



**CITY OF FAIR OAKS RANCH**  
**PLANNING AND ZONING COMMISSION MEETING**

Thursday, November 14, 2024 at 6:30 PM  
Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

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**MINUTES**

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**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, and Dale Pearson.

Absent: 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 Tom.

**CITIZENS and GUEST FORUM**

3. Citizens to be heard.

Teal Harris, resident, thanked the Commission for their service and expressed appreciation for their volunteerism and work on the Commission.

David Fairhurst, a resident and representative of FORHA, expressed his gratitude to the Commission and highlighted the need for a trail system connecting the northern and southern parts of the City, designed to accommodate equestrian use. He emphasized the historical presence of horse trails in the City and proposed a partnership with the City to address the current inability to travel northward on the trail system.

**CONSENT AGENDA**

4. **Approval of the September 12, 2024 Planning and Zoning Commission Regular Meeting Minutes.**

MOTION: Made by Vice Chair Horwath, seconded by Commissioner Pearson, to approve the consent agenda.

VOTE: 6 - 0, Motion Passed.

**CONSIDERATION / DISCUSSION ITEMS**

**5. Consideration and possible action on the selection of a Planning and Zoning Commission Chairperson and Vice-Chairperson.**

MOTION: Made by Commissioner Pearson, seconded by Vice Chair Horwath, to select Bobbe Barnes, to serve as the P&Z Chairperson until the next Chairperson is selected in October 2025.

VOTE: 6 - 0, Motion Passed.

MOTION: Made by Chairperson Barnes, seconded by Commissioner Tom, to select David Horwath, to serve as the P&Z Vice-Chairperson until the next Chairperson is selected in October 2025.

VOTE: 6 - 0, Motion Passed.

**6. Consideration and possible action recommending approval of a Master Development Plan from Athena Domain, LLC, for an 80.69-acre parcel of land at 29580 Ralph Fair Road, a portion of the Corley Tract, in furtherance of the applicant's request for Water and Wastewater CCN incorporation.**

MOTION: Made by Commissioner Tom, seconded by Commissioner Verrett, to recommend approval of the Master Development Plan for an 80.69-acre parcel of land located at 29580 Ralph Fair Road, a portion of the Corley Tract, in furtherance of the applicant's request for water and wastewater CCN incorporation, with the following conditions:

1. The Master Development Plan for Phase I shall not exceed 139 LUEs (water) and 137 LUEs (wastewater).
2. The Developer shall "loop" the water system by connection to existing waterline mains to the north at the Arbors Subdivision and to the south at the intersection of Ralph Fair Road and Dietz Elkhorn Road.
3. The Developer shall conduct a FEMA CLOMR/LOMR study and obtain approval prior to submission of the Final Plat if altering the boundary of the 100-year floodplain.
4. The Developer shall enter into a water and wastewater service agreement with the City to memorialize the number of units, LUEs, related fees, and any cost sharing arrangement for off-site infrastructure upgrades necessary to serve the development.
5. The Master Development plan for Phase I will be a gated community with private streets.

VOTE: 6 - 0, Motion Passed.

**WORKSHOP**

**7. Review of proposed City of Fair Oaks Ranch Unified Development Code amendment categories.**

Lee Muñoz, P.E., CFM, Manager of Engineering Services, led a workshop with the Commission to discuss proposed amendments to the City of Fair Oaks Ranch Unified Development Code. The Commission concurred with staff's recommended order for addressing each section in future workshops. Staff anticipates that they will bring the first three sections to the Commission at their January 9, 2025 meeting.

**REQUESTS**

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

N/A

**ADJOURNMENT**

Chairperson Barnes adjourned the meeting at 7:40 PM.

ATTEST:

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Bobbe Barnes, Chairperson

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Christina Picioccio  
TRMC, City Secretary