



PLANNING & ZONING COMMISSION PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

July 13, 2023

AGENDA TOPIC: The Planning & Zoning Commission 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 1: General Provisions

Chapter 2: Review Authority and Procedures

Chapter 3: Applications and Permits

MEETING DATE: July 13, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra

BACKGROUND:

During the past two years, the Planning and Zoning Commission (P&Z) worked with city staff and planning consultant Ardurra on 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 new review process.
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 by the P&Z Commission. The City Council approved the topics on May 18, 2023.
8. On June 6, 2023, the P&Z reviewed the first set of amendments with the Change Summary Report (as requested by the City Council) for Chapters 1-3.

PUBLIC HEARING:

The purpose of this public hearing is to receive public input regarding the changes pertaining to amendments in the following chapters:

1. Chapter 1: General Provisions
2. Chapter 2: Review Authority and Procedures
3. Chapter 3: Applications and Permits Council

The attachments include a Change Summary Report as well as a redlined version and clean version of the chapters listed above.

FUTURE STEPS:

The City Council will hold a public hearing at their regular August 17, 2023 meeting. At the conclusion of the public hearing, City Council will consider and take possible action on an amending ordinance.

LEGAL ANALYSIS:

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

RECOMMENDATION/PROPOSED MOTION:

Conduct the Public Hearing only. Action on these proposed amendments will be addressed under the agenda section titled "CONSIDERATION / DISCUSSION ITEMS".