

AGENDA

SPECIAL CITY COUNCIL MEETING

**MARCH 24, 2021
6:00 P.M.**

**FATE CITY HALL
1900 CD BOREN PARKWAY**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF FATE WILL HOLD A SPECIAL CITY COUNCIL MEETING AT 6:00 P.M. ON WEDNESDAY, MARCH 24, 2021 AT FATE CITY HALL, 1900 CD BOREN PARKWAY, FATE, TEXAS, FOR THE FOLLOWING PURPOSES:

- 1. CALL TO ORDER AND CONFIRM A QUORUM**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS**

3. PUBLIC COMMENT

This Is An Opportunity For The Public To Address The Council On Any Matter, Except Public Hearings That Are Included On The Agenda. Comments Related To Public Hearings Will Be Heard When The Specific Hearing Begins. Public Comments Are Limited To Three (3) Minutes Per Speaker, Unless Otherwise Required By Law. To Address The Governing Body, Each Speaker Must Complete A Public Comment Form And Present The Completed Form To The City Secretary Prior To The Start Of The Meeting. Each Speaker Shall Approach The Podium And State His/Her Name And Address Before Speaking. Speakers Shall Address The Governing Body With Civility That Is Conducive To Appropriate Public Discussion. Speakers Can Address Only The Governing Body And Not Individual City Officials Or Employees. The Public Cannot Speak From The Gallery But Only From The Podium. Per The Texas Open Meetings Act, The Governing Body Is Not Permitted To Take Action On Or Discuss Any Item Not Listed On The Agenda. The Council May: (1) Make A Statement Of Fact Regarding The Item; (2) Make A Recitation Of Existing Policy Regarding The Item; Or (3) Propose The Item Be Placed On A Future Agenda.

4. CONSENT AGENDA

All Items Under Consent Agenda Are Considered To Be Routine By The City Council And Will Be Enacted By One Motion. There Will Not Be Separate Discussion Of These Items. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately.

- A. Approval Of Resolution No. R-2021-041-Authorizing The City Manager To Execute An Election Services Contract And Joint Election Agreement With The Rockwall County Elections Administrator, Royse City Independent School District, And Rockwall Independent School District For Services Related To The May 1, 2021 General And Special Elections.

Documents:

[staff summary - election services contract and joint election agreement.pdf](#)

B. Approval Of Resolution No. R-2021-042- Revising The Order Of The May 2021 General Election To Update Election Day Polling Locations.

Documents:

[staff summary amending general election order 5-1-2021.pdf](#)

C. Approval Of Resolution No. R-2021-043- Revising The Order Of A Special Election To Consider Dissolving The FDC And Adopting A One And One-Half (1.5) Sales Tax, To Update Election Day Polling Locations.

Documents:

[staff summary amending special election order - dissolve fdc 5-1-2021.pdf](#)

5. ACTION ITEMS

A. Discuss, Consider, And Take Any Necessary Action Regarding Monterra Related Items:

Documents:

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

1. DEVELOPMENT AGREEMENT: Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2021-044- Approving A Development Agreement For The Monterra 231-Acre Residential Property In Conformance With The Approved Settlement Agreement Between The City And The Developer.

Documents:

[staff summary monterra 231 acres dev agree march 2021.pdf](#)

2. FLUP AMENDMENT: (This Application Is For The Eastern Portion Of The Monterra Development Future Land Use Plan Amendment) Discuss, Consider, And Take Any Necessary Action Regarding An Application Submitted By The Fate 231 Investment Land, LLC To Amend The Future Land Use Plan Map On Approximately 231-Acres Of Land For The Proposed Monterra Residential Subdivision To Amend The Future Land Use Plan 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. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case #FLUP-20-006.
 - A) Applicant Presentation
 - B) Staff Report And Presentation;
 - B) Public Hearing;
 - C) Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2021-006- Amending The City Of Fate Comprehensive Plan To Amend The Future Land Use Plan Designation From Rural Density To Suburban Density On Approximately 231-Acres Of Land Generally Located 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. Case #FLUP-20-006.

[Documents:](#)

[o-2021-006 - amending flup monterra.pdf](#)

3. ZONING REQUEST: (This Application Is For The Eastern Portion Of The Monterra Development Zoning Request) 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. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case # ZR-20-011.
 - A) Public Hearing;
 - B) Discuss, Consider, And Take Any Necessary Action Regarding Ordinance No. O-2021-007- Amending The Comprehensive Zoning Ordinance And Changing The Zoning Classification From Agricultural ("Ag") To Planned Development Zoning District ("Pd") On 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. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case # ZR-20-011.

[Documents:](#)

[o-2021-007 - monterra zoning ordinance.pdf](#)

4. CONCEPT PLAN: (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. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case #CP-20-006.
 - A) Public Hearing;
 - B) Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2021-045- Approving A Concept Plan For The Monterra Residential Subdivision On 231-Acres Of Land Generally Located To West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case #CP-20-006.

[Documents:](#)

5. PRELIMINARY PLAT: (This Application Is For The Eastern Portion Of The Monterra Development Preliminary Plat) Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2021-046- Approving A Preliminary Plat Application Submitted By The Fate 231 Investment Land, LLC For 652 Residential Lots In The Development Named Monterra, Containing 231.24 Acres Generally Located West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8. Rockwall CAD Property IDs 10490, 10491, 10492, And 12106. Case# PP-21-001.

[Documents:](#)

[r-2021-046 - approving monterra residential preliminary plat.pdf](#)

6. PUBLIC HEARING AND CREATION OF MONTERRA PUBLIC IMPROVEMENT DISTRICT (PID): Discuss, Consider, And Take Any Necessary Action Regarding Holding A Public Hearing On The Creation Of The Monterra Public Improvement District And Approval Of Resolution No. R-2021-047- Creating The Monterra Public Improvement District. The Proposed Monterra Public Improvement District Is Approximately 231-Acres, All Of Which Is Located In The Fate City Limits West Of Ben Payne Rd, East Of Camp Creek, And North Of Woodcreek Phase 8.

(A) Public Hearing;

(B) Discuss, Consider, And Take Any Necessary Action Regarding Resolution No. R-2021-047 - Approving The Creation Of The Monterra Public Improvement District And Other Matters Related Thereto.

[Documents:](#)

[staff summary monterra 231 acres pid mar 2021.pdf](#)

6. ADJOURNMENT

In addition to any executive session already listed above, the City Council 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 19th day of March, 2021, at 3:45 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
_____.