

## AGENDA

### CITY OF FATE PLANNING AND ZONING COMMISSION

JUNE 18, 2020  
6:00 P.M.

FATE CITY HALL  
1900 CD BOREN PARKWAY

**NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FATE WILL HOLD A MEETING AT 6:00 P.M. ON THURSDAY, JUNE 18, 2020, 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 Meeting **JUNE 18, 2020** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

#### 1. Call To Order And Confirm A Quorum

#### 2. Action Items

- A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Planning And Zoning Commission Meeting Held May 28, 2020

[documents:](#)

[2020-5-28 planning and zoning minutes.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Final Plat For 128 Residential Lots In The Woodcreek Subdivision, Phase 8C Containing 42.080 Acres Located In The R.B. Irvine Survey, Abstract No. 120, City Of Fate, Rockwall County, Texas. Applicant: The Fate 160 Investment Land, LLC. Case #FP-20-001.

- (1) Staff report and  
(2) Discuss, consider, and take any necessary action.

[documents:](#)

[1 - wc 8c fp - staff summary.pdf](#)

- C. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For 2 Commercial Lots In The Pinnacle Fate Addition Containing 5.884 Acres Located In The M. Crabtree Survey, Abstract No. 61, City Of Fate, Rockwall County, Texas. Applicants: Proud

American Real Estate, LLC And Corvus Development, LLC. Case #PP-20-001.

This application is associated with the private day school site located just south of City Hall.

- (1) Staff report and presentation
- (2) Discuss, consider, and take any necessary action.

[documents:](#)

[2 - pinnacle day school pp - staff summary.pdf](#)

- D. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Preliminary Plat For A Right-Of-Way Dedication On Gettysburg Blvd Containing 0.998 Acres Located In The S.B. Crabtree Survey, Abstract No. 58, City Of Fate, Rockwall County, Texas. Applicant: Rockwall ISD. Case #PP-20-003.

This application is associated with the new Rockwall ISD elementary school within the Williamsburg subdivision.

- (1) Staff report and presentation
- (2) Discuss, consider, and take any necessary action.

[documents:](#)

[3 - risd gettysburg pkwy pp - staff summary.pdf](#)

### 3. Action Items / Public Hearing

- A. Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By Turcotte Development To Establish A Planned Development Zoning District On Approximately 22-Acres Of Land For Regional Mixed-Use Commercial Uses And Other Specified Retail And Commercial Uses. The General Location Of This Application Is The Southwest Corner Of I-30 And FM 551, Rockwall CAD Property IDs 61630, 72205, 72208, 87181, And 89278. Case #ZR-20-003.

This application is associated with the FRESH by Brookshire's Grocery Store.

- (1) Applicant presentation;
- (2) Staff report and presentation;
- (3) Public Hearing;
- (4) Discuss, consider, and take any necessary action.

[documents:](#)

[4-5 - brookshires pd and cp - staff summary.pdf](#)

- B. Discuss, Consider, And Take Any Necessary Action Regarding A Concept Plan Application Submitted By Turcotte Development For A 22-Acre Concept Plan For A Regional Mixed-Use Commercial Center. The General Location Of This Application Is The Southwest Corner Of I-30 And FM 551, Rockwall CAD Property IDs 61630, 72205, 72208, 87181, And 89278. Case #CP-20-002.

This application is associated with the FRESH by Brookshire's Grocery Store.

- (1) Applicant presentation;

- (2) Public Hearing;
- (3) Discuss, consider, and take any necessary action.

[documents:](#)

[4-5 - brookshires pd and cp - staff summary.pdf](#)

- C. Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By D-F Fund 18, Ltd, JBI Partners, And Fred Phillips To Amend The Future Land Use Plan Designation Of Approximately 43% Of The 111-Acre Area Proposed By The Applicant For Single-Family Residential Uses FROM Suburban Density (5k-15k Sq. Ft. Residential Lots) And Neighborhood Retail/Office/Commercial TO Urban Density (< 5k Sf Lots) And The Approximate 4-Acre Area Proposed By The Applicant For Commercial Uses FROM Urban Density TO Neighborhood Retail/Office/Commercial.

This application is associated with a new concept for the Avondale subdivision. The location of this application is described generally as being bound by Hwy 66 on its north, Ben Payne Rd on its west, the MK&T Railroad on its south, and the business named Trak-Time on its east, commonly known as Rockwall CAD Property ID 11680. Case #FLUP-20-001.

- (1) Applicant presentation;
- (2) Staff report and presentation;
- (3) Public Hearing;
- (4) Discuss, consider, and take any necessary action.

[documents:](#)

[6-8 - avondale pd cp and flup - staff summary.pdf](#)

- D. Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By D-F Fund 18, Ltd, JBI Partners, And Fred Phillips To Establish A Planned Development Zoning District On Approximately 111-Acres For Single-Family Residential Suburban Uses With A Minimum Lot Size Of 5,000 Square Feet, Single-Family Residential Urban Uses With A Minimum Lot Size Of 4,000 Square Feet, And Neighborhood Commercial Uses On Approximately 4-Acres.

This application is associated with a new concept for the Avondale subdivision. The location of this application is described generally as being bound by Hwy 66 on its north, Ben Payne Rd on its west, the MK&T Railroad on its south, and the business named Trak-Time on its east, commonly known as Rockwall CAD Property ID 11680. Case #ZR-20-002.

- (1) Applicant presentation;
- (2) Staff report and presentation;
- (3) Public Hearing;
- (4) Discuss, consider, and take any necessary action.

[documents:](#)

[6-8 - avondale pd cp and flup - staff summary.pdf](#)

E. Discuss, Consider, And Take Any Necessary Action Regarding A Concept Plan Application Submitted By D-F Fund 18, Ltd, JBI Partners, And Fred Phillips For A 111-Acre Concept Plan For Single-Family Residential Suburban Uses, Single-Family Residential Urban Uses, And Neighborhood Commercial Uses.

This application is associated with a new concept for the Avondale subdivision. The location of this application is described generally as being bound by Hwy 66 on its north, Ben Payne Rd on its west, the MK&T Railroad on its south, and the business named Trak-Time on its east, commonly known as Rockwall CAD Property ID 11680. Case #CP-20-001.

- (1) Applicant presentation;
- (2) Public Hearing;
- (3) Discuss, consider, and take any necessary action.

[documents:](#)

[6-8 - avondale pd cp and flup - staff summary.pdf](#)

#### 4. Adjournment

In addition to any executive session already listed above, the Planning and 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 12th day of June, 2020, at 11:33 A.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](http://www.cityoffate.com).

Jessica Larson, Deputy City Secretary

Removed from the Bulletin Board at City Hall on the \_\_\_\_ day of \_\_\_\_\_, 2020, by

\_\_\_\_\_.