



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

Thursday, January 11, 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, Shawna Verrett, Dale Pearson, and Lamberto "Bobby" Balli

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

2. Pledge of Allegiance – The Pledge of Allegiance was led by Commissioner Beilstein.

**CITIZENS and GUEST FORUM**

3. **Citizens to be heard** – None.

**CONSENT AGENDA**

4. **Approval of the December 14, 2023 Planning and Zoning Commission Regular Meeting Minutes.**

MOTION: Made by Commissioner Balli, seconded by Vice Chairperson Horwath, to approve the Consent Agenda.

VOTE: 7-0, 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 directed staff/consultant to further research UDC Section 5.5(3) regarding cul-de-sacs, UDC Section 9.4(2) regarding street base and pavement, and UDC Section 6.6(3) regarding stacking spaces for drive-through and drive-in. The Commission will discuss the next set of topics at its February 8, 2024 meeting. Those topics are Landscaping, Building Standards, Building Design, Parking Lots, and Hill Country Aesthetics.

**ADJOURNMENT**

Vice Chairperson Horwath asked to discuss the City Council workshop from the December 21, 2023 meeting regarding Mixed Use Village at the next meeting Planning and Zoning Commission Meeting. Chairperson, Bobbe Barnes, adjourned the meeting at 8:22 PM.

ATTEST:



Christina Picioccio,  
TRMC, City Secretary



Bobbe Barnes, Chairperson