AGENDA

REGULAR CITY COUNCIL MEETING INCLUDING A JOINT SESSION WITH THE FATE PLANNING AND ZONING COMMISSION

AUGUST 3, 2026
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 INCLUDING A JOINT SESSION WITH THE FATE PLANNING AND ZONING COMMISSION AT 6:00 P.M. ON MONDAY, AUGUST 3, 2026 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. Fate Cowboys Youth Football Organization Proclamation
      Documents:
      fate cowboys youth football proclamation.pdf
   B. Badge Pinning Ceremony For Recently Promoted Fire Chief John Taylor
   C. Presentation Of Employee Service Award To Billy Walker
4. **PUBLIC COMMENT**
   This Is An Opportunity For The Public To Address The Governing Body 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

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. **JOINT SESSION: CITY COUNCIL AND PLANNING AND ZONING COMMISSION LEADERSHIP PRESENTATION**

   The City Council And Planning & Zoning Commission Will Participate In A Joint Leadership Presentation As Part Of The Forward Fate Comprehensive Plan Update. The Purpose Of The Presentation Is To Provide An Overview Of The Project, Review Progress To Date, And Confirm Key Themes And Priorities Identified Through Community Engagement And Analysis Of Existing Conditions. The Presentation Will Also Provide An Opportunity For City Council And Planning & Zoning Commission Members To Offer Feedback On The Findings To Date And To Confirm That Community Input Has Been Accurately Reflected As The Project Advances Toward The Community Planning And Design Charrette And Public Open House Scheduled For August 27.

   A. Planning And Zoning Commission Call To Order And Confirm A Quorum

   B. Joint Session: City Council & Planning And Zoning Commission Leadership Presentation

   C. Planning And Zoning Commission Adjournment

6. **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 Ordinance No. O-2026-045- Approving The Monterra Public Improvement District 2026 Annual Service Plan Update Dated August 3, 2026, Including The Collection Of The Annual Installment Due January 31, 2027.

Documents:

monterra sap update 2026.pdf

B. Consider Approval Of Ordinance No. O-2026-046- Approving The Williamsburg East Public Improvement District 2026 Annual Service Plan Update Dated August 3, 2026, Including The Collection Of The Annual Installment Due January 31, 2027.

Documents:

wb e sap update 2026.pdf

C. Consider Approval Of Ordinance No. O-2026-047- Approving The Williamsburg Public Improvement District No. 1 2026 Annual Service Plan Update Dated August 3, 2026, Including The Collection Of The Annual Installment Due January 31, 2027.

Documents:

wb pid 1 sap update 2026.pdf

D. Consider Approval Of Ordinance No. O-2026-048- Approving The Williamsburg Public Improvement District No. 2 2026 Annual Service Plan Update Dated August 3, 2026, Including The Collection Of The Annual Installment Due January 31, 2027.

Documents:

wb pid 2 sap update 2026.pdf

E. Consider Approval Of Financial Report For June2026.

Documents:

~june 2026 financial reports.pdf

F. Consider Approval Of Resolution No. R-2026-060- Approving A Three-Year Renewal Of The Exclusive Franchise Agreement For Household Hazardous Waste Collection Between The City Of Fate, Texas, And Doliver Enterprises, LLC, DBA “HHW Solutions”, For The Collection, Hauling, Recycling, And Disposal Of Household Hazardous Waste; Authorizing The City Manager To Execute The Renewal Agreement; And Providing An Effective Date.

Documents:

staff_summary_household hazadous waste collection.pdf

G. Consider Approval Of Resolution No. R-2026-061- Authorizing The City Manager To Accept The Transfer Of Funds From Rockwall County For The South Ben Payne Road Project; Authorizing The Funds To Be Deposited Into A Dedicated Project Account In Accordance With The Interlocal Cooperation Agreement; Directing The Finance Director To Maintain Expenditure Records And Provide Paid Invoices To The Rockwall County Auditor; And Providing An Effective Date.

Documents:

staff_summary_resolution for transfer of funds.pdf

H. Consider Approval Of Resolution No. R-2026-062- Approving An Interlocal Cooperation Agreement With The Rockwall Independent School District For The Provision Of School Resource Officer Services For The 2026-2027 School Year; Authorizing The City Manager To Execute The Agreement; And Providing An Effective Date.

Documents:

rockwall isd ila staff summary.pdf

7. ACTION ITEMS

A. (This Is An Application For A Specific Use Permit To Allow For A Used Car Dealership Office And Five Associated Parking Spaces At An Existing Self Storage Business) Discuss, Consider, And Take Any Necessary Action Regarding A Specific Use Permit (SUP) For The Addition Of A Used Car Dealership Office At Lock And Leave Self-Storage. The Property Is Currently Zoned General Commercial. The Property Address Is 4600 I-30 Frontage Rd, Generally Described As Being On The South I30 Frontage Road, Approximately 1,270 Feet East Of Rochelle Road. The Legal Description Is A0184 G W REDLIN, TRACT 3-8, ACRES 2.00. RCAD ID 47978. Case No. SUP-26-002.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2026-049**- Amending The Comprehensive Zoning Ordinance By Approving A Specific Use Permit For "Motor Vehicle Sales, Used" To Authorize The Operation Of A Used Car Dealership On A 2.00-Acre Property Identified As Rockwall CAD Property ID 47978, 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 Declaring An Effective Date.

Documents:

sup-26-002_lock and leave self-storage_staff summary w. exhibits_final.pdf

B. (This Is An Application For A Specific Use Permit To Allow For A Used Car Dealership Office And Five Associated Parking Spaces At An Existing Self Storage Business) Discuss, Consider, And Take Any Necessary Action Regarding A Specific Use Permit (SUP) For The Addition Of A Used Car Dealership To Office Out Of An Office Located At The Front Of Rockwall Fate Self Storage. The Property Is Currently A Planned Development (PD) With A Base Zoning District Of General Commercial (Known Previously As Highway Commercial). The Property Address Is 4480 I-30 Frontage Rd, Generally Described As Being On The South I30 Frontage Road, Approximately 768 Feet East Of Rochelle Road. The Legal Description Is A0184 G W REDLIN, TRACT 3-13, ACRES 1.72. RCAD ID 71107. Case # SUP-26-003.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2026-050**- Amending The Comprehensive Zoning Ordinance By Approving A Specific Use Permit For "Motor Vehicle Sales, Used" To Authorize The Operation Of A Used Car

Dealership On A 1.72-Acre Property Identified As Rockwall CAD Property ID 71107, 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 Declaring An Effective Date.

Documents:

sup-26-003_rockwall fate self-storage_staff summary w. exhibits_final.pdf

C. (This Is An Application For A Zoning Change Request From Agriculture To Planned Development To Develop A Master Planned Community With Single-Family Residential And School Uses) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Planned Development (PD) On A 696.6-Acre Area Of Land Across Nine (9) Different Parcels To Allow For The Development Of A Master Planned Community With Single-Family Residential And School Uses. The Properties Are Generally Located In The Vicinity Of The Intersection Of FM 552 And North Smith Road. The Legal Description For The Affected Parcels Are As Follows:

12452 - A0192 R SIMMONS, TRACT 7, ACRES 34.567, (PT OF 245.457 AC TR), 12488 - A0194 M SIMMONS, TRACT 5, ACRES 102, (PT OF 198.521 AC TR), 12489 - A0194 M SIMMONS, TRACT 6, ACRES 70.521, (PT OF 198.521 AC TR), 10419 - A0050 T R BAILEY, TRACT 1, ACRES 63.9, 10899 - A0083 J FARMER, TRACT 3, ACRES 26, (PT OF 198.521 AC TR), 10901 - A0084 I FULLER, TRACT 2, ACRES 130.890, (PT OF 245.457 AC TR), 10902 - A0084 I FULLER, TRACT 3, ACRES 80, (PT OF 245.457 AC TR), 10903 - A0084 I FULLER, TRACT 4, ACRES 99.893, FARM PROGRAM (PT OF 189.080 AC TR), And 12460 - A0192 R SIMMONS, TRACT 12, ACRES 89.187, (PT OF 189.080 AC TR). Case # ZR-26-002.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2026-051**- Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Agriculture (A) To Planned Development (PD) On Approximately 696.6 Acres Comprising Nine Parcels Of Land Identified As Rockwall CAD Property IDs 12452, 12488, 12489, 10419, 10899, 10901, 10902, 10903, And 12460, 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-26-002_crenshaw preserve_staff summary w. exhibits_20260803.pdf

D. (This Is An Application For Approval Of A Zoning Change Request From

Agriculture To Residential Urban Density 4 For Future Townhome Development) Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Zoning Request From Agriculture (A) To Residential Urban Density 4 (R-4) For A Parcel Approximately 0.66 Acres. The Subject Site Is Generally Located At The Northwest Corner Of William E. Crawford Avenue And Dogwood Trail. The Applicant, Ruben Ortiz, Is Proposing A Zoning Change To Prepare The Site For Future Townhome Development. The Legal Description For Parcel 16403 Is FATE O T (RWISD), BLOCK E, LOT SE PT OF 2. Case # ZR-26-004.

1. Staff Summary
2. Applicant Presentation
3. Public Hearing
4. Discuss, Consider, And Take Any Necessary Action Regarding **Ordinance No. O-2026-052**- Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Agriculture (A) To Residential Urban Density 4 (R-4) On An Approximately 0.66 Acre Parcel Of Land Identified As Rockwall CAD Property ID 16403, 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-26-004_crawford townhomes_staff summary_20260803 w.exhibits.pdf

8. 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

9. 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 551.074: To Deliberate The Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, Or Dismissal Of A Public Officer Or Employee:

   1. City Attorney

B. In Accordance With Texas Government Code, Section 551.071, Consultation With Attorney On A Matter In Which The Duty Of The Attorney

Consultation With Attorney On A Matter In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflicts With The Texas Open Meetings Act Regarding:

1. Pending/Threatened Litigation - Claim Filed By Lyle Lombard-Settlement

10. 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

11. ADJOURNMENT

Pursuant to Section 551.127, Texas Government Code, one or more members of the City Council may attend this meeting remotely using videoconferencing technology. A quorum of the City Council will be physically present at the location provided above.

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 28th day of July, 2026, at 4:45 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 _____, 2026, by _____.