

**CITY OF FAIR OAKS RANCH**  
**PLANNING & ZONING COMMISSION**

Thursday, May 13, 2021 at 6:30 PM  
City Council Chambers

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## MINUTES

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### OPEN MEETING

#### Roll Call - Declaration of a Quorum

Present: Chairperson Frank Trapasso and Vice Chairperson Bobbe Barnes  
Commissioners: Linda Tom, David Horwath, Douglas Leonard, and Lamberto Balli

Absent: Commissioner Dale Pearson

With a quorum present, the meeting was called to order at 6:30 PM.

### CITIZENS and GUEST FORUM

#### 1. Citizens to be heard.

A. Sharon Brimhall, resident, noted that the Noll Track to be addressed at this meeting do not conform to any of the city's master or water plans. Ms. Brimhall asked the Commission to help preserve the semi-rural environment by not allowing high density development.

The City Secretary read the following letter into the records

B. Donna Crissey, resident, asked that the Commission deny the request for a zoning variance on the Noll tract due to the effects on the water system, roads and schools as well as increased construction traffic to Ralph Fair Road. Ms. Crissey expressed difficulties in her HOA with Denton and asked that the City consider resident concerns in other Denton Communities and not allow them to continue bending rules.

C. James Biasioli, resident, wrote questioning where the water source to sustain 180 new homes would come especially in light of current water restrictions should a variance be provided to Denton Development.

D. Christopher Gilfillan, resident, wrote regarding "excessive tree removal" in the proposed tree preservation plan for Front Gate Unit 7. He asked the Commission to enact additional requirements for this and future developments and also voiced concerns regarding the community management by the developer.

E. Sarika Khanwilkar, resident, recommended against the approving the removal of 3 heritage trees as she saw no plans to ensure the protection and survival of trees planted as mitigation.

F. Craig Welzenbach, resident, listed several grievances raised by the residents and the lack of satisfactory responses from the developer within Setterfeld Estates, another Denton Development. He urged that Denton Development's variance not be granted.

- G. Stacey Gilfillan, resident, wrote on behalf of her household and 32 other unit owners from Front Gate stating general displeasure with Denton Communities and First Service Residential. She cited the lack of a requirement for reserve funding for its private roads as the residents will need to fund road maintenance upon build-out. Ms. Gilfillan asked that the Commission and Council address this issue for any future developments.

### CONSENT AGENDA

2. **Approval of April 8, 2021 Planning and Zoning Commission Regular Meeting Minutes.**
3. **Approval of April 22, 2021 Planning and Zoning Commission Special Meeting Minutes.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Horwath to approve the minutes as written.

VOTE: 6-0, Motion Passed

### CONSIDERATION / DISCUSSION ITEMS

4. **Consideration and possible action recommending the approval for Front Gate Unit 7 Tree Preservation Plan.**

MOTION: Made by Commissioner Leonard, seconded by Vice Chairperson Barnes to recommend approval of the Front Gate Unit 7 Tree Preservation Plan.

VOTE: 6-0, Motion Passed

5. **Request of Denton Communities to discuss the Noll Tract Development for the proposed Post Oak Ranch Single Family Residential Development. Generally located south-east of the intersection of Ammann Road and Ralph Fair Road and northeast of Setterfeld Estates, along the east side of FM 3351.**

Insight and direction was requested in regard to a conceptual land plan proposed by Denton Communities. Discussion amongst the Commission, City Attorney and City's Consultant regarding the legality of this agenda item and whether the development complied with the Comprehensive Plan, Future Land Use Map and Unified Development Code (UDC). As current proposed development of 1 acre lot size is inconsistent with the current comprehensive plan and future land use map general consensus supported following plans as currently written and based on citizen input.

### WORKSHOP

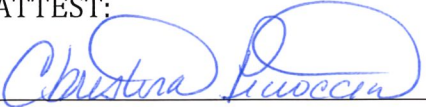
6. **Discussion on the proposed amendments to the Unified Development Code - Session 5.**

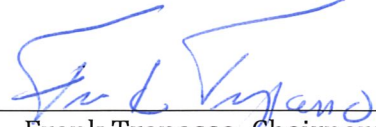
Lata Krishnarao, AICP, LEED ND, of Gunda Corporation, guided the Commission through a presentation on amendments to the Fair Oaks Ranch Unified Development Code and answered questions from the Commission.

**ADJOURNMENT**

Chairperson Trapasso adjourned the meeting at 9:27 PM.

ATTEST:

  
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Christina Picioccio, City Secretary

  
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Frank Trapasso, Chairperson