhouse development being proposed via city file no. DP-23-001. Case # ZR-23-002.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2023-021**- Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Mixed Use (MU) To Mixed Use Transition (MUT) On Approximately 3.18 Acres Comprising A Portion Of Three Parcels Of Land Identified As Rockwall CAD Property ID 61630, 72205, And 72208, City Of Fate, Rockwall County, Texas; Amending The Official Zoning Map; Providing A Penalty Up To \$2,000 Per Day; Providing For Savings, Severability, And An Effective Date.

[Documents:](#)

zr-23-002_enclave at fate village zoning - staff summary_20230717.pdf

B. (This Is An Application For A Type III Development Plan For A 179-Unit Townhome Development In The Fate Village Mixed Use Development) Discuss, Consider, And Take Any Necessary Action Regarding A Type III Development Plan For A 179-Unit Townhome Development Project To Be Constructed In Two Phases. The Project Location Is On The North And South Side Of Greenbriar Road On The East Side Of Water Tower Road. The Total Project Area Is 13.9 Acres. Case # DP-23-001.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Resolution No. R-2023-055-** Approving A Type III Development Plan For A 179-Unit Townhome Development With Amenity Center On Approximately 13.9 Acres Of Land Comprising All Or A Portion Of Four Parcels Of Land Identified As Rockwall CAD Property ID 115328, 61630, 72205, & 72208, City Of Fate, Rockwall County, Texas.

Documents:

[dp-23-001_enclave at fate village development plan- staff summary_20230717.pdf](#)

C. Proposed Fiscal Year 2023-2024 Budget Related Items:

1. Proposed Fiscal Year 2023-2024 Annual Operating And CIP Budget Presented To Council And Take Any Necessary Action Regarding Said Proposed Budget.

Documents:

[proposed_budget_fy_2024.pdf](#)

2. Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2023-056- Approving The Placement Of A Proposal On The August 21, 2023 City Council Meeting Agenda To Adopt Proposed Fiscal Year 2023-2024 Budget; Calling A Public Hearing On August 14, 2023; Requiring Publication Of A Notice Of The Public Hearing On The Proposed 2023-2024 Budget In The Newspaper And On City's Website; And Providing An Effective Date.

Documents:

[fy_2024_budget_public_hearing_and_publication.pdf](#)

D. Proposed 2023 Tax Year Property Tax Rate Related Items:

1. Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2023-057-Designating The Chief Appraiser Of Rockwall Central Appraisal District (CAD) To Calculate The No-New Revenue Tax Rate, Voter-Approval Tax Rate, And De Minimis Tax Rate For The City Of Fate In Accordance With Section 26.04 Of The

Rate For The City Of Fate In Accordance With Section 20.04 Of The Texas Tax Code For The Budget For The Fiscal Year 2023-2024 Budget; And Providing An Effective Date.

Documents:

[fy_2024_property_tax_rate_designating_officer_or_employee_to_calculate_tax.pdf](#)

2. Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2023-058- Adopting A Maximum Tax Rate The City Will Consider, Approving The Placement Of A Proposal On The August 21, 2023 Council Meeting To Adopt A 2023 Tax Year Property Tax Rate That Will Exceed The No-New Revenue Tax Rate And Voter Approval Tax Rate But Does Not Exceed The De Minimis Tax Rate For The City Of Fate, Texas For The Fiscal Year Beginning October 1, 2023 And Ending September 30, 2024; Calling A Public Hearing On The Proposed Property Tax Rate To Be Held On August 21, 2023 At 6 Pm; Requiring Publication Of The Notice Of 2023 Tax Year Proposed Property Tax Rate In The Newspaper; Posting The Notice On The City's Website; And Providing An Effective Date.

Documents:

[fy_2024_maximum_tax_rate_and_tax_rate_public_hearing_final.pdf](#)

- E. Discuss, Consider, And Take Any Necessary Action Regarding Road Bond Projects, Council To Provide Direction On Gettysburg East Connection To Blackland Rd.

Documents:

[council - staff summary -bond projects 071323.pdf](#)

10. 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

11. CITY COUNCIL ADJOURNMENT

In addition to any executive session already listed above, the City Council and the Planning & 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 13th day of July, 2023, at 5:21 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 _____, 2023, by

_____.