

AGENDA

CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND COMPREHENSIVE PLAN ADVISORY COMMITTEE JOINT WORK SESSION

**JULY 22, 2021
6:00 P.M.**

**FATE CITY HALL
1900 CD BOREN PARKWAY**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND COMPREHENSIVE PLAN ADVISORY COMMITTEE OF THE CITY OF FATE WILL HOLD A JOINT WORK SESSION AT 6:00 P.M. ON THURSDAY, JULY 22, 2021 AT FATE CITY HALL, 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

NOTICE OF ATTENDANCE

NOTICE is hereby given that the Capital Impact Advisory Committee, Fate Municipal Development District, Fate Public Facility Corporation, Parks and Recreation Advisory Board, and the Zoning Board of Adjustment may be in attendance at the joint Fate City Council, Planning and Zoning Commission, and Comprehensive Plan Advisory Committee Meeting **JULY 22, 2021** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

1. CALL TO ORDER AND CONFIRM A QUORUM

- A. City Council
- B. Planning And Zoning Commission
- C. Comprehensive Plan Advisory Committee

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS

3. 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.

4. COMPREHENSIVE PLAN ADVISORY COMMITTEE ACTION ITEMS

- A. Approval Of Minutes Of The Comprehensive Plan Advisory Committee Meeting Held May 25, 2021

[Documents:](#)

[2021-5-25 cpac minutes.pdf](#)

5. JOINT WORK SESSION

- A. Project Progress
- B. Preferred Scenario Review
- C. Fiscal Implications
- D. Draft Goals & Strategies
- E. Implementation Priorities
- F. Discussion
- G. Next Steps

6. ADJOURNMENT

- A. Comprehensive Plan Advisory Committee
- B. Planning And Zoning Commission
- C. City Council

In addition to any executive session already listed above, the City Council, Planning and Zoning Commission, and Comprehensive Plan 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 16th day of July, 2021, at 9:55 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.

Victoria Raduechel, TRMC, City Secretary

Removed from the Bulletin Board at City Hall on the ____ day of _____, 2021, by
_____.

**MINUTES OF THE
COMPREHENSIVE PLAN ADVISORY COMMITTEE
MEETING
MAY 25, 2021**

NOTICE OF ATTENDANCE

NOTICE is hereby given that the City Council, Fate Development Corporation, Fate Municipal Development District, Fate Public Facility Corporation, Capital Impact Advisory Committee, Parks and Recreation Advisory Board, Planning and Zoning Commission, Zoning Board of Adjustment may be in attendance at the Comprehensive Plan Advisory Committee Meeting **MAY 25, 2021** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

1. Call To Order And Confirm A Quorum

Vice Chairman Wendy Smith called the meeting of the Comprehensive Plan Advisory Committee to order at 6:05 P.M. on the 25th day of May, 2021.

Deputy City Secretary Jessica Larson confirmed the presence of a quorum.

Members Present:

Allen Robbins - Chairman
Josh Burkhart
Victoria Egbert
Virginia Harris
John Heil
Shane Hollas
John Hamilton
Kimber Patterson
Wendy Smith
Julie Stutts
Jim Wills

Members Absent:

Jon Thatcher
Laura White
Mike Reynolds
Jon McCurdy

Consultants Present:

Brennan Kane – Halff Associates
Kendall Howard – Halff Associates
Kelsey Ryan – Halff Associates

Philip Walter – Urban 3

City Staff Present:

Michael Kovacs, City Manager
Justin Weiss, Assistant City Manager
Ryan Well, Director of Planning and Development
Robbie Highfield, City Planner
Suzy Lawrence, Economic & Community Development Specialist
Jessica Larson, Assistant to the City Manager/Deputy City Secretary

2. Public Comment

This item provides the opportunity for citizens to address the Comprehensive Plan Advisory Committee on any matter whether or not it's posted on the agenda. However, in accordance with the Texas Open Meetings Act, Section 551.041, the Comprehensive Plan Advisory Committee cannot discuss, deliberate, or take action on matters not listed on the agenda. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. To address the Committee, 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. At this time the Comprehensive Plan Advisory Committee will receive citizen comments, and if necessary, may refer the matter to City Staff for research, resolution or referral to Comprehensive Plan Advisory Committee on a future agenda.

Allen Stevenson, 1805 Holiday Dr. - Spoke about his property that was designated as a park in the previous Comprehensive Plan. He is trying to develop the land and wanted to express frustration with working with the City to develop the land.

3A. Approval Of Minutes Of The City Council, Planning and Zoning Commission, and Comprehensive Plan Advisory Committee Joint Work Session Held March 25, 2021.

Committee Member Patterson made a motion to approve The City Council, Planning and Zoning Commission, and Comprehensive Plan Advisory Committee Joint Work Session Held March 25, 2021.

Committee Member Hamilton seconded the motion.

There was no discussion and the vote on the motion was as follows:

Ayes: Chairman Robbins and Committee Members Burkhart, Egbert, Harris, Heil, Hollas, Hamilton, Patterson, Smith, Stutts, and Wills

Nays: None

Vice Chairman Wendy Smith declared the motion carried unanimously.

4A. Discuss Plan Updates

Ryan Well, Director of Planning and Development welcomed the group and introduced Kendall Howard, with Halff Associates who gave a review of the comprehensive planning process that has happened thus far.

The next meeting will be the final joint meeting on July 22, 2021.

4B. Discuss Draft Citywide Growth Scenarios

Brennan Kane, with Halff Associates gave a presentation that included the following:

- Place-based development approach
 - Character areas (rural, suburban, urban)
- Eight place type frameworks
 - Rural (rural reserve, rural neighborhood)
 - Suburban (suburban neighborhood, supportive commercial, business & innovation center)
 - Urban (urban neighborhood, mixed-use center, downtown core)
 - Other supporting uses (parks, open space, schools, and churches)

Two scenarios were shown (Current Trends and Fate Forward) and the differences were explained. These maps were discussed as not being the only options, but that they were two options.

Discussion ensued amongst the Comprehensive Plan Advisory Committee. The following was discussed.

- Flex zones character and their definition and use.
- The urban character along Interstate 30
- Fiscal sustainability of our current growth and what it will take to support the current and future priorities.

4C. Discuss Scenario Fiscal Implications

Philip Walter with Urban 3 gave a presentation with regards to:

- Case studies of other cities.
- Land analytics and productivity
- Total taxable value - value per acre
- County property taxes per acre
- A 3D image was shown of the most productive acres. The Villages downtown was shown as the most productive per acre.
- Residential (single family and multifamily) value per acre was compared.
- Commercial Walmart vs. the downtown buildings productivity per acre was compared – downtown was higher than box stores.

- Land Use Analysis – Sonic verse the Destiny Church land and building value. Sonic is falling in value, as compared to downtown Destiny Church value is rising.
- Future Land Use scenarios were compared (current, maximum, and Fate Forward).
- Incremental Infill was discussed (In-law suites, live above garage space, duplex conversions, etc.)
- The price per acre with existing value per acre vs. Fate Forward (increasing housing units within the current acres) value per acre with incremental infill was discussed.
- Infrastructure – What the City of Fate currently has in water pipes and 79 miles of roads.
- The City of Richardson was show as an example. Currently Richardson is struggling to maintain their infrastructure.
- A side-by-side comparison was shown of roads, taxable value, property taxes and sales tax revenues between Richardson and Fate.
- Building blocks to a fiscally strong community for Fate was shown as a mix between commercial, residential, and mixed-use buildings.
- Fate’s 2040 population is expected to grow to 48,567, a 153% increase.
- The two different scenarios were explained and compared (Trend Projection, and Fate Forward Projection).
- Top ten outcomes of efficient land and infrastructure use was presented.
 - Increased self-reliance
 - Lowers the cost of infrastructure per person.
 - The city can provide a higher level of service.
 - Residents have more amenities closer to their homes.
 - The city can support more retail and commercial.
 - Increased walkability
 - Preserves rural and undeveloped areas.
 - Be more unique than your surrounding neighbors.
 - Have more local control of funds.
 - Avoid taking out additional bonds.

Discussion ensued amongst the Comprehensive Plan Advisory Committee. The following was discussed.

- Urban or mixed use – which one was more sale tax profitable.
- The trend scenario was shown as not being enough, but the Fate Forward would create a new fiscal path forward.
- As a young city, the residents are fortunate that changes can be made now that will affect the future.
- Conversations were had about the buy-in from landowner and developers.

- Concern was shown for landowners in the rural area that may want to develop.
- School place type was discussed as being appropriate in all character types.

5A. Citywide Growth Scenarios

Discussion was around the following question:

- How does each scenario achieve fiscal responsibility?
- How do the scenarios reflect the value statements defined for this plan?

Discussion ensued amongst the Comprehensive Plan Advisory Committee. The following was discussed.

- The tax rate being low.
- Keeping the city rural and keeping the tax rate is not possible for both.
- The value statements were reviewed.
- Fate Forward was described as favorable because the higher concentration was along Interstate 30, leaving the place to play in the parks, and connectivity of transportation with the rural feel along the out skirts.
- In the Forward Fate scenario, there are less acres that would be consumed.
- Diversity of housing choices for a wide spectrum of lifestyle was spoken of as missing, but desirable.
- Urban Neighborhood was questioned of what it meant. This was described as having a relationship with the commercial and creating place.
- Non-development agreement zone was questioned and asked for an explanation.
- The Comprehensive Plan was described as a road map for the City to focus energy and efforts. But as the community grows and changes, it can be adjusted.
- Questions were asked if another downtown core could be placed south of Interstate 30.
- Different commercial nodes were discussed. Such as one anchored by FRESH by Brookshires.

5B. Value Statement Priorities

- Discussion question: Future Growth Scenarios: Future Growth Scenarios: If either scenario is implemented, what are you willing to accept in terms of benefits and trade-offs based on the metrics for acres consumed and value per acre? – A illustration was shown to compare.
- A park
- A regional attraction that could bring fiscal impact to those around it.

Next steps were explained. Planning and Zoning Commission will meet on June 17 and a joint City Council, Planning and Zoning Commission and CPAC meeting will be held July 22.

Value Statements was assigned as homework. They were to be emailed out so that the Committee would have the time to think over the material.

6. ADJOURNMENT

There being no further business before the Committee, Committee member Patterson made a motion to adjourn the meeting.

Committee Member Hamilton seconded the motion.

There was no discussion and the vote on the motion was as follows:

Ayes: Chairman Robbins and Committee Members Burkhart, Egbert, Harris, Heil, Hollas, Hamilton, Patterson, Smith, Stutts, and Wills

Nays: None

Vice Chairman Wendy Smith declared the motion carried unanimously and the meeting adjourned at 8:17 p.m.

**APPROVED BY THE COMPREHENSIVE PLAN ADVISORY COMMITTEE ON
THE ____ DAY OF _____, 2021.**

APPROVED:

ATTEST:

Allen Robbins, Committee Chair

Victoria Raduechel, TRMC
City Secretary