

AGENDA

REGULAR CITY COUNCIL MEETING

**JULY 1, 2024
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, JULY 1, 2024 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. Park And Recreation Month Proclamation

[Documents:](#)

[park and recreation month proclamation.pdf](#)

B. National Community Survey Results

[Documents:](#)

[the ncs report - fate, tx 2024.pdf](#)

C. Presentation By Meals On Wheels

D. Presentation By Rockwall County's Representative To The North Central Texas Council Of Governments (NCTCOG) Area Agency On Aging

E. City Council Roles And Responsibilities Training

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. City Staff May Answer Questions From The City Council Regarding Consent Agenda Items. However, 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 Council Meetings Held June 17, 2024 And June 24, 2024.

Documents:

staff summary - minutes.pdf
2024.6.17.pdf
2024.6.24.pdf

- B. Consider Approval Of Ordinance No. O-2024-028- Appointing Jeffrey J. Beltz As Associate Judge For The City Of Fate Municipal Court Of Record No. 1 With The Term Of Two (2) Years.

Documents:

judicial_services_contract_associate_judge.pdf

- C. (This Is An Application For A Type III Site Plan For A 11,910-SqFt Daycare) Consider Approval Of Resolution No. R-2024-042- Approving A Type III Site Plan For A 11,910-SqFt Daycare, Generally Located On The West Side Of Ben Payne Rd, Approximately 575 Feet North Of The Hwy 66 And Ben Payne Rd. Intersection. RCAD Property ID 11181. Case #SP-24-004.

Documents:

sp-24-004_daycare_shops_staff_summary_20240701.pdf

- D. (This Is An Approval Of A Special Warranty Deed For Open Space Lots In Monterra Phase 1) Consider Approval Of Resolution No. R-2024-043- Accepting A Special Warranty Deed For Open Space Lots In Monterra Phase 1 Totaling 11.415 Acres.

Documents:

monterra_deeds_staff_summary_20240701.pdf

6. ACTION ITEMS/PUBLIC HEARINGS

- A. (This Is An Application For Approval Of A Zoning Change Request From Agriculture To Residential Estate To Allow For One New Single-Family Home) Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-029- Approving A Zoning Request From Agriculture (A) To Residential Estate (RE) On Two 3-Acre Parcels, Totaling Approximately 6-Acres Of Land. RCAD Property IDs 44445 And 51632. Case # ZR-24-006.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-029.

[Documents:](#)

[zr-24-006_raven ridge lot 6 zoning_staff summary_20240701.pdf](#)

- B. (This Is A Request For Consideration Of Omnibus Updates To The Fate Unified Development Ordinance Intended To Implement State Law, Correct Deficiencies In The Current Code, And Apply Best Practices) Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-030- Approving Updates To The Fate Unified Development Ordinance, Articles 3, 4, 5, 8, And 12.

1. Staff Summary
2. Public Hearing
3. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-030.

[Documents:](#)

[fate udo omnibus text amendments_staff summary_20240701.pdf](#)

- C. Hold A Public Hearing On The Proposed Annexation Of Approximately 14.38 Acres Of Land, Situated In The S C Wright Survey, Abstract 218, Tract 2, In The Extraterritorial Jurisdiction Of The City Of Fate, Being RCAD ID 12857, Generally Located South Of I-30, West Of FM 548 And East Of FM 551, And Owned By Boulos, LLC; And Discuss And Consider Possible Action On Ordinance No. O-2024-031- Approving The Annexation.

[Documents:](#)

[staff summary w attach - boulos annex v2 \(crk 6.27.24\).pdf](#)

- D. (This Is An Application For Approval Of A Zoning Change Request From Agriculture (A) To Neighborhood Transition (NT) On Eight Parcels, And From Planned Development (PD) To Neighborhood Transition (NT) On Two Parcels All Located Within Downtown Fate) Discuss, Consider, And

Take Any Necessary Action Regarding Ordinance No. O-2024-032- Approving A Zoning Request From Agriculture (A) To Neighborhood Transition (NT) On Eight Parcels, And From Planned Development (PD) To Neighborhood Transition (NT) On Two Parcels. The Total Area Subject To This Zoning Request Is Approximately 4.71 Acres. Case #ZR-24-007.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-032.

[Documents:](#)

[zr-24-007_tetrah downtown zoning_staff summary_20240701.pdf](#)

- E. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-033- Amending Chapter 6 Building, And Building Regulations, Article II Technical Codes Of The Code Of Ordinance Replacing Sections 6-24 Through 6-30, And Adding New Sections 6-24- Through 6-35 Adopting The 2021 International Codes And Associated Amendments As Recommended By The North Central Texas Council Of Governments.

1. Staff Summary
2. Public Hearing
3. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-033.

[Documents:](#)

[staff report 2021 code adoption council 7 1 24.pdf](#)

- F. Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2024-034- A Micro-Transportation Ordinance Providing For The Operation Of Golf Carts In The City Of Fate.

[Documents:](#)

[combined - microtransportation.pdf](#)

- G. Discuss, Consider, And Take Any Necessary Action On The Property Tax Rate For The FY 2025 Proposed Budget.

[Documents:](#)

[staff_summary_budget_discussion_070124_ra_mk.pdf](#)

- H. Discuss, Consider, And Take Any Necessary Action On Resolution No. R-2024-044- Requesting Municipal Utility Districts (MUDs) Located In The City Of Fate To Hold All Future Board Of Directors Meetings Within The City.

City.

Documents:

staff_summary_mudsmeeetintown v2.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. Rockwall CAD Property ID's 16404, 16405, 16406, 16407, 16408, 16409, 16410, 16411, 16412, 27042, 16481, 16478, And Property South Of The Union Pacific Railroad Line Between Elmhurst Dr. And WE Crawford Ave.

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 27th day of June, 2024, at 4:32 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 _____, 2024, by
_____.