



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, February 13, 2025 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: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath

Commissioners: Linda Tom, Eric Beilstein, Shawna Verrett, Dale Pearson, and 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 Commissioner Horwath.

CITIZENS and GUEST FORUM

3. Citizens to be heard – N/A

CONSENT AGENDA

4. **Approval of the November 14, 2024 Planning and Zoning Commission Regular Meeting Minutes**

MOTION: Made by Vice-Chairperson Horwath, seconded by Commissioner Tom, to approve the consent agenda.

VOTE: 7 - 0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

5. **Consideration and possible action recommending approval of a final plat request from Green Land Ventures LTD for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the final plat for Stone Creek Ranch Unit 2B.

VOTE: 7 - 0, Motion Passed.

WORKSHOP

6. **Unified Development Code amendments regarding Hill Country Aesthetics, Screening, Street Frontage, and Maximum Block Length**

Lee Muñoz, P.E., CFM, Manager of Engineering Services, conducted a workshop on proposed amendments to the Unified Development Code (UDC). The commission concurred with the council's

direction and staff recommendations regarding updates to the following UDC sections: Hill Country Aesthetics, Screening, Street Frontage, and Block Length.

Vice-Chairperson Horwath pointed out that the Rural Residential District (RR) was not included in Table 4.1, which lists residential zoning districts. Additionally, the zoning abbreviation for the Special Districts Conservation Development Alternative needed to be corrected to "CDA." The Manager of Engineering Services acknowledged these issues and confirmed that the necessary corrections will be made on a future UDC amendment.

REQUESTS

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

None

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:08 PM.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio,
TRMC, City Secretary