



CITY OF FAIR OAKS RANCH
PLANNING AND ZONING COMMISSION MEETING

Thursday, May 09, 2024 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Vice-Chairperson David Horwath

Commissioners: Linda Tom, Eric Beilstein, Shawna Verrett, Dale Pearson, and Lamberto "Bobby" Balli

Absent: Chairperson Bobbe Barnes

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

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – None

CONSENT AGENDA

4. **Approval of the April 11, 2024 Planning and Zoning Commission Regular Meeting Minutes.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Balli, to accept the consent agenda.

VOTE: 6-0, Motion Passed.

PUBLIC HEARING

5. **To receive public testimony on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.**

1. Planning and Zoning Commission Vice Chairperson, David Horwath, opened the public hearing at 6:35 PM.
2. Lee Muniz, Manager of Engineering Services, provided a presentation of the land use classification amendment request.
3. Applicant Ashley Fairmond of Sitterly Homes, provided comments and explained the reason for the land use classification amendment request.

4. The P&Z Commission received public testimony from the following:
 - Carl Stewart, resident, asked for clarification on the proposed lots. Mr. Stewart expressed concerns over drainage effects on surrounding properties. The applicant provided details on how they plan to keep drainage on the property. He also asked for clarification on how many lots were allowed and how many will be allowed if the amendments are approved and asked for a description of the proposed buffer.
 - Linda D'Spain, resident, asked for further explanation from the applicant regarding the environmental impacts. Ms. Fairmond explained that the replat would be brought to a future meeting with those details.
 - Joe Markling, resident, expressed concerns over the differences between the FLUM/rezoning and the plat and how smaller lots would increase traffic.
 - Donna Stewart, resident, asked how the proposal would affect the large "recharge" behind her property and if it would create flood zones.
 5. P&Z Vice Chairperson Horwath closed the public hearing at 7:01 PM.
 6. P&Z discussed the request, inclusive of asking questions of the owner and staff.
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6. **To receive public testimony on a rezoning amendment application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.**
 1. Planning and Zoning Commission Vice Chairperson, David Horwath, opened the public hearing at 7:08 PM.
 2. Lee Muniz, Manager of Engineering Services, provided a presentation of the proposed zone change application.
 3. The applicant did not provide a presentation to the Commission regarding the proposed zone application.
 4. The P&Z Commission received public testimony from the following:
 - Linda D'Spain, resident, asked about the overall timeline to complete construction.
 - Carl Stewart, resident, asked for information regarding geological preservation.
 5. P&Z Vice Chairperson Horwath closed the public hearing at 7:17 PM.
 6. P&Z did not discuss the request further.

CONSIDERATION / DISCUSSION ITEMS

7. **Consideration and possible recommendation on a proposed amendment to the Comprehensive Plan (Application No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Pearson, to recommend approval of the proposed amendment to the Comprehensive Plan, CPA No. 2024-01 to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR).

VOTE: 6-0, Motion Passed.

8. **Consideration and possible recommendation on a rezoning application (ZC No. 2024-01) submitted by applicant Sitterle Homes on behalf of the property owner, Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.**

MOTION: Made by Commissioner Verrett, seconded by Commissioner Balli, to recommend approval of the proposed rezoning amendment (RZ No. 2024-01) to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR).

VOTE: 6-0, Motion Passed.

PRESENTATIONS

9. **City Council review of proposed Unified Development Code amendments.**

City Manager, Scott M. Huizenga, relayed the result of the City Council's review of UDC amendments proposed by the Planning & Zoning Commission. He provided an overview of the amendments that were accepted, rejected, or required more information from the Commission.

REQUESTS

10. **Request for P&Z commission topic needing information/research.**

Vice Chairperson, David Horwath, asked for a list of development and water agreements that will be brought to the Commission.

City Manager, Scott Huizenga, will report back to the Commission at a future meeting regarding City Council's discussion on Mixed-Use Village Zoning District. The Commission agreed to wait for direction from Council.

ADJOURNMENT

Vice Chairperson Horwath adjourned the meeting at 8:09 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio,
TRMC, City Secretary