

AGENDA
CITY OF FATE
PLANNING AND ZONING COMMISSION

JANUARY 21, 2021
6:00 P.M.

FATE CITY HALL
1900 CD BOREN PARKWAY

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FATE WILL HOLD A MEETING AT 6:00 P.M. ON THURSDAY, JANUARY 21, 2021, AT THE FATE CITY HALL, LOCATED AT 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

NOTICE OF ATTENDANCE

NOTICE is hereby given that the City Council may be in attendance at the Planning and Zoning Commission Meeting **JANUARY 21, 2021** being held at the Fate City Hall, 1900 CD Boren Parkway, Fate, Texas.

1. Call To Order And Confirm A Quorum

2. Action Items

- A. Discuss, Consider, And Take Any Necessary Action Regarding Approval Of Minutes Of The Planning And Zoning Commission Meeting Held December 17, 2020

documents:

2020-12-17 planning and zoning minutes.pdf

3. Action Items / Public Hearing

- A. (This Application Is For The Western Portion Of The Montarra Development Future Land Use Plan Amendment) Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By The Fate 54 Investment Land, LLC To Amend The Future Land Use Plan Designation Of Certain Areas Proposed By The Applicant For A Planned Development Zoning District FROM Rural Density (5+ Acres) To Regional Retail/Office/Commercial to authorize manufacturing, warehouse and storage, light industrial condominiums, construction related businesses, utility and utility services, commercial and industrial machinery leasing and rental, community garden, public park or playground, nature preserve, and transportation-related uses. The project address is 2221 N. FM3549 Stodghill Rd. The general location of the project is said to be the east side of Stodghill Rd approximately 4,000 ft north of SH66. The Rockwall CAD Property IDs are 10493 and 10496. FLUP-20-003.
- 1) Applicant presentation;
 - 2) Staff report and presentation;
 - 3) Public Hearing;
 - 4) Discuss, consider, and take any necessary action.

documents:

1-4 - montarra industrial - staff summary revised (packet).pdf

B. (This Application Is For The Western Portion Of The Montarra Development Zoning Request) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Application Submitted By The Fate 54 Investment Land, LLC To Establish A Planned Development Zoning District On Approximately 54-Acres Of Land

for manufacturing, warehouse and storage, light industrial condominiums, construction-related businesses, utility and utility services, commercial and industrial machinery leasing and rental, community garden, public park or playground, nature preserve, and transportation-related uses and to amend the development standards of the City of Fate Unified Development Ordinance and Design Criteria and Construction Standards. The project address is 2221 N. FM3549 Stodghill Rd. The general location of the project is said to be the east side of Stodghill Rd approximately 4,000 ft north of SH66. The Rockwall CAD Property IDs are 10493 and 10496. ZR-20-008.

- 1) Applicant presentation;
- 2) Public Hearing;
- 3) Discuss, consider, and take any necessary action.

documents:

1-4 - montarra industrial - staff summary revised (packet).pdf

C. (This Application Is For The Western Portion Of The Montarra Development Concept Plan) Discuss, Consider, And Take Any Necessary Action Regarding A 54-Acre Concept Plan Application Submitted By The Fate 54 Investment Land, LLC For

manufacturing, warehouse and storage, light industrial condominiums, construction-related businesses, utility and utility services, commercial and industrial machinery leasing and rental, community garden, public park or playground, nature preserve, and transportation-related uses. The project address is 2221 N. FM3549 Stodghill Rd. The general location of the project is said to be the east side of Stodghill Rd approximately 4,000 ft north of SH66. The Rockwall CAD Property IDs are 10493 and 10496. CP-20-004.

- 1) Applicant presentation;
- 2) Public Hearing;
- 3) Discuss, consider, and take any necessary action.

documents:

1-4 - montarra industrial - staff summary revised (packet).pdf

4. Action Items

A. (This Application Is For The Western Portion Of The Montarra Development Preliminary Plat) Discuss, Consider, And Take Any Necessary Action Regarding Of A Preliminary Plat Application For 12 Industrial Lots In The Development Named Montarra Tech Park, Containing 54.040 Acres Generally Located On The East Side Of FM 3549 Approximately 1,200 Feet North Of Cornelius Rd. And Just South Of Clem Rd., Rockwall CAD Property IDs 10493 And 10496 And Found Within The William A. Coose Survey, Abstract No. 55, City Of Fate, Rockwall County, Texas. Applicant: The Fate 54 Investment Land, LLC. Case #PP-20-007.

- 1) Applicant presentation;
- 2) Discuss, consider, and take any necessary action.

documents:

1-4 - montarra industrial - staff summary revised (packet).pdf

5. Adjournment

In addition to any executive session already listed above, the Planning and Zoning Commission 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 14th day of January, 2021, at 5:13 P.M. and remained so posted until removed as indicated below, pursuant to the Texas Open Meetings Act. This notice was likewise posted on the city website at www.cityoffate.com.

Victoria Raduechel, TRMC, City Secretary

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