



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, August 10, 2023 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, Lamberto "Bobby" Balli

Absent: Commissioners: Marty Bryant, Burney Martin, and Dale Pearson

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

CITIZENS and GUEST FORUM

3. Citizens to be heard – Wayne McEwen, noted that he would be speaking on behalf of Spring Creek Church as a trustee regarding the proposed Unified Development Code.

The following persons signed up to speak during Citizens to be Heard but chose to speak during the Public Hearing later in the agenda: Tim Taylor, and John McCune.

The following persons signed up to speak during Citizens to be Heard, intended to speak during the Public Hearing, but later chose not to: Lyle Zoeller, and Toni & Jim Cardenas.

CONSENT AGENDA

4. **Approval of the May 11, 2023 Planning and Zoning Commission Regular Meeting Minutes.**
5. **Approval of the June 6, 2023 Planning and Zoning Commission Special Meeting Minutes.**
6. **Approval of the July 13, 2023 Planning and Zoning Commission Regular Meeting Minutes.**

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

VOTE: 4-0, Motion Passed.

PUBLIC HEARING

7. **The Planning & Zoning Commission of the City of Fair Oaks Ranch, Texas will conduct a public hearing to receive public testimony on proposed amendments to the following chapters in the Unified Development Code (UDC):**

Chapter 4: Zoning Districts and Use Regulations**Chapter 5: Subdivision Design Standards**

- a) P&Z Chairperson, Bobbe Barnes, opened the public hearing at 6:36 PM.
- b) Consultant, Lata Krishnarao, provided a presentation of the proposed amendments to Chapters 4-5 of the UDC.
- c) P&Z Commission received citizen testimony from the following against the proposed amendments:
 - Tim Taylor, resident, spoke against the proposed amendments to Chapter 4 regarding horse boarding and how the proposed amendments exclude the ability for residents to receive payment for housing another person's horse on their property. Mr. Taylor was granted a special use permit that allows him to do so.
 - Wayne McEwen, resident, spoke against the proposed amendments and doesn't believe that the state should have any say on Spring Creek Church's property. He also agreed with the comments made by Mr. Taylor.
 - John McCune, resident, spoke against the proposed amendments as it prohibits a resident to use their property commercially although he currently does not use it for that purpose.
 - Jesus Rodriguez, resident, spoke against the proposed amendments and agreed with the previous speakers and hopes that the Commission considers their comments.
 - Carlos Castillo, resident, spoke against the proposed amendments as they relate to mixed use developments and the impact they would have on the crime rate.
- d) P&Z Chairperson, Bobbe Barnes, closed public comments at 7:14 PM.
- e) P&Z Commissioners discussed the amendments, inclusive of questions of the legal counsel, Cynthia Trevino, and consultant, Lata Krishnarao.
- f) The Public Hearing was adjourned with no formal action at 7:33 PM.

CONSIDERATION / DISCUSSION ITEMS

8. **Consideration and possible action recommending the approval of the proposed amendments to the Unified Development Code (UDC) Chapters 4-5 and authorizing advancement to the City Council.**

MOTION: Made by Commissioner Balli, seconded by Vice Chairperson Horwath, to recommend approval of the proposed amendments to the Unified Development Code (UDC) Chapters 4-5, and direct staff to prepare amended language acceptable to staff and the P&Z Chairperson, and authorized advancement to the City Council.

VOTE: 4-0, Motion Passed.

ADJOURNMENT

Chairperson, Bobbe Barnes, adjourned the meeting at 8:01 P.M.

ATTEST:

Bobbe Barnes, Chairperson

Christina Picioccio, TRMC, City Secretary