



## CITY OF FAIR OAKS RANCH

# PLANNING AND ZONING COMMISSION MEETING

Thursday, February 8, 2024 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, Eric Beilstein, Dale Pearson, and Lamberto "Bobby" Balli

Absent: Commissioner Shawna Verrett

With a quorum present, the meeting was called to order at 6:31 PM.

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

### CITIZENS and GUEST FORUM

3. Citizens to be heard – None.

### CONSENT AGENDA

4. **Approval of the January 11, 2024 Planning and Zoning Commission Regular Meeting Minutes.**

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

VOTE: 6-0, Motion Passed.

### WORKSHOP

5. **Review of Unified Development Code Amendments related to Subdivision Design, Infrastructure, and Drive Through.**

Lee Muniz, P.E., CFM, Manager of Engineering Services, led a workshop on UDC amendments related to Subdivision Design, Infrastructure, and Drive Throughs. He explained the justification for each of the proposed changes. The Commission approved advancing to the City Council

6. **Review of Unified Development Code Amendments related to Parking Lots, Landscaping, Building Standards, Building Design, and Hill Country Aesthetics.**

Lee Muniz, PE., CFM, Manager of Engineering Services, led a workshop on UDC amendments related to Parking Lots, Landscaping, Building Standards, and Building Design. The Commission provided additional changes to the proposed amendments. The Commission requested

additional information to facilitate decision making in regard to the 30 percent golf cart parking lot requirements which will be discussed at a future meeting along with the Hill Country Aesthetics topic, which was not discussed.

**7. December 21, 2023 Regular City Council Meeting discussion regarding Mixed Use Village.**

Commissioner Horwath discussed the e-mail from the Mayor regarding comments to the Mixed Use Village directions and presented a spreadsheet showing statistical analysis of various options of Mixed Use Village.

**ADJOURNMENT**

Chairperson, Bobbe Barnes, adjourned the meeting at 8:43 PM.

ATTEST:



Christina Picioccio,  
TRMC, City Secretary



Bobbe Barnes, Chairperson