



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, August 14, 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, Vice-Chairperson David Horwath, and Commissioners Linda Tom, Shawna Verrett, and Lamberto "Bobby" Balli.

Absent: Commissioner Eric Beilstein

With a quorum present, the meeting was called to order at 6:30 PM. *Commissioner Beilstein arrived shortly after roll call.*

2. **Pledge of Allegiance** – The Pledge of Allegiance was led by Commissioner Balli.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – N/A

CONSENT AGENDA

4. Approval of the June 12, 2025 Planning and Zoning Commission Regular Meeting Minutes

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

VOTE: 6 - 0, Motion Passed.

PUBLIC HEARING

5. Conduct a Public Hearing on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west

- A. Chairperson Barnes opened the public hearing at approximately 6:35 PM
- B. Jessica Relucio, City Planner, provided a presentation on the request to change the Comprehensive Plan's future land use map
- C. Caroline McDonald, BRMK Boerne Ranch LLC. attorney, provided a presentation to change the Comprehensive Plan's future land use map
- D. The Planning & Zoning Commission received no public testimony
- E. Chairperson Barnes closed the public hearing at 6:44 PM

CONSIDERATION / DISCUSSION ITEMS

6. **Consideration and possible action regarding a recommendation to City Council on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west**

MOTION: Made by Vice-Chairperson Horwath, seconded by Commissioner Balli, to recommend approval of the proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road and bordered by Ammann Road to the south and west

VOTE: 6 - 0, Motion Passed.

PUBLIC HEARING

7. **Conduct a Public Hearing on a zoning application submitted by Brown & McDonald, PLLC on behalf of the property owner, BMRK Boerne Ranch LLC, to designate approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west, as Neighborhood Residential (NR)**

- A. Chairperson Barnes opened the public hearing at 6:57 PM
- B. Jessica Relucio, City Planner, provided a presentation on the zoning application
- C. The applicant did not provide a presentation on the zoning request
- D. The Planning & Zoning Commission received no public testimony
- E. Chairperson Barnes closed the public hearing at 7:03 PM

CONSIDERATION / DISCUSSION ITEMS

8. **Consideration and possible action regarding a recommendation to City Council on a proposed zoning application submitted by Brown & McDonald, PLLC, on behalf of the property owner, BMRK Boerne Ranch LLC, to designate approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the South and west, as Neighborhood Residential (NR)**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the proposed zoning application to designate approximately 344.6 acres generally located north of the intersection of Rolling Acres Trail and Ammann Road, and bordered by Ammann Road to the south and west, as Neighborhood Residential (NR)

VOTE: 6 - 0, Motion Passed.

WORKSHOP

9. Unified Development Code amendments regarding Trees and Signs (Part 1)

Jessica Relucio, ENV SP, City Planner, conducted a workshop on proposed amendments to the Unified Development Code (UDC) policy amendments. The Commission expressed concurrence with the recommended UDC amendments, by consensus.

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:37 PM.

David Horwath
Vice-Chairperson

ATTEST:

Christina Picioccio, TRMC
City Secretary