



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, May 12, 2022 at 6:30 PM, Immediately following the Joint Public Hearing
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
Commissioners: Linda Tom, Marty Bryant, Burney Martin, Dale Pearson, and
Lamberto "Bobby" Balli

Absent: None

With a quorum present, the meeting was called to order at 7:23 PM following the Special Joint Public Hearing.

2. Pledge of Allegiance – The Pledge of Allegiance was recited during the Special Joint Public Hearing.

CITIZENS and GUEST FORUM

3. **Citizens to be heard.** – None.

CONSENT AGENDA

4. **Approval of the April 14, 2022 Planning and Zoning Commission Regular Meeting Minutes.**
5. **Approval of the April 26, 2022 Planning and Zoning Commission Special Meeting Minutes.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Bryant, to approve the Consent Agenda.

VOTE: 7-0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

6. **Consideration and possible action recommending the approval of a request (Application No. P & Z 2022-03-28) from Thomas C Dechert, applicant and property owner, to grant a Variance from the requirements of UDC Section 5.4 (1) b to reduce the street frontage for a lot served by private septic (OSSF) from 150 feet to 70 feet for the property located at 423 and 425 Ammann Road, Boerne, TX.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Pearson, to recommend approval a request from Thomas C Dechert, applicant and property owner, to grant a Variance from the requirements of UDC Section

5.4 (1) b to reduce the street frontage for a lot served by private septic (OSSF) from 150 feet to 70 feet for the property located at 423 and 425 Ammann Road, Boerne, TX.

VOTE: 7-0, Motion Passed.

7. **Consideration and possible action recommending the approval of a Final Plat request from Elkhorn Ridge Development SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north-west of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas.**

MOTION: Made by Commissioner Balli, seconded by Commissioner Tom, to recommend approval of the Final Plat of Elkhorn Ridge Unit 4 with the following minor conditions.

1. Label two-foot contour interval surveys tied to known reference points or USGS benchmarks.
2. Applicant to provide proof of USPS approval for Cheyenne Ridge prior to recordation.
3. Applicant to correct the year in the notarization field.

VOTE: 7-0, Motion Passed.

8. **Review and discussion of proposed amendments to the City of Fair Oaks Ranch Unified Development Code.**

Lata Krishnarao, AICP, LEED ND, Consultant from Gunda Corporation led a discussion regarding proposed amendments to the UDC.

ADJOURNMENT

The Commission scheduled a Special Meeting for June 30, 2022 at 6:30 PM.

Chairperson Barnes adjourned the meeting at 8:42 PM.

ATTEST:

Bobbe Barnes, Chairperson

Amanda Valdez, TRMC
Deputy City Secretary