



CITY COUNCIL PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

September 7, 2023

AGENDA TOPIC: The City Council of the City of Fair Oaks Ranch, Texas will conduct a public hearing to receive public testimony on proposed amendments to the following chapters in the Unified Development Code (UDC):

Chapter 4: Zoning Districts and Use Regulations

Chapter 5: Subdivision Design Standards

DATE: September 7, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
Bobbe Barnes, Chairman, Planning & Zoning Commission
Lata Krishnarao, A.I.C.P., Ardurra

PURPOSE:

The purpose of this public hearing is to receive public input regarding the proposed amendments to the following chapters in the Unified Development Code (UDC):

Chapter 4: Zoning Districts and Use Regulations

Chapter 5: Subdivision Design Standards

INTRODUCTION/BACKGROUND:

Over the past two years the Planning and Zoning Commission (P&Z Commission) worked with City staff and the planning consultant on identifying and creating amendments to the Unified Development Code (UDC). The process consisted of the following steps:

1. A series of five work sessions were held to discuss the diagnostic findings of the current UDC and to gather the P&Z Commission's input on the issues identified. Staff also provided input and recommendations. Additionally, the consultant's experience in utilizing the UDC to undertake review of planning applications assisted in identifying areas of improvement.
2. Implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion.
3. The P&Z Commission was provided with a complete redlined version and a clean version of the proposed text amendments, and the City consultant presented a broad review of the changes.
4. The P&Z Commission determined a chapter-by-chapter review would be beneficial to understand the amendments and a series of work sessions were held to complete this review.
5. After the completion of this review, a final redline version and clean version of the UDC was produced and presented to the P&Z Commission.
6. At the P&Z Commission's March 9, 2023 meeting, the Commissioners recommended approval of the amendments to the City Council.

7. Subsequently, as directed by the City Council at their meeting of April 20, 2023, the proposed amendments were broken down into topics prioritized by the P&Z Commission. The City Council approved the topics on May 18, 2023.
8. On August 10, 2023, the P&Z Commission conducted a public hearing to receive public testimony on the proposed amendments to Chapters 4-5. Several residents voiced concerns regarding proposed changes to Table 4.2 Use Table regarding Commercial Stables/Boarding and the need to remain a “horse-friendly community” which contributes to the City’s rural hill country character. Following discussion on the need to incorporate “Non-Commercial Stables/Boarding of Horses as Accessory Use” and better define “Commercial Stables/Boarding,” the P&Z Commission voted unanimously to recommend approval of the proposed amendments with the condition that such changes, subject to P&Z Chairperson approval, be incorporated. The changes specific to this topic are included as **Exhibit A** and have been incorporated into the proposed amendments reflecting “Special Use Permit” for “Commercial Stables/Boarding,” and “Permitted with Conditions” for “Non-Commercial Stables/Boarding of Horses as Accessory Use” in all zoning districts.
9. At the conclusion of tonight’s Public Hearing, City Council will consider the Chapters 4-5 amendments.

All state law requirements for public notification of today’s hearing have been met.

Please reference the ordinance in the Consent Item section of the agenda packet. Change Summary Reports for Chapter 4 (**Exhibit B**) and Chapter 5 (**Exhibit C**) are attached. The Change Summary Reports identify the substantial changes by chapter, section, and proposed change with a brief reason for each change. Clean and redlined versions of Exhibits B and C are also posted to the City’s website.

LEGAL ANALYSIS:

Legal has attended all P&Z Commission meetings, provided necessary guidance, and reviewed the UDC amendments.

RECOMMENDATION/PROPOSED MOTION:

Public Hearing – No action required. Action on these proposed amendments may be taken under the related consideration item later in the agenda.