



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, May 09, 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 April 11, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Christina Picioccio, TRMC, City Secretary

PUBLIC HEARING

5. To receive public testimony on a proposed amendment to the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.
 1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
 2. Staff presentation of the FLUM Amendment request
 3. Applicant presentation of the FLUM Amendment request
 4. P&Z receives public testimony for/against the proposed FLUM Amendment request with the P & Z Chairperson serving as the presiding officer
 5. P&Z Chairperson closes the public hearing
 6. P&Z discusses the request, inclusive of asking questions of the owner and staff

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

6. To receive public testimony on a rezoning amendment application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.
 1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
 2. Staff presentation of the proposed zone change application
 3. Applicant presentation of the proposed zone application
 4. P&Z receives public testimony for/against the proposed zone change application
 5. P&Z Chairperson closes the public hearing
 6. P&Z 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 recommendation on a proposed amendment to the Comprehensive Plan (Application No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision.

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

8. Consideration and possible recommendation on a rezoning application (ZC No. 2024-01) submitted by applicant Sitterle Homes on behalf of the property owner, Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

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

PRESENTATIONS

9. City Council review of proposed Unified Development Code amendments.

Scott M. Huizenga, ICMA-CM, City Manager

REQUESTS

10. 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, May 3, 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.