

CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, March 09, 2023 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, Burney Martin, Dale Pearson, and Lamberto "Bobby" Balli

Absent: Commissioner: Marty Bryant

With a quorum present, the meeting was called to order at 6:30 PM.

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

CITIZENS and GUEST FORUM

3. **Citizens to be heard:**

The following citizens addressed the Commission regarding the Mixed-Use Development agenda item:

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|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Teal Harris | Thanked the Commission for volunteering on the P&Z Commission and encouraged continued efforts to be good stewards of the City. |
| Rebecca Terrell | Voiced her concerns that the proposed development would potentially have a detrimental effect on the police department, schools, traffic, Camp Bullis, trees, and property values. |
| Chris Cook | Questioned whether rental properties applied to mixed-used development and voiced preference of privately owned properties. Mr. Cook also mentioned concerns of the impacts 207 units would have on water and traffic. |
| Muriel Landford | Expressed her desire to keep the "small community feel". She also voiced her preference of owners versus renters. |
| Shari St. Clair | Disagreed with the notion that development was inevitable. She spoke regarding the negative impact this development would have on the community and her concern regarding "dark skies", water and police coverage. |
| Al Schmidt | Referenced "The Reserve Development" in regard to water availability and noted that the proposed development is worse due to its increased density. |

CONSENT AGENDA

4. Approval of the February 9, 2023, Planning and Zoning Commission Regular Meeting Minutes.

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

VOTE: 6-0, Motion Passed.

CONSIDERATION / DISCUSSION ITEMS

5. Consideration and possible action on a Concept Plan request from the applicant Urbanist Inc. on behalf of the property owners Brenda Minahan and Mark Minahan for a proposed multi-unit residential community on approximately 19.8 acres zoned Mixed Use Village District (MU). Generally located north-east of the intersection of Dietz Elkhorn Road Ralph Fair Road.

MOTION: Made by Commissioner Balli, seconded by Commissioner Martin to approve the developer's request for an extension of time for the concept plan to the next P&Z Commission, April 13, 2023.

VOTE: 6-0, Motion Passed.

6. Consideration and possible action recommending approval of the proposed City of Fair Oaks Ranch Unified Development Code amendments and authorizing its presentation to the City Council.

MOTION #1: Made by Commissioner Horwath, seconded by Commissioner Balli to accept the changes as written.

MOTION #2 Made by Commissioner Horwath, seconded by Commissioner Pearson to accept the changes as written thus including the recommendations in the UDC Amendment Copy March 2023, with the following conditions:

1. To not include the language in 2.31 b i
2. To finalize the revisions to the sign provision, Chapter 9.
3. To reintroduce the golf cart parking requirements.


VOTE: 6-0, Motion Passed.

ADJOURNMENT

Chairperson Barnes adjourned the meeting at 9:12 PM.

ATTEST:


Christina Picioccio, TRMC, City Secretary


Bobbe Barnes, Chairperson