



CITY COUNCIL WORKSHOP CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Unified Development Code Policy Amendments for Prioritized Categories 1-7

DATE: April 4, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muniz, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

On September 7, 2023, City Council returned the Unified Development Code (UDC) to the Planning & Zoning Commission (P&Z) to rework the amendments by first addressing statutory and regulatory changes and then prioritizing all proposed policy changes. At the P&Z's September 14th meeting, Mayor Maxton provided further guidance, based on the Council's direction, as shown below. He also noted that the City Council would like to hold workshops on each of the proposed amendments prior to holding public hearings.

1. Bring forth statutory and regulatory changes inclusive of updates driven by state or federal law and any items that need to be addressed immediately.
2. Prioritize and bring forth policy recommendations per topic such as Conservation Development Alternative, Fencing, Setbacks and Landscaping.
3. Bring forth any proposed language changes.

At the January – March 2024 regular P&Z meetings, the Commissioners reviewed identified UDC language problems. The review included staff recommendations to issues identified by the P&Z. The top seven prioritized categories were presented in this meeting, which included the following.

1. Subdivision Design
2. Infrastructure
3. Drive-In Facilities
4. Parking lots
5. Building Standards
6. Building Design
7. Landscaping

The final recommendation includes 13 recommended policy changes and four administrative policy changes.

Exhibit A is a newly developed document summarizing the proposed amendments of the seven categories. The summary includes:

1. The topic summarizing the content of each policy change.
2. The current UDC section location.
3. Identification of “What is the problem” in the current UDC.
4. The P&Z recommended policy revision to address problem.

There are four staff-recommended administrative policy changes.

- UDC section 8.4 (5) a b (Standards for Development) – Removing language exempting areas within the city limits of Fair Oaks Ranch located outside of the Edwards or Trinity Aquifer Contributing or Recharge Zone because all areas of the city are within the Edwards or Trinity Aquifers.
- UDC section 9.1 (3) (Annual Review) – Adding language incorporating existing standards for driveway construction into the UDC.
- UDC section 9.3 (2) (Fiscal Surety) – Revised language to clarify requiring infrastructure improvements to comply with the City’s fiscal surety requirements prior to recording the final plat.
- UDC Section 9.8 (1) e (Survey Control Point Markers) – Clarifying lot markers must be placed by a Registered Professional Land Surveyor (RPLS) and clarifying the depth at which corner markers must be placed.

A copy of the redline UDC chapters and sections depicting the proposed changes are attached as **Exhibit B**. Clerical and grammatical updates and table reorganization references are shown in blue.

Staff seeks direction on the proposed policy changes which will be incorporated into a future public hearing to amend the UDC.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The proposed policy changes will help fortify the current UDC language by implementing policy changes that mirror the Comprehensive Plan.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A