

Sent: 12/20/2023 12:00:00 AM
From: Steven Downs <sdowns@fatetx.gov>
To: "David"
Cc:
Bcc:
Importance: Normal
Subject: Fw: Lafayette Crossing
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [image006.png](#), [image007.png](#), [image008.png](#), [image009.png](#), [image010.png](#), [Outlook-tuziy2kt.png](#), [Outlook-facebook 3.png](#), [Outlook-twitter 32.png](#), [Outlook-youtube 32.png](#), [Outlook-google 32.png](#), [Illustrative Plan.pdf](#)

See email below from Ryan.

[Steven Downs](#) | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Wednesday, December 20, 2023 5:18 PM
To: Steven Downs <sdowns@fatetx.gov>
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: RE: Lafayette Crossing

Concept Plan attached. Per the initial TIA submittal, here are the following numbers:

- 186 single-family homes
- 2,178 multifamily units, consisting of townhomes, apartments, and duplexes
- 120-room hotel
- 373,000 sf office space
- 373,000 sf retail space
- 95,400 sf restaurant space

I don't have the breakdown of how much MF is part of vertical mixed use, but the attached plan shows the areas designated for vertical mixed use by the dashed red line. Nothing prevents them from building more.

[Ryan A. Wells, AICP, CFM](#) | Director of Planning & Development Services | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 100



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Steven Downs <sdowns@fatetx.gov>
Sent: Wednesday, December 20, 2023 5:12 PM
To: Ryan Wells <rwells@fatetx.gov>
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Fw: Lafayette Crossing

Ryan,

When you get a second, will you check out the TIA to get the number of residential units, and perhaps a concept plan:

- Single Family -
- Townhomes -
- Apartments -
- If possible, how many of the apartments in a mixed-use -

[Steven Downs](#) | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: David Billings <dbillings@fatetx.gov>
Sent: Wednesday, December 20, 2023 4:53 PM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Re: Lafayette Crossing

Thank you. Did we get the number of housing types and a concept plan?

Best Regards,

David Billings
City of Fate

Mayor

On Dec 20, 2023, at 4:28 PM, Steven Downs <sdowns@fatetx.gov> wrote:

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate

<Outlook-0au00cnp.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office:
972-771-
4601 ext
124

<Outlook-
[facebook_3.png](#)> <Outlook-
[twitter_32.png](#)> <Outlook-
[youtube_32.png](#)> <Outlook-
[google_32.png](#)>

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Wednesday, December 20, 2023 3:22 PM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Lafayette Crossing

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office:
972-771-
4601 ext
100

<[image002.png](#)> <[image003.png](#)> <[image004.png](#)> <[image005.png](#)>

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

<ZR-23-008_Yu Tract_newspaper.docx>



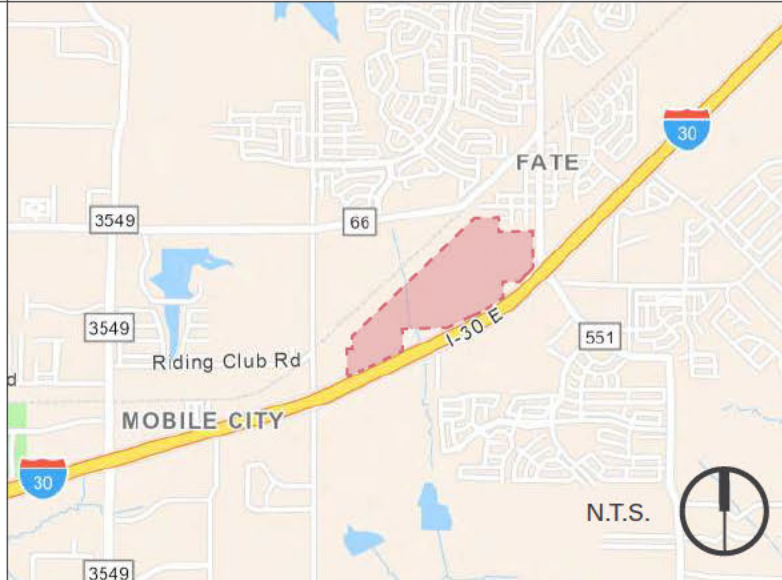
Notes

- Exhibit is for illustrative purposes only. Specific site design elements will be confirmed at the development plan stage.



Scale 1"=300'
0' 300'

Context Map



Development Team

Applicant:

Jackson Walker LLP
2323 Ross Avenue, Suite 600
Dallas, TX 75201
Contact: Bill Dahlstrom
Phone: (972) 738-0226

Owner:

D-F Funds GP, LLC
212 S Palm Avenue
Alhambra, CA 91801
Contact: Robert Yu
Phone: (626) 282-3100

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, #1450
Dallas, TX 75201
Contact: Yixiao Liu
Phone: (214) 744-0757

Engineer:

JBI Partners
2121 Midway Road Suite 300
Carrollton, TX 75006
Contact: Tom Juhn
Phone: (972) 248-7676

Lafayette Crossing

PLANNED DEVELOPMENT
EXHIBIT G - ILLUSTRATIVE PLAN

Sinclair Murphy Survey Abstract No. 148
George W. Ridlin Survey Abstract No. 184
Dennis Thetford Survey Abstract No. 208
City of Fate, Rockwall County, Texas
December 19, 2023
266.226 Acres

Sent: 12/23/2023 12:00:00 AM
From: Jim DeLand <DeLand
To: jdeland@ssr-inc.com
Cc:
Bcc:
Importance: Normal
Subject: Fwd: Lafayette Crossing
Attachments: [Outlook-0au00cnp.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#), [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [ZR-23-008_Yu Tract_newspaper.docx](#)

Sent from my iPhone

Begin forwarded message:

From: Steven Downs <sdowns@fatetx.gov>
Date: December 20, 2023 at 4:28:54 PM CST
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Fw: Lafayette Crossing

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate

1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124

NOTICE—This e-mail message may contain confidential and/or privileged information.

If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.



PUBLIC HEARING
THE CITY OF FATE

Planning & Zoning Commission and City Council
Planned Development Zoning District

In accordance with Texas Local Government Code §211.006, a **public hearing** will be held by the Planning & Zoning Commission on **Thursday, 18th January 2024 at 6:00 p.m.** and by the City Council on **Monday, 5th February 2024 at 6:00 p.m.** in Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of discussion, consideration, and taking of any necessary action regarding approval of a Planned Development Zoning Request for a 266.22-acre tract of land, currently zoned Agricultural, proposing a change to Planned Development Zoning District. The applicant intends to develop a mixed-use district. The property is generally located on the north of I-30, immediately west of S. William E. Crawford Avenue, in the city of Fate, Texas. The parcel IDs are 12847 and 29040. Case ZR-23-008. **To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 156 or sjuarez@fatetx.gov.**

Sent: 12/23/2023 12:00:00 AM
From: jdeland@fatetx.gov <jdeland@fatetx.gov>
To: jdeland@ssr-inc.com
Cc:
Bcc:
Importance: Normal
Subject: Fwd: Lafayette Crossing
Attachments: [Outlook-0au00cnp.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#), [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [ZR-23-008_Yu Tract_newspaper.docx](#)

Sent from my iPhone

Begin forwarded message:

From: Steven Downs <sdowns@fatetx.gov>
Date: December 20, 2023 at 4:28:54 PM CST
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Fw: Lafayette Crossing

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate

1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124

NOTICE—This e-mail message may contain confidential and/or privileged information.

If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.



PUBLIC HEARING
THE CITY OF FATE

Planning & Zoning Commission and City Council
Planned Development Zoning District

In accordance with Texas Local Government Code §211.006, a **public hearing** will be held by the Planning & Zoning Commission on **Thursday, 18th January 2024 at 6:00 p.m.** and by the City Council on **Monday, 5th February 2024 at 6:00 p.m.** in Fate City Hall located at 1900 C.D. Boren Pkwy, Fate, Texas for the purpose of discussion, consideration, and taking of any necessary action regarding approval of a Planned Development Zoning Request for a 266.22-acre tract of land, currently zoned Agricultural, proposing a change to Planned Development Zoning District. The applicant intends to develop a mixed-use district. The property is generally located on the north of I-30, immediately west of S. William E. Crawford Avenue, in the city of Fate, Texas. The parcel IDs are 12847 and 29040. Case ZR-23-008. **To learn more about this case or if you have any questions, contact the Planning Department at 972-771-4601 ext. 156 or sjuarez@fatetx.gov.**

Sent: 1/11/2024 12:00:00 AM
From: Ryan Wells <Wells
To: "Ryan"
Cc: "Michael" "Steven"
Bcc: "Allen" "Laura" [REDACTED]

[REDACTED]
Oakleairmoose

Importance: Normal
Subject: Lafayette Crossing (formerly known as Yu Tract) heading to Planning & Zoning Commission
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [image006.png](#)

Good afternoon former Fate Comprehensive Plan Advisory Committee members,

I want to share the news that the 267-acre Lafayette Crossing (formerly known as Yu Tract) Planned Development application is headed to the Planning & Zoning Commission for a public hearing next Thursday, January 18 at 6pm at Fate City Hall. You'll recall the great deal of work put into the Forward Fate Comprehensive Plan and the Focus Area Plans (within which this project falls) during 2020 and 2021. In sending the published Planning & Zoning Commission agenda to you, I also want to acknowledge and thank you for your contributions toward the preparation of the Forward Fate Comprehensive Plan and development of the foundational vision that led to this Planned Development being prepared. As you can see in the provided staff summary packet, the submitted Planned Development application closely matches the adopted Focus Area plan for the property.

[Lafayette Crossing Planned Development Staff Summary Packet](#)

 [Focus Area Plans](#)

I invite you to join us at the Planning & Zoning Commission meeting on January 18 at 6 pm, and/or the City Council meeting on February 5 at 6 pm, to see how your hard work has materialized into the applicant's presentation.

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 100



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS—A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

"

com,

Sent: 1/12/2024 12:00:00 AM
From: David Billings <Billings>
To: "Michael" "Steven"
Cc: "Heather"
Bcc:
Importance: Normal
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David

Sent: 1/11/2024 12:00:00 AM
From: Samantha Harris <Harris
To:
Cc: "Michael" "Steven" "Vickey"
Bcc: "David" "Jim" "Allen" "Heather" "Mark" "Scott" "Lance"
Importance: Normal
Subject: P&Z meeting agenda UPDATED - January 18, 2024
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#)

Good evening Mayor and Council,

The agenda for the upcoming January 18th Planning and Zoning meeting is now **updated** and available through the city website. The link below is provided for your convenience to access the agenda.

<https://www.fatetx.gov/AgendaCenter/ViewFile/Agenda/01182024-1144?html=true>

The only changes made were to the supporting documents for agenda item 4D- Lafayette Crossing.

Have a great weekend and stay warm!

Samantha Harris | Deputy City Secretary | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 148 | Fax: 469-745-1475



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/4/2024 12:00:00 AM
From: Steven Downs <Downs>
To: "Lance"
Cc:
Bcc:
Importance: Normal
Subject: Re: Back in the Office
Attachments: [Outlook-nqe4obsu.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#), [Outlook-lnu0dkyg.png](#), [Outlook-facebook_3\[6\].png](#), [Outlook-twitter_32\[7\].png](#), [Outlook-youtube_32\[8\].png](#), [Outlook-google_32\[9\].png](#), [Outlook-gxbkgsiq.png](#), [Outlook-facebook_3\[11\].png](#), [Outlook-twitter_32\[12\].png](#), [Outlook-youtube_32\[13\].png](#), [Outlook-google_32\[14\].png](#)

Sounds great.

[Steven Downs](#) | [Assistant City Manager](#) | [City of Fate](#)



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Lance Megyesi <lmegyesi@fatetx.gov>
Sent: Thursday, January 4, 2024 11:12 AM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Re: Back in the Office

I have some time now maybe 15m

Lance

Get [Outlook for iOS](#)

From: Steven Downs <sdowns@fatetx.gov>
Sent: Thursday, January 4, 2024 11:11:02 AM
To: Lance Megyesi <lmegyesi@fatetx.gov>
Subject: Re: Back in the Office

I could do it before. I have a 1 PM meeting on the TIA for Yu Tract (now Lafayette Crossing). I could also do it between 3:30 and 4:30 PM. I could also do it tomorrow.

Let me know.

[Steven Downs](#) | [Assistant City Manager](#) | [City of Fate](#)



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should

not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS– A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Lance Megyesi <lmegyesi@fatetx.gov>
Sent: Thursday, January 4, 2024 9:57 AM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Re: Back in the Office

Would you have some time today around 1p to talk?

Thanks Lance

Get [Outlook for iOS](#)

From: Steven Downs <sdowns@fatetx.gov>
Sent: Thursday, January 4, 2024 9:23:42 AM
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Back in the Office

Mayor and Council,

I hope you all had a wonderful Christmas and New Year's. We enjoyed having time in Utah to catch up with family and friends - but even with a good trip, it is good to be home!

I am back in the office and happy to help with any requests or needs you have as Michael recovers and helps Fonya recover from Covid.

Please don't hesitate to reach out if you need anything. Have a wonderful week and start to the New Year!

Steven Downs | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE–This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS– A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/4/2024 12:00:00 AM
From: Steven Downs <Downs>
To: "Lance"
Cc:
Bcc:
Importance: Normal
Subject: Re: Back in the Office
Attachments: [Outlook-nqe4obsu.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#), [Outlook-lnu0dkyg.png](#), [Outlook-facebook_3\[6\].png](#), [Outlook-twitter_32\[7\].png](#), [Outlook-youtube_32\[8\].png](#), [Outlook-google_32\[9\].png](#)

I could do it before. I have a 1 PM meeting on the TIA for Yu Tract (now Lafayette Crossing). I could also do it between 3:30 and 4:30 PM. I could also do it tomorrow.

Let me know.

[Steven Downs](#) | [Assistant City Manager](#) | [City of Fate](#)



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Lance Megyesi <lmegyesi@fatetx.gov>
Sent: Thursday, January 4, 2024 9:57 AM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Re: Back in the Office

Would you have some time today around 1p to talk?

Thanks Lance

Get [Outlook for iOS](#)

From: Steven Downs <sdowns@fatetx.gov>
Sent: Thursday, January 4, 2024 9:23:42 AM
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Back in the Office

Mayor and Council,

I hope you all had a wonderful Christmas and New Year's. We enjoyed having time in Utah to catch up with family and friends - but even with a good trip, it is good to be home!

I am back in the office and happy to help with any requests or needs you have as Michael recovers and helps Fonya recover from Covid.

Please don't hesitate to reach out if you need anything. Have a wonderful week and start to the New Year!

[Steven Downs](#) | [Assistant City Manager](#) | [City of Fate](#)



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/4/2024 12:00:00 AM
From: Lance Megyesi <lmegeysi@fatetx.gov>
To: "Steven"
Cc:
Bcc:
Importance: Normal
Subject: Re: Back in the Office
Attachments: [Outlook-nge4obsu.png](#), [Outlook-facebook 3.png](#), [Outlook-twitter 32.png](#), [Outlook-youtube 32.png](#), [Outlook-google 32.png](#), [Outlook-lnu0dkvg.png](#), [Outlook-facebook 3f61.png](#), [Outlook-twitter 32f71.png](#), [Outlook-youtube 32f81.png](#), [Outlook-google 32f91.png](#)

I have some time now maybe 15m

Lance

Get [Outlook for iOS](#)

From: Steven Downs <sdowns@fatetx.gov>
Sent: Thursday, January 4, 2024 11:11:02 AM
To: Lance Megyesi <lmegeysi@fatetx.gov>
Subject: Re: Back in the Office

I could do it before. I have a 1 PM meeting on the TIA for Yu Tract (now Lafayette Crossing). I could also do it between 3:30 and 4:30 PM. I could also do it tomorrow.

Let me know.

[Steven Downs](#) | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE This e mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e mail and delete this message. ATTENTION PUBLIC OFFICIALS A "Reply to All" of this e mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Lance Megyesi <lmegeysi@fatetx.gov>
Sent: Thursday, January 4, 2024 9:57 AM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Re: Back in the Office

Would you have some time today around 1p to talk?

Thanks Lance

Get [Outlook for iOS](#)

From: Steven Downs <sdowns@fatetx.gov>
Sent: Thursday, January 4, 2024 9:23:42 AM
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Back in the Office

Mayor and Council,

I hope you all had a wonderful Christmas and New Year's. We enjoyed having time in Utah to catch up with family and friends - but even with a good trip, it is good to be home!

I am back in the office and happy to help with any requests or needs you have as Michael recovers and helps Fonya recover from Covid.

Please don't hesitate to reach out if you need anything. Have a wonderful week and start to the New Year!

[Steven Downs](#) | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE This e mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e mail and delete this message. ATTENTION PUBLIC OFFICIALS A "Reply to All" of this e mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Email Header:

MIME-Version : 1.0
Date : Thu, 4 Jan 2024 17:12:25 0000
Message-ID :
Content-Type : multipart/related; boundary="-----020900090300050506040308"
X-Priority : Normal
Received : from MW4P221MB0974.NAMP221.PROD.OUTLOOK.COM (2603:10b6:303:1e2::21) by SJ0P221MB0788.NAMP221.PROD.OUTLOOK.COM with HTTPS; Thu, 4 Jan 2024 17:12:27 0000
Authentication-Results : dkim=none (message not signed) header.d=none; dmarc="none action=none header.from=fatetx.gov";
Thread-Topic : Back in the Office
Thread-Index : AQHaPyGDe4vuBfG1qUKvPCdwkj2jUrDJzwAlgAAUFOCAAABv4g==
References :
In-Reply-To :
Accept-Language : en-US
Content-Language : en-US
X-MS-Exchange-Organization-ModifySensitivityLabel : ;
X-MS-Has-Attach : yes
X-MS-Exchange-Organization-SCL : 1

Sent: 12/20/2023 12:00:00 AM
From: David Billings <Billings>
To: "Steven"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [Outlook-0au00cnp.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#)

Thank you. Did we get the number of housing types and a concept plan?

Best Regards,

David Billings
City of Fate
Mayor

On Dec 20, 2023, at 4:28 PM, Steven Downs <sdowns@fatetx.gov> wrote:

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate

<Outlook-0au00cnp.png>

1900 CD
Boren
Parkway,
Fate, TX [<Outlook-
75087 facebook_3.png>](#) [<Outlook-
Office: twitter_32.png>](#) [<Outlook-
972-771- youtube_32.png>](#) [<Outlook-
4601 ext google_32.png>](#)
124

NOTICE—This e-mail message may contain confidential and/or privileged information.

If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <r wells@fatetx.gov>
Sent: Wednesday, December 20, 2023 3:22 PM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Lafayette Crossing

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office:
972-771-
4601 ext
100

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

<ZR-23-008_Yu Tract_newspaper.docx>

Sent: 12/20/2023 12:00:00 AM
From: dbillings@fatetx.gov <dbillings@fatetx.gov>
To: "Steven"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing

Thank you. Did we get the number of housing types and a concept plan?

Best Regards,

David Billings
City of Fate
Mayor

On Dec 20, 2023, at 4:28 PM, Steven Downs <sdowns@fatetx.gov> wrote:

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate

<Outlook-0au00cnp.png>

1900 CD
Boren
Parkway,
Fate, TX [<Outlook-
facebook_3.png>](#) [<Outlook-
twitter_32.png>](#) [<Outlook-
youtube_32.png>](#) [<Outlook-
google_32.png>](#)
75087
Office:
972-771-
4601 ext
124

NOTICE—This e-mail message may contain confidential and/or privileged information.

If you are not an addressee or otherwise authorized to receive this message, you should

not use, copy, disclose or take any action based on this e-mail or any information

contained in the message. If you have received this material in error, please advise

the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations

of the Texas Open Meetings Act. Please reply only to the sender. Please note that

any correspondence, such as e-mail or letters, sent to City staff or City officials may

become public record and made available for Public/Media review.

From: Ryan Wells <r wells@fatetx.gov>
Sent: Wednesday, December 20, 2023 3:22 PM
To: Steven Downs <sdowns@fatetx.gov>

Subject: Lafayette Crossing

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office:
972-771-
4601 ext
100

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A “Reply to All” of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

<ZR-23-008_Yu Tract_newspaper.docx>

Sent: 12/20/2023 12:00:00 AM
From: Mark Harper <Harper>
To: "Steven"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [Outlook-0au00cnp.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#)

Mark Harper
Fate City Council Place 2

From: Steven Downs <sdowns@fatetx.gov>
Sent: Wednesday, December 20, 2023 4:28:50 PM
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Fw: Lafayette Crossing

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Wednesday, December 20, 2023 3:22 PM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Lafayette Crossing

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 100



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

Sent: 12/20/2023 12:00:00 AM
From: Mark Harper <Harper>
To: "Steven"
Cc: "Michael"
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#), [Outlook-0au00cnp.png](#), [Outlook-facebook_3.png](#), [Outlook-twitter_32.png](#), [Outlook-youtube_32.png](#), [Outlook-google_32.png](#)

Thank you for the heads up.

Mark Harper
Fate City Council Place 2

From: Steven Downs <sdowns@fatetx.gov>
Sent: Wednesday, December 20, 2023 4:28:50 PM
Cc: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Fw: Lafayette Crossing

Mayor and Council,

Just letting you know that next week the public hearing for P&Z will be published in the newspaper for the Yu Tract property.

Just giving you a heads up so you hear it from us, first.

Steven Downs | Assistant City Manager | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 124



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Wednesday, December 20, 2023 3:22 PM
To: Steven Downs <sdowns@fatetx.gov>
Subject: Lafayette Crossing

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate



1900 CD Boren Parkway, Fate, TX 75087
Office: 972-771-4601 ext 100



NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A “Reply to All” of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/9/2024 12:00:00 AM
From: dbillings@fatetx.gov <dbillings@fatetx.gov>
To: "Michael"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing application materials and comment letter

Thank you. How do you want to handle questions only?

Best Regards,

David Billings
City of Fate
Mayor

On Jan 9, 2024, at 4:42 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

Good afternoon,

Here is the Lafayette Crossing (aka Yu Tract) second submittal with Ryan's comments letter and other documents. Ryan will have a staff summary ready soon for the P&Z packet, which posts on Friday. Jim Wills is proceeding to P&Z with this next week.

If you do nothing else, check out the pictures in the application near the end. Ryan has sent to P&Z today also. We anticipate this coming to the Council on Feb. 5th.

This is the big time, our Olympics, on the economic development and town building/fiscal sustainability mission. We've been training and preparing for this for really that last decade here. What we all do in the next month will set up the future of Fate for the next decade and more. Although we can't talk about some of the users we are getting interest from, we have a couple very significant projects in the works, including a visit this week from an international management team. The amount of energy and momentum from this project's work so far has generated the attention of many from within and outside the Metroplex.

Michael

Michael W. Kovacs | City Manager | City of Fate

<image007.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office: [<image008.png>](#) [<image009.png>](#) [<image010.png>](#) [<image011.png>](#)
972-771-
4601 ext
105 | Fax:
972-772-
3343

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.

ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Tuesday, January 9, 2024 1:52 PM
To: Steven Downs <sdowns@fatetx.gov>; Michael Kovacs <mkovacs@fatetx.gov>
Cc: Shelbi Stofer <sstofer@fatetx.gov>; Vickey Raduechel <vraduechel@fatetx.gov>
Subject: Lafayette Crossing application materials and comment letter

Gentlemen,

As requested, here is a link to the Lafayette Crossing (fka Yu Tract) PD application packet and the City's comment letter, which was

delivered to the applicant yesterday. I've also attached the TIA comment letter and TIA report for viewing. Please note that this information is being provided without analysis or context from City staff. It is simply an opportunity to review the proposed project at an earlier stage to become familiar with the proposal. It is also important to note that staff cannot respond to any requests for modifications to the proposal, and all discussions on the application should take place in the public meeting forum.

Please deliver the materials to City Council. Unless directed otherwise, I will send to P&Z.

Please let me know if you have any questions.

[<image006.png>](#)
[Lafayette Crossing Application Materials](#)

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX [<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)
75087
Office:
972-771-
4601 ext
100

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/9/2024 12:00:00 AM
From: Michael Kovacs <mkovacs@fatetx.gov>
To: "David"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing application materials and comment letter

I would see if we could let the Council absorb for a few days, and then see if we can wait for Ryan's staff summary on Friday. We'll forward the P&Z packet link with Ryan's summary and that will likely take care of a lot of questions. After that, you can send me questions if you'd like, and we can get to Ryan. Be gentle if you can, we can only handle so many. P&Z action next Thursday night, and we expect approval with conditions (lots, but not a problem, speed is more important to us). After P&Z recommendation, we'll have 2 weeks to prepare with everyone for Council. We have some things in the works for fire-support to you all. Justin talking with PR team Thursday and we launch public education post info Friday (likely) or Tuesday (latest).

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Tuesday, January 9, 2024 5:32:41 PM
To: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Re: Lafayette Crossing application materials and comment letter

Thank you. How do you want to handle questions only?
Best Regards,

David Billings
City of Fate
Mayor

On Jan 9, 2024, at 4:42 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

Good afternoon,

Here is the Lafayette Crossing (aka Yu Tract) second submittal with Ryan's comments letter and other documents. Ryan will have a staff summary ready soon for the P&Z packet, which posts on Friday. Jim Wills is proceeding to P&Z with this next week.

If you do nothing else, check out the pictures in the application near the end. Ryan has sent to P&Z today also. We anticipate this coming to the Council on Feb. 5th.

This is the big time, our Olympics, on the economic development and town building/fiscal sustainability mission. We've been training and preparing for this for really that last decade here. What we all do in the next month will set up the future of Fate for the next decade and more. Although we can't talk about some of the users we are getting interest from, we have a couple very significant projects in the works, including a visit this week from an international management team. The amount of energy and momentum from this project's work so far has generated the attention of many from within and outside the Metroplex.

Michael

[Michael W. Kovacs](#) | [City Manager](#) | [City of Fate](#)

<image007.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office: [<image008.png>](#) [<image009.png>](#) [<image010.png>](#) [<image011.png>](#)
972-771-
4601 ext
105 | Fax:
972-772-
3343

NOTICE—This e mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <rwells@fatetx.gov>
Sent: Tuesday, January 9, 2024 1:52 PM
To: Steven Downs <sdowns@fatetx.gov>; Michael Kovacs <mkovacs@fatetx.gov>
Cc: Shelbi Stofer <sstofer@fatetx.gov>; Vickie Raduechel <vraduechel@fatetx.gov>
Subject: Lafayette Crossing application materials and comment letter

Gentlemen,

As requested, here is a link to the Lafayette Crossing (fka Yu Tract) PD application packet and the City's comment letter, which was delivered to the applicant yesterday. I've also attached the TIA comment letter and TIA report for viewing. Please note that this information is being provided without analysis or context from City staff. It is simply an opportunity to review the proposed project at an earlier stage to become familiar with the proposal. It is also important to note that staff cannot respond to any requests for modifications to the proposal, and all discussions on the application should take place in the public meeting forum.

Please deliver the materials to City Council. Unless directed otherwise, I will send to P&Z.

Please let me know if you have any questions.

[<image006.png>](#)
[Lafayette Crossing Application Materials](#)

[Ryan A. Wells, AICP, CFM](#) | [Director of Planning & Development Services](#) | [City of Fate](#)

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office: [<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)
972-771-
4601 ext
100

NOTICE—This e mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/9/2024 12:00:00 AM
From: David Billings <Billings>
To: "Michael"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing application materials and comment letter
Attachments: [image001.png](#), [image002.png](#), [image003.png](#), [image004.png](#), [image005.png](#),
[image006.png](#), [image007.png](#), [image008.png](#), [image009.png](#), [image010.png](#),
[image011.png](#)

Thank you. How do you want to handle questions only?

Best Regards,

David Billings
City of Fate
Mayor

On Jan 9, 2024, at 4:42 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

Good afternoon,

Here is the Lafayette Crossing (aka Yu Tract) second submittal with Ryan's comments letter and other documents. Ryan will have a staff summary ready soon for the P&Z packet, which posts on Friday. Jim Wills is proceeding to P&Z with this next week.

If you do nothing else, check out the pictures in the application near the end. Ryan has sent to P&Z today also. We anticipate this coming to the Council on Feb. 5th.

This is the big time, our Olympics, on the economic development and town building/fiscal sustainability mission. We've been training and preparing for this for really that last decade here. What we all do in the next month will set up the future of Fate for the next decade and more. Although we can't talk about some of the users we are getting interest from, we have a couple very significant projects in the works, including a visit this week from an international management team. The amount of energy and momentum from this project's work so far has generated the attention of many from within and outside the Metroplex.

Michael

Michael W. Kovacs | City Manager | City of Fate

<image007.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office: [image008.png](#) [image009.png](#) [image010.png](#) [image011.png](#)
972-771-
4601 ext
105 | Fax:
972-772-
3343

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

From: Ryan Wells <r wells@fatetx.gov>
Sent: Tuesday, January 9, 2024 1:52 PM
To: Steven Downs <sdowns@fatetx.gov>; Michael Kovacs <mkovacs@fatetx.gov>
Cc: Shelbi Stofer <sstofer@fatetx.gov>; Vickey Raduechel <vraduechel@fatetx.gov>
Subject: Lafayette Crossing application materials and comment letter

Gentlemen,

As requested, here is a link to the Lafayette Crossing (fka Yu Tract) PD application packet and the City's comment letter, which was delivered to the applicant yesterday. I've also attached the TIA comment letter and TIA report for viewing. Please note that this information is being provided without analysis or context from City staff. It is simply an opportunity to review the proposed project at an earlier stage to become familiar with the proposal. It is also important to note that staff cannot respond to any requests for modifications to the proposal, and all discussions on the application should take place in the public meeting forum.

Please deliver the materials to City Council. Unless directed otherwise, I will send to P&Z.

Please let me know if you have any questions.

[<image006.png>](#)
[Lafayette Crossing Application Materials](#)

Ryan A. Wells, AICP, CFM | Director of Planning & Development Services | City of Fate

<image001.png>

1900 CD
Boren
Parkway,
Fate, TX
75087
Office:
972-771-
4601 ext
100

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#) [<image005.png>](#)

NOTICE—This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message.
ATTENTION PUBLIC OFFICIALS— A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become public record and made available for Public/Media review.

Sent: 1/12/2024 12:00:00 AM
From: Michael Kovacs <mkovacs@fatetx.gov>
To: "David" "Steven"
Cc: "Heather"
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David

Sent: 1/12/2024 12:00:00 AM
From: dbillings@fatetx.gov <dbillings@fatetx.gov>
To: "Michael"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

Thank you. Given the city FB post, we need to clarify what low rise multi-family is.

Best Regards,

David Billings
City of Fate
Mayor

On Jan 12, 2024, at 4:08 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David

Sent: 1/12/2024 12:00:00 AM
From: David Billings <Billings>
To: "Michael"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

Thank you. Given the city FB post, we need to clarify what low rise multi-family is.

Best Regards,

David Billings
City of Fate
Mayor

On Jan 12, 2024, at 4:08 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David

Sent: 1/12/2024 12:00:00 AM
From: Michael Kovacs <mkovacs@fatetx.gov>
To: "David"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

Let's talk height issues next week. The fiscal analysis work done shows the lower sized buildings, but they can go higher with SUPs. In fact, the financials really need more height to get production up enough to help the rest of town.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 4:15:36 PM
To: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Re: Lafayette Crossing Suggestions

Thank you. Given the city FB post, we need to clarify what low rise multi-family is.

Best Regards,

David Billings
City of Fate
Mayor

On Jan 12, 2024, at 4:08 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Then ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sq ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David

Sent: 1/12/2024 12:00:00 AM
From: Michael Kovacs <Kovacs>
To: "David"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 4:15:36 PM
To: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Re: Lafayette Crossing Suggestions

Thank you. Given the city FB post, we need to clarify what low rise multi-family is.

Best Regards,

David Billings
City of Fate
Mayor

On Jan 12, 2024, at 4:08 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.
6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial

development, etc

In service,

David

Sent: 1/12/2024 12:00:00 AM
From: Michael Kovacs <Kovacs
To: "David"
Cc:
Bcc:
Importance: Normal
Subject: Re: Lafayette Crossing Suggestions

I would not get into height discussions if you can avoid them. Them financials are ba

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 4:15:36 PM
To: Michael Kovacs <mkovacs@fatetx.gov>
Subject: Re: Lafayette Crossing Suggestions

Thank you. Given the city FB post, we need to clarify what low rise multi-family is.

Best Regards,

David Billings
City of Fate
Mayor

On Jan 12, 2024, at 4:08 PM, Michael Kovacs <mkovacs@fatetx.gov> wrote:

We'll divide up and start working on this next week and can probably trickle some answers to you as we go.

Michael Kovacs
City Manager
City of Fate

From: David Billings <dbillings@fatetx.gov>
Sent: Friday, January 12, 2024 1:31:10 PM
To: Michael Kovacs <mkovacs@fatetx.gov>; Steven Downs <sdowns@fatetx.gov>
Cc: Heather Buegeler <hbuegeler@fatetx.gov>
Subject: Lafayette Crossing Suggestions

Good Afternoon all - The following are some questions the team should address to P&Z and the council. In general, need a one or two pager executive summary, before the over three-hundred-page document.

1. Traffic
 - a. Can we map the TIA proposed FM511 improvements to the TXDOT FM 551 project.
 - b. Ensure the Lafayette Crossing Traffic is included in the FM 551 TIA, as well as Petro Hunt properties.
 - c. Than ensure Ben Payne traffic impact is understood too
 - d. Emphasis we have a good infrastructure plan to support this development.
2. Open Space (33 acres)
 - a. Who maintains the open space and parks? If the city does, we need to discuss a Park Director in the 2025/2026 budget
3. Do we have an adequate public facilities policy included in our development application check list and UDO?
4. Is the proposed PD close to final?
5. Is the following, correct?
 - a. SF: 186 units
 - b. Multi-family (define low rise?): 1286
 - c. Hotel: 310 rooms
 - d. General Office space: 373,000 sq ft
 - e. Shopping Center: 373,000 sg ft
 - f. Restaurants: 95,400 sq ft
 - g. Define lifestyle housing.

6. Can we be more specific about the type of commercial development, the economic value of the proposed commercial development, etc

In service,

David