

**MINUTES OF THE CITY OF FATE  
PLANNING AND ZONING COMMISSION  
MEETING  
March 21, 2019**

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**NOTICE OF ATTENDANCE**

**NOTICE** is hereby given that the City Council may be in attendance at the Planning and Zoning Commission Meeting **March 21, 2019** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

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

Chairman Stacy called the Fate Planning and Zoning Commission to order at 6:05 p.m. on the 21<sup>st</sup> day of March, 2019, in Fate City Hall located at 1900 CD Boren Parkway, Fate, Texas.

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

**Planning and Zoning Commission Members Present:**

John Stacy – Chairman  
Kerry Wiemokly – Vice Chairman  
Chelsea Priest  
Josh Burkhart  
Jason Wilhite

**Planning and Zoning Commission Members Absent:**

**City Staff Present:**

Michael Kovacs, City Manager  
Will Rugeley, Director of Planning & Development Services  
Jessica Larson, Assistant to the City Manager/Deputy City Secretary

**2. Action Items**

**2A. Discuss, Consider, And Take Any Necessary Action Regarding Approval  
Of Minutes Of The Planning And Zoning Commission Meeting Held  
December 20, 2018.**

*Commissioner Wilhite moved to approve minutes of the Planning and Zoning Commission meeting held December 20, 2018.*

*Commissioner Burkhart seconded the motion.*

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

Planning and Zoning Commission Meeting  
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*Ayes: Chairman Stacy and Commissioners Wiemokly Priest, Burkhart and Wilhite  
Nays: None  
Chairman Stacy declared the motion carried unanimously*

**2B. Discuss, Consider, And Take Any Necessary Action Regarding Changing The Date Of The April 2019 Planning And Zoning Commission Meeting.**

Director of Planning and Development Services Will Rugeley explained he had professional development out of the State during the time of the next regularly scheduled Planning and Zoning Meeting. Discussion ensued amongst the board regarding options for a date change.

*Commissioner Stacy moved to approve moving the date to April 11, 2019 at 6 p.m.*

*Commissioner Wilhite seconded the motion.*

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

*Ayes: Chairman Stacy and Commissioners Wiemokly Priest, Burkhart and Wilhite  
Nays: None*

*Chairman Stacy declared the motion carried unanimously*

**3. Action Item/Public Hearing**

**3A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of A Minor Plat For The Gomez Addition, Containing 11.50 Acres Located In The J.S. Price Survey, Abstract No. 170 And The R.E. Johnson Survey, Abstract No. 129, City Of Fate, Rockwall County, Texas. Applicant: Jennifer And Hector Pulgarin And Martin Gomez. Case #MP-18-007. (1) Staff report and presentation; (2) Public Hearing; (3) Discuss, consider, and take any necessary action.**

**(1) Staff report and presentation**

Director of Planning and Development Services Will Rugeley made a presentation providing a brief overview of the agenda item. He explained minor plats are eligible for administrative approval when they meet all three requirements of UDO Section 36-2-5-11. When they do not meet any one of those requirements, a minor plat is still permissible but requires both publication and notification and P&Z and Council consideration. Obviously, this application does not meet those requirements, specifically, that this lot does not front onto an existing public right-of-way in which Hightower Ln. is a private road. This items is a minor plate, when the UDO was created, it was to create a single piece of

property. The minor plat process, last year 9 were completed. Administrative approve is typically OK to approve. Three reason why: Subdivision cannot be more that four lots, the frontage to a public road, no city infrastructure is needed. Because it does not meet the frontage road, it did not pass. Sewer easement is planned in the area of Hightower Lane. A fifty foot buffer has been provided dor FEMA floodplain.

The result of the two reviews of the DRC is to approve.

## **(2) Public Hearing**

**Chairman Stacy opened the public hearing at 6:15 p.m.**

Applicants Jennifer and Hector Pulgarin, and Martin Gomez were not present. No one wished to speak.

**Chairman Stacy closed the public hearing at 6:16 p.m.**

## **(3) Discuss, consider, and take any necessary action.**

Further discussion ensued among the Planning and Zoning Commission, and City Staff regarding to minor plat.

*Commissioner Wilhite moved to approve Case MP-18-007.*

*Commissioner Burkhart seconded the motion.*

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

*Ayes: Chairman Stacy and Commissioners Wiemokly Priest, Burkhart and Wilhite*

*Nays: None*

*Chairman Stacy declared the motion carried unanimously*

## **4. Presentation/Training**

**4A. Hear A Presentation And Discuss Themes In A Presentation By The City Manager To Give An Overview Of The City's Services, Organization, Initiatives, And Current Year Capital Projects. Hear And Discuss Concepts For Fiscal Sustainability On How Cities Work, With Examples, Including The Fiscal Review Of The Fate Comprehensive Plan, And Discuss Strategies For The Future To Build A Desirable And Long-Term Viable Town.**

City Manager Michael Kovacs made a presentation regarding City services, organizational, initiatives and projects.

Topics discussed were:

- City Functions and Services
- Short Term Goals
  - Streets
  - Downtown Redevelopment
  - Community Awareness and Communications with Citizens
  - Legislative
- Mid Term Goals
  - Community Identity / Pride
  - Business Development
  - Develop 1-30 Corridor
  - Development of Parks in “District B”
- Long Term Goals
  - Economically Sustainable Balanced Growth
  - Connect the City with Robust Parks and Trails System
- Capital Improvement Program
- FY 19 Major DPS Operational Initiatives
  - Operational Incentives
  - New Officers, Vehicles and Gear
  - New Firefighters and Air Packs.
- Economic Development
- Homebuilding
- Fate Power Switch
- Fitness Court
- Tax Rates and Water Rates

The Net revenue to City by acre map of Lafayette, LA was shown and explained with follow up examples including a Fate map and analyzation of an Fate neighborhood.

- Smart growth was discussed.
- The Comprehensive Plan - updated about this time next year.
- MUD 9 was described as the poverty cycle set in motion with a ratio of 8:1. This portion of the neighborhood was put entitled in the 1970's.
- To fix the problem:
  - Build net revenue positive housing (condos and townhomes).
  - More people in as little infrastructure as possible.
  - The theory is to make a walkable, gathering space with density.
  - To make a downtown work, you need 1000 people within a five minute walking range.
- The missing middle housing - duplexes and townhomes.

- The Mark Hill project will build places like this.
- Rural ranches were discussed as being desired and keeping them grouped together.

Commissioner Wiemokly showed appreciation for the quality of presentation.

Chairman Stacy discussed the Rockwall Industrial Park as an area to piggy back on.

## 5. Adjournment

*There was no further business before the Planning and Zoning Commission and Commissioner Burkhart moved to adjourn.*

*Commissioner Priest seconded the motion.*

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

*Ayes: Chairman Stacy and Commissioners Wiemokly Priest, Burkhart and Wilhite*

*Nays: None*

*Chairman Stacy declared the motion carried unanimously*

*Chairman Stacy declared the meeting adjourned at 7:27 p.m.*

**APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE 11<sup>th</sup> DAY OF April, 2019.**



**APPROVED:**

*[Signature]*  
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 John Stacy, Chair

**ATTEST:**

*[Signature]*  
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 Victoria Raduechel, TRMC  
 City Secretary