

AGENDA

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

**AUGUST 17, 2023
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 17, 2023, 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 17, 2023** 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 February 16, 2023.

[documents:](#)

[2023.2.16_joint ciac.pdf](#)

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

[documents:](#)

[ciac august 2023 report combined rev.pdf](#)

- C. Discuss, Consider, And Take Any Necessary Action Regarding A Capital Impact Advisory Committee (CIAC) Report For Increases To Impact Fees For Roadways, Water, And A Reduction For Wastewater.

[documents:](#)

[ciac - impact fee study.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 From The Joint Meeting Held June 20, 2023.

[documents:](#)

[2023.6.20_joint.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes From The Meeting Held July 20, 2023.

[documents:](#)

[2023.7.20.pdf](#)

- C. (This Is An Application For Approval Of A Final Plat To Create Four Lots For Office/Commercial Space) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For 7.226-Acre Tract Of Land. Users For The Lots Are Still To Be Determined. The Final Plat Is Generally Located At The NW Corner Of The Of Memorial Parkway And Williamsburg Parkway Intersection. The Legal Description For Parcel 7220516 ARS 00208 D THE DEORD TRACT 3 2 7.675 ACRES The

72205 IS ABS A0200, S B HILBERT RD, TRACT 3-2, 7.075 ACRES. THE Legal Description For Parcel 75508 Is ABS A0058, S B CRABTREE, TRACT 3-3, 9.346 ACRES. Case #FP-23-004.

[documents:](#)

[fp-23-004_fate village block 3 and 4_staff summary w exhibit_20230817.pdf](#)

- D. (This Is An Application For Approval Of A Final Plat For A Proposed New And Used Car Sales And Service Center) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat On A 5.320-Acre Lot Located North Of I-30 And East Of Encounter Church. The Legal Description For Parcel 29047 Is A0044 J H BAILEY, TRACT 1-1, ACRES 5.315. Case #FP-23-005.

[documents:](#)

[fp-23-005_rockwall county volkswagen_staff summary w exhibit_20230817.pdf](#)

7. Planning And Zoning Commission Action Items/Public Hearings

- A. Discuss, Consider, And Take Any Necessary Action Regarding Election Of Officers

[documents:](#)

[election of officers staff summary.pdf](#)

- B. (This Is An Application For Approval Of A Preliminary Plat To Establish A Single Lot For A Future Gas Station With Convenience Store) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For 2.65-Acre Tract Of Land To Be Used As A Gas Station With Convenience Store. The Subject Property Is Located On The NW Corner Of The Of SH 66 And Ben Payne Road Intersection. Case #PP-23-005.

1. Staff Summary

2. Applicant Presentation

3. Discuss, Consider, And Take Any Necessary Action

[documents:](#)

[pp-23-005_woodcreek acres aka 7-eleven_staff summary w exhibits_20230817.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 10th day of August, 2023, at 3:30 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
