



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of the proposed Unified Development Code amendments.

DATE: August 8, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

During the past two years the Planning and Zoning Commission (P&Z) worked with city staff and the city's planning consultant to amend the City of Fair Oaks Ranch Unified Development Code (UDC). In September 2023, the City Council adopted amendments to Chapters 1-3. On January 18, 2024, the Council adopted an ordinance amending the Code related to statutory and regulatory changes.

The P&Z, in conjunction with staff, have held multiple workshops producing twelve policy UDC amendments. In addition to these, staff recommended administrative amendments improving the presentability of charts and tables, relocation of relevant sections, and revised language producing an improved comprehensive document.

- In April 2024, the City Council directed staff to incorporate nine of the twelve proposed policy amendments.
- In June 2024, the City Council approved a resolution supporting the nine proposed amendments and a proposed amendment to the Mixed-Use Village zoning district. The resolution directed the City Manager to schedule public hearings.

The proposed amendments are found in the Public Hearing section of this meeting's agenda packet.

After the public hearing, this agenda item is for the consideration of advancing the UDC amendments to the City Council for its public hearing and consideration and possible action.

NEXT STEPS:

1. September 5 – City Council will hold its public hearing and consider approving the first reading of an ordinance amending the UDC.
2. September 19 - the City Council will consider approving the second reading of the ordinance.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Supports Priorities 2.1.2 and 2.2.5 of the Strategic Action Plan to evaluate and update the Unified Development Code.
2. Complies with state statute and city charter procedures on amending the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Legal has provided guidance on the amendments and attended all workshops.

RECOMMENDATION/PROPOSED MOTION:

I move to recommend to the City Council approval of the proposed Unified Development Code amendments.