

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

Thursday, August 12, 2021 at 6:30 PM
City Council Chambers

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Frank Trapasso and Vice Chairperson Bobbe Barnes
Commissioners: Douglas Leonard, Linda Tom, David Horwath, and Dale Pearson.

Absent: Commissioner Lamberto "Bobby" Balli

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

2. Pledge of Allegiance – The Pledge of Allegiance was led by Chairperson Trapasso

CITIZENS and GUEST FORUM

3. Citizens to be heard.

A. Relative to the proposed Post Oak Ranch (Noll Tract) development, Mrs. Graham voiced concerns regarding a lot being in the flood plain and the lack of a buffer due to tree loss between Setterfeld Estates and the proposed development.

CONSENT AGENDA

4. Approval of the May 13, 2021 Planning and Zoning Commission Regular Meeting Minutes.

MOTION: Made by Commissioner Tom, seconded by Vice Chairperson Barnes, to approve the minutes as written.

VOTE: 6-0, Motion Passed

CONSIDERATION / DISCUSSION ITEMS

5. Consideration and possible action recommending the approval for Front Gate Unit 6 Tree Preservation Plan.

MOTION: Made by Chairperson Trapasso, seconded by Commissioner Horwath, to recommend approval of the Front Gate Unit 6 Tree Preservation Plan.

VOTE: 6-0, Motion Passed

6. **Consideration and possible action recommending the approval of a Preliminary Plat request from SA Front Gate, LLC for Front Gate Unit 6 proposing 44 single-family residential lots, generally located south of Dietz Elkhorn Road and north of Fair Oaks Parkway, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Leonard, seconded by Commissioner Tom, to recommend approval of the Preliminary Plat of Front Gate Unit 6 with the following minor condition.

1. Applicant to add the date of revision and date of approval on the plat drawing.

VOTE: 6-0, Motion Passed

7. **Consideration and possible action recommending the approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 8 proposing 27 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Leonard, seconded by Commissioner Pearson, to recommend approval of the Preliminary Plat of Elkhorn Ridge Unit 8 with the following minor condition.

1. Applicant to add the date of revision and date of approval on the plat drawing.

VOTE: 6-0, Motion Passed

8. **Request of Bitterblue (Lloyd A. Denton, Jr.) to discuss the Conservation Development Alternative (CDA) option for the proposed Post Oak Ranch (Noll Tract) Single Family Residential Development. Generally located southeast of the intersection of Ammann Road and Ralph Fair Road and northeast of Setterfeld Estates along the east side of FM 3351.**

Paul Schroeder of Vickrey & Associates solicited feedback from the Commission regarding a presentation on alternatives for the Post Oak Ranch Conservation Development. The Commission asked questions and provided opinions on the proposal to Mr. Schroeder.

REPORTS FROM STAFF

9. **Status update on the Unified Development Code amendment process.**

Lata Krishnarao, AICP, LEED ND, of Gunda Corporation, informed the Commission that a redline draft of the UDC is nearly complete, after which work sessions will be scheduled with the Commission to go through the document before P&Z makes a recommendation to the City Council.

Assistant City Manager, Carole Vanzant, introduced new employee Grant Watanabe, P.E., as the City's Director of Public Works and Engineering Services.


ADJOURNMENT

Chairperson Trapasso adjourned the meeting at 7:35 PM.

ATTEST:



Christina Picioccio, City Secretary


Frank Trapasso, Chairperson