

AGENDA

REGULAR CITY COUNCIL MEETING

**JANUARY 6, 2020
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, JANUARY 6, 2020 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. Rockwall Area Chamber Of Commerce - "The Big Event" Presentation And Proclamation

[Documents:](#)

[proclamation - the big event.pdf](#)

- 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**

- A. Approval Of Minutes Of The Council Meetings Held December 2, 2019

And December 16, 2019.

[Documents:](#)

[2019.12.16_minutes.pdf](#)
[2019.12.2_minutes.pdf](#)

B. Approval Of Financial Report For November 2019.

[Documents:](#)

[financial_report_113019.pdf](#)

C. Approval Of Resolution No. R-2020-001 - Approving A Desire To Join A Coalition Of Non-Member Customer Entities Of The North Texas Municipal Water District And Providing An Effective Date.

[Documents:](#)

[staff summary customers coalition ntmwd.pdf](#)

D. Approval Of Resolution No. R-2020-002 - Authorizing The City Manager To Enter Into An Agreement With National Sign Plazas, Inc., To Install And Maintain Kiosk Signs Within The City Limits And Providing An Effective Date.

[Documents:](#)

[staff summary - national sign plazas contract.pdf](#)

6. ACTION ITEMS/PUBLIC HEARINGS

A. Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2020-003 - Approving A Development Agreement Between The City And JTG Holdings, LLC For The Williamsburg East Development And Providing An Effective Date.

[Documents:](#)

[staff summary - wb east development agreement 6jan2020.pdf](#)

B. Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Application Submitted By James Mae Leasing, LLC And Epsilon Land Development To Rezone 5.89-Acres From Highway Commercial District To Neighborhood Commercial District For A Montessori School And Associated Childcare Center And For Other Uses Authorized Pursuant To The Neighborhood Commercial Zoning District. The Location Of This Zoning Application Is The Undeveloped Lot Immediately North Of The Animal Hospital Of Fate Off Hwy 66, Commonly Known As 1001 Hwy 66, Rockwall CAD Property ID 10550. Case ZR-19-012.

(1) Applicant Presentation; (2) Staff Report And Presentation; (3) Public Hearing; (4) Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2020-001** - Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Highway Commercial District (HC) To Neighborhood Commercial District (NC) On 5.884 Acres Of Undeveloped Land Located Immediately North Of The Animal Hospital Of Fate, Commonly Known As 1001 Hwy 66, Rockwall CAD Property ID 10550; Amending The Official Zoning Map; Providing A Penalty Up

To \$2,000 Per Day; Providing For Savings, Severability, And Declaring An Effective Date.

[Documents:](#)

[pinnacle school, nc - staff summary.pdf](#)

- C. Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By Fate 551 LP, JTG Holdings, And PMB Capital To Amend The Future Land Use Plan Designation Of Certain Areas Proposed By The Applicants For Single-Family Residential Uses FROM Suburban Density (5k-15k Sq. Ft. Residential Lots) TO Urban Density (< 5,000 Sq. Ft.) To Authorize A Max Of 350 Units Out Of The Combined Total Of 650 Units For Single-Family Residential Housing With Densities Of 10-Units Per Acre. The General Location Of This Application Is On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551 And Is Identified As Rockwall CAD Property ID's 11912, 73541, And 73543. Case FLUP-19-004.

(1) Applicant Presentation; (2) Staff Report And Presentation; (3) Public Hearing; (4) Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2020-002** - Amending The City Of Fate Comprehensive Plan To Amend The Future Land Use Plan Designation Of A Certain Area From "Suburban Density (5k-15k Sf Residential Lots)" To "Urban Density (<5,000 Sf Lots)" To Authorize A Maximum Of 312 Units Out Of The Combined Total Of 650 Units For Single-Family Residential Housing With Densities Of 10-Units Per Acre On 164 Acres Of Land Located On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551, Rockwall CAD Property ID's 11912, 73541, And 73543, Amending The Official Future Land Use Plan Map; Providing A Penalty Up To \$2,000 Per Day; Providing For Savings, Severability, And Declaring An Effective Date.

[Documents:](#)

[wb pd amend and concept plan - staff summary.pdf](#)

- D. Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Application Submitted By Fate 551 LP, JTG Holdings, And PMB Capital To Amend The Williamsburg Planned Development Zoning District, Ordinance No. O-1085, To Establish A New Planned Development Zoning District On 164-Acres Of Land For Residential Suburban Uses With Densities Of 5-Units Per Acre For A Max Of 250 Units, Residential Suburban Uses With Densities Of 8-Units Per Acre For A Max Of 250 Units, Residential Urban Uses With Densities Of 10-Units Per Acre For A Max Of 350 Units, And To Amend The Development Standards Of The City Of Fate Unified Development Ordinance And Design Criteria And Construction Standards. The Combined Total Number Of Residential Lots Shall Not Exceed 650 And All Lots Will Be Developed

As Single-Family Residential Housing. The General Location Of This Application Is On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551 And Is Identified As Rockwall CAD Property ID's 11912, 73541, And 73543. Case ZR-19-013.

(1) Applicant Presentation; (2) Staff Report And Presentation; (3) Public Hearing; (4) Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2020-003** - Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Williamsburg Planned Development Zoning District, Ordinance No. O-1085, To Establish A New Planned Development Zoning District On 164 Acres Of Land For Residential Suburban Uses With Densities Of 5-Units Per Acre For A Max Of 250 Units, Residential Suburban Uses With Densities Of 8-Units Per Acre For A Max Of 250 Units, Residential Urban Uses With Densities Of 10-Units Per Acre For A Max Of 312 Units, And To Amend The Development Standards Of The Unified Development Ordinance And Design Criteria And Construction Standards. The General Location Of The Property Is On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551, Rockwall CAD Property ID's 11912, 73541, And 73543, 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:](#)

[wb pd amend and concept plan - staff summary.pdf](#)

- E. Discuss, Consider, And Take Any Necessary Action Regarding A 164-Acre Concept Plan Application Submitted By Fate 551 LP, JTG Holdings, And PMB Capital For Single-Family Residential Uses With Densities Of 5-Units Per Acre For A Max Of 250 Units, Residential Suburban Uses With Densities Of 8-Units Per Acre For A Max Of 250 Units, Residential Urban Uses With Densities Of 10-Units Per Acre For A Max Of 350 Units. The Combined Total Number Of Residential Lots Shall Not Exceed 650 And All Lots Will Be Developed As Single-Family Residential Housing. The General Location Of This Application Is On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551

And Is Identified As Rockwall CAD Property ID's 11912, 73541, And 73543. Case CP-19-008.

(1) Applicant Presentation; (2) Staff Report And Presentation; (3) Public Hearing; (4) Discuss, Consider, And Take Any Necessary Action Regarding **Resolution No. R-2020-004** - Conditionally Approving A Concept Plan For Single-Family Housing Called Williamsburg East On 164 Acres Of Land Located On The East Side Of South FM 551 Between Charleston Ln. And Smith Acres Dr. And Extending Eastward Approximately 2,300-Feet From The Right-Of-Way Of South FM 551, Rockwall CAD Property ID's 11912, 73541, And 73543, City Of Fate, Rockwall County, Texas.

[Documents:](#)

[wb pd amend and concept plan - staff summary.pdf](#)

- F. Discuss, Consider, And Take Any Necessary Action Regarding Rescheduling The January 20, 2020 City Council Meeting Due To The Martin Luther King Day Holiday.

[Documents:](#)

[staff summary reschedule january 20th meeting.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. Project QSM-28

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 3rd day of January, 2020, at 12:02 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.cityoffate.com.

Victoria Raduechel, TRMC, City Secretary

Removed from the Bulletin Board at City Hall on the ____ day of _____, 2020, by
_____.