



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, September 12, 2024 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard.

CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the August 8, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

PUBLIC HEARING

5. Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I.
 - a) The Planning & Zoning Chairperson opens the public hearing.
 - b) Staff presentation on the variance request.
 - c) Applicant presentation of the variance request.
 - d) The Planning & Zoning Commission receives public testimony for/against the variance request with the Planning & Zoning Chairperson serving as the presiding officer.
 - e) The Planning & Zoning Chairperson closes the public hearing.
 - f) The Planning & Zoning Commission discusses the request, inclusive of asking questions of the applicant and staff.

Lee Muñiz, P.E., CFM, Manager of Engineering Services

6. Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-02 from the applicant and owner, Green Land Ventures, LTD., to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.
 - a) The Planning & Zoning Chairperson opens the public hearing.
 - b) Staff presentation on the variance request.
 - c) Applicant presentation of the variance request.
 - d) The Planning & Zoning Commission receives public testimony for/against the variance request with the Planning & Zoning Chairperson serving as the presiding officer.
 - e) The Planning & Zoning Chairperson closes the public hearing.
 - f) The Planning & Zoning Commission discusses the request, inclusive of asking questions of the applicant and staff.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

CONSIDERATION / DISCUSSION ITEMS

7. Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

8. Consideration and possible action recommending the approval for Oak Bend Subdivision Phase I Tree Preservation Plan.

Kelsey Delgado, Environmental Program Manager

9. Consideration and possible action recommending approval of the Oak Bend Subdivision Phase I Preliminary plat establishing 55 lots from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

10. Consideration and possible action recommending approval of a variance request (Application No. PV# 2024-02) from the applicant and owner, Green Land Ventures, LTD. to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

Lee Muñoz, P.E., CFM, Manager of Engineering Services

11. Consideration and possible action recommending approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.

Lee Muniz, P.E., CFM, Manager of Engineering Services

REQUESTS

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

ADJOURNMENT

Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, September 9, 2024 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.