

**CITY OF FAIR OAKS RANCH  
JOINT CITY COUNCIL and PLANNING AND ZONING COMMISSION  
PUBLIC HEARING MINUTES  
December 13, 2018  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015**

**I. OPEN MEETING**

A. Roll Call – Declaration of a Quorum

Council Members:

Present: Mayor Manitzas and Mayor Pro Tem Havard  
Council Members: Elizondo, Hartpence, Koerner, and Patel

Absent: Council Member Maxton

A quorum was present.

Commission Members:

Present: Bobbe Barnes, Conrad Fothergill, David Horwath, Douglas Leonard, Dale Pearson,  
Michael Rey, Frank Trapasso

A quorum was present and the Joint Public Hearing was called to order at 6:31 PM.

B. The Pledge of Allegiance was led by citizen, Seth Mitchell.

**II. PURPOSE OF THE JOINT PUBLIC HEARING**

A. The City Council and the Planning and Zoning Commission conducted a joint public hearing to receive public testimony regarding zoning change request from James Warren, applicant on behalf of Roman Blodgett, property owner, to change the zoning on approximately 2.249 acres from R-3, Existing Residential to NC, Neighborhood Commercial.


- a. Opening comments were provided by Mayor Manitzas.
- b. Manager of Engineering Services, Adrian Garcia provided the staff report recommending approval of the zoning change.
- c. Applicant, James Warren, provided a history of property's usage and detailed proposed property use to include office space rental and coffee bistro serving breakfast and lunch.
- d. At 6:47 PM, Mayor Manitzas opened the public hearing.
- e. Jerry Maclin of 29127 Stevenson Gate spoke in favor of the zoning change request.
- f. The Mayor closed the public hearing at 6:49 PM.
- g. Council and P&Z Commission discussed the proposed request. Topics discussed included: source of water/waste services, traffic/noise/lighting/24 hour availability of offices and its' impact on neighbors.

**III. ADJOURNMENT**

Mayor Manitzas adjourned the meeting at 7:11 PM.

  
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Michael Rey, Chairperson

ATTEST:

  
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Christina Picioccio, City Secretary