



P&Z Memorandum

To: Honorable Chairman Stacy and Members of the Fate P&Z Commission

Cc: *Michael Kovacs*, City Manager; *Justin Weiss*, Assistant City Manager; *Victoria Raduechel*, City Secretary; *Jessica Larson*, Deputy City Secretary; *Brenda McDonald*, City Attorney

From: Will Rugeley, AICP. Director of Planning & Development Services

Date: 28 May 2020

Agenda Item: Discuss, consider, and take any necessary action regarding approval of a Preliminary Plat for 609 residential lots in the Williamsburg East Subdivision, Phases 1-4, containing 163.57 acres located in the J.B. Merchant Survey, Abstract No. 159 and the J. Thompson Survey, Abstract No. 210, City of Fate, Rockwall County, Texas. Applicants: Fate 551 LP, PMB Capital, & JTG Holdings. Case #PP-20-005.

Staff Recommendation: Recommendation will be provided at meeting (staff comments will not be ready until Tuesday, 26 May).

Options: Approve; Approve subject to conditions; Deny; or Table for further review.

Overview: This special P&Z meeting was called to act on a preliminary plat in accordance with House Bill 3167 with said plat being the portion of Williamsburg that recently received approval for a zoning amendment to authorize additional single family lots located on the east side of FM 551. With staff's review still pending we have opted to include the entire preliminary plat submittal as Exhibit A1. We call your attention to the lot counts/types on Sheets 3 and 4, the overall plat on sheet 5, and the overall open space and trail plan on sheet 36.

Financial Considerations: Will be provided at the P&Z meeting.

Supporting Documents (enclosed):

- Exhibit A1. Link to Full [Pre-Plat Plan Set](#);