

**CITY OF FAIR OAKS RANCH  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
January 14, 2021  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015**

**I. OPEN MEETING**

Roll Call – Declaration of a Quorum

P&Z Present: Chairperson Trapasso and Vice Chairperson Barnes  
Commission Members: Horwath, Leonard, and Tom.

Absent: Commissioners Pearson and Balli

With a quorum present, the meeting was called to order at 6:31 PM.

*Commissioner Pearson joined the meeting at 6:37 PM*

**II. CITIZENS and GUEST FORUM / PRESENTATIONS**

A. There were no citizens to be heard.

**III. CONSENT AGENDA**

A. Approval of the December 10, 2020 Joint Public Hearing Meeting Minutes.

B. Approval of the December 10, 2020 Regular Meeting Minutes.

MOTION: Made by Vice Chairperson Barnes, seconded by Commissioner Horwath to approve the Consent Agenda.

VOTE: 6-0, Motion Passed.

**IV. CONSIDERATION/DISCUSSION ITEMS**

A. Consideration and possible action recommending the approval of a final plat that establishes the Arbors at Fair Oaks Ranch Unit 2 proposing 47 single-family residential lots, generally located on the east side of Ralph Fair Road and north of Dietz-Elkhorn Road, City of Fair Oaks Ranch, Texas.

Kareem Heshmat, representative of Gunda Corporation, gave a brief overview of the final plat.

*Commissioner Balli joined the meeting at 7:04 PM.*

MOTION: Made by Vice Chairperson Barnes, seconded by Commissioner Horwath to recommend approval of the final plat of Arbors at Fair Oaks Ranch Unit 2 with the following conditions to be addressed prior to the plat recordation:

1. Applicant to revise the final plat showing the original corner tie-in of the original survey of which said land is a part of.
2. Applicant to provide tax certificates showing all taxes owed to the state, county, School District, City, and/or any other political subdivisions have been paid in full to the date.
3. Applicant to deliver title report upon receipt.

4. Prior to recordation, the applicant will provide a letter of acceptance of public improvement by the City or fiscal surety for public improvement with detailed cost estimates of all subdivision improvements.
5. Applicant to correct 72.37 Acre Preserve Area Documentation Number to read "201803048606" on all sheets.

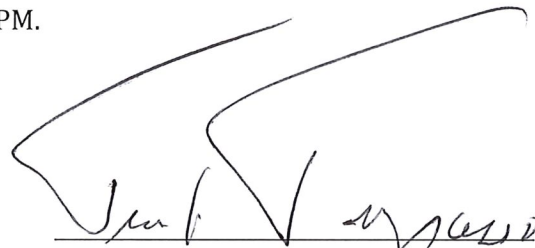
VOTE: 5-1, Motion Passed; Vice Chairperson Barnesi voted no and Commissioner Balli abstained.

- B. Receive and discuss a general update regarding the anticipated Planning & Zoning Commission Program of Work, to possibly include future amendments to the Unified Development Code and informational updates to aspects of the master plan, and ongoing and future development activity.

Tobin E. Maples, City Manager, discussed opportunities for the Commission regarding its scope of work inclusive of the review of the City's Unified Development Code and master plan.


## V. ADJOURNMENT

Chairman Trapasso adjourned the meeting at 7:31 PM.



Frank Trapasso, Chairman

ATTEST:



Christina Picioccio, City Secretary