

AGENDA

CITY OF FATE PLANNING AND ZONING COMMISSION

MARCH 18, 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, MARCH 18, 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 **MARCH 18, 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 February 25, 2021

[documents:](#)

[2021-2-25 joint planning and zoning and ciac minutes.pdf](#)

3. Action Items / Public Hearing

- A. (The Agenda Item Is To Allow For Larger Accessory Buildings On Larger Lots) Discuss, Consider, And Take Any Necessary Action Regarding Amendments To Ordinance O-1789, "Article IV – Use Standards" Section 4.3.5 General Standards For All Accessory Uses And Structures.
 - 1) Staff report and presentation;
 - 2) Public Hearing;
 - 3) Discuss, consider, and take any necessary action.

[documents:](#)

[2021-3-18 -staff summary acc bldg pz.pdf](#)

- B. (This Application Is For The Eastern Portion Of The Monterra Development - Future Land Use Plan) Discuss, Consider, And Take Any

Necessary Action Regarding A FLUP Amendment. Application Submitted By The Fate 231 Investment Land, LLC To Amend The FLUP Map On Approximately 231-Acres Of Land For The Proposed Monterra Residential Subdivision And To Amend The FLUP Map From Rural Density To Suburban Density. The General Location Of The Project Is Said To West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. The Rockwall CAD Property IDs Are 10490, 10491, 10492, And 12106. The City Project ID Number Is FLUP-20-006.

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

[documents:](#)

[1-4 - monterra res - staff summary revised revised.pdf](#)

- C. (This Application Is For The Eastern Portion Of The Monterra Development - Zoning) Discuss, Consider, And Take Any Necessary Action Regarding A Zoning Application Submitted By The Fate 231 Investment Land, LLC To Establish A Planned Development Zoning District On Approximately 231-Acres Of Land For The Proposed Monterra Residential Subdivision And To Amend The Development Standards Of The City Of Fate Unified Development Ordinance And Design Criteria And Construction Standards. The General Location Of The Project Is Said To West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. The Rockwall CAD Property IDs Are 10490, 10491, 10492, And 12106. The City Project ID Number Is ZR-20-011.

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

[documents:](#)

[1-4 - monterra res - staff summary revised revised.pdf](#)

- D. (This Application Is For The Eastern Portion Of The Monterra Development - Concept Plan) Discuss, Consider, And Take Any Necessary Action Regarding A 231-Acre Concept Plan Application Submitted By The Fate 231 Investment Land, LLC For The Proposed Monterra Residential Subdivision. The General Location Of The Project Is Said To West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. The Rockwall CAD Property IDs Are 10490, 10491, 10492, And 12106. The City Project ID Number Is CP-20-006.

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

[documents:](#)

[1-4 - monterra res - staff summary revised revised.pdf](#)

- E. (This Application Is For The Eastern Portion Of The Monterra Development Preliminary Plat) Discuss, Consider, And Take Any Necessary Action Regarding A 231-Acre Preliminary Plat Application

Submitted By The Fate 231 Investment Land, LLC For The Proposed Monterra Residential Subdivision. The General Location Of The Project Is Said To West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. The Rockwall CAD Property IDs Are 10490, 10491, 10492, And 12106. The City Project ID Number Is PP-21-001.

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

documents:

1-4 - monterra res - staff summary revised revised.pdf

4. 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 15th day of March, 2021, at 5:55 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 _____.