

**CITY OF FAIR OAKS RANCH  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
May 14, 2020  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015**

**I. OPEN MEETING**

A. Roll Call

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

With a quorum present, the meeting was called to order at 7:36 PM.

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

A. There were no citizens to be heard.

**III. CONSENT AGENDA**

A. Approval of the March 12, 2020 Regular Meeting Minutes.

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

VOTE: 7-0, Motion Passed

**IV. DISCUSSION/CONSIDERATION ITEMS**

**A. Consideration and possible recommendation on a proposed amendment to the Comprehensive Plan (CPA No. 2020-01) to change the land use classification from Neighborhood Residential (NR) to Existing Residential (R1) for approximately 22.60 acres generally located along the east side of Ralph Fair Road at the southeast corner of Ralph Fair Road and the Fair Oaks Parkway/Arbor Falls intersection. Generally known as the Arbors Development.**

MOTION: Made by Commissioner Barnes, seconded by Commissioner Leonard to recommend approval of the proposed amendment to the Comprehensive Plan, CPA No. 2020-01.

VOTE: 7-0; Motion Passed

**B. Consideration and possible recommendation on the following Zoning Change (ZC) Application ZC No. 2020-01: A request from SF Fair Oaks Development, LLC., applicant and property owner, to change zoning classification of from Neighborhood Residential (NR) to Existing Residential 1 (R1) for 22.60 acres generally located along the east side of Ralph Fair Road at the southeast corner of Ralph Fair Road and the Fair Oaks Parkway/Arbor Falls intersection. Generally known as the Arbors Development.**

MOTION: Made by Commissioner Rey, seconded by Commissioner Horwath to recommend approval of zoning change request ZC No. 2020-01.

VOTE: 7-0; Motion Passed

**C. Consideration and possible action recommending the approval of a preliminary plat that establishes the Arbors at Fair Oaks Ranch Unit 2.**

MOTION: Made by Commissioner Rey, seconded by Commissioner Tom to recommend acceptance of the applicants request to extend the 30-day period to act on the preliminary plat that establishes the Arbors at Fair Oaks Ranch Unit 2.

VOTE: 7-0; Motion Passed

**D. Consideration and possible action recommending the approval of a preliminary plat that establishes Setterfeld Estates Unit 3A.**

MOTION: Made by Commissioner Trapasso, seconded by Commissioner Horwath to recommend acceptance of the applicants request to extend the 30-day period to act on the preliminary plat that establishes the Setterfeld Estates Unit 3A.

VOTE: 7-0; Motion Passed

**E. Consideration and possible action recommending the approval of a final plat that establishes Elkhorn Ridge Unit 5.**

MOTION: Made by Commissioner Pearson, seconded by Commissioner Rey to recommend approval of the final plat that establishes Elkhorn Ridge Unit 5 with the following condition:

1. Letters of approval from each affected utility provider as to the adequacy and proper location of utility easements be provided prior to the City Council's consideration of the plat.


VOTE: 7-0; Motion Passed

**V. ADJOURNMENT**

Chairperson Michael Rey adjourned the meeting at 8:28 PM.

ATTEST:

  
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Christina Picioccio, City Secretary

  
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Michael Rey, Chairperson