



PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: The City of Fair Oaks Ranch Planning & Zoning Commission will conduct a public hearing to receive public testimony on proposed Unified Development Code amendments.

DATE: August 8, 2024

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

On January 18, 2024, the City Council approved an ordinance amending the City of Fair Oaks Ranch Unified Development Code related to Statutory and Regulatory Changes.

The Planning and Zoning Commission in conjunction with staff held multiple workshops from December 2023 to April 2024 producing twelve UDC policy amendments. In addition to these, staff incorporated administrative amendments to the UDC improving the presentability of charts and tables, relocating relevant sections, and revising language to produce an improved comprehensive document.

- On April 4, 2024, at the Council workshop, the City Council, with the recommendation of the Planning and Zoning Commission, directed staff to incorporate nine of the twelve proposed policy amendments into a draft UDC amendment.
- On April 18, 2024, Planning and Zoning Commissioner Eric Beilstein presented City Council a proposed revision to the residential component in the Mixed-Use Village zoning district.
- On June 20, 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.

In summary, the nine policy amendments include:

- Cul-de-sac design compliance is based on the International Fire Code and the American Association of State Highway and Transportation Officials (AASHTO)
- Improved single and multiple utility easement widths and restrictions on modifications or construction within the easement
- Improved height and separation distance of vegetation to overhead utilities in easements.
- Minimal planting distance for shrub vegetation screening
- Vehicle stacking spacing to be based on Institute of Traffic Engineers (ITE) trip generation manual and provides recommended stacking spaces for gas pumps.
- Requirement for developers to obtain approved permits for utility and drainage infrastructure.
- Improved required depth and material type for street sections.

- Improved language regarding storm water design criteria based on street types.

The Mixed-Use Village zoning district amendment revises the use table so that multi-family developments in a mixed-use village district shall not exceed 30 percent of the total square area of the district.

The purpose of tonight's public hearing is for the P&Z Commission to receive public testimony on proposed Unified Development Code amendments, attached as **Exhibit A**. The Notice of Public Hearings has been provided via newspaper publication, city website posting, and via USPS to affected mixed used village zoning district parties.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

1. A consideration item will follow the public hearing recommending approval of the proposed Unified Development Code amendments.
2. September 5 – City Council will hold its public hearing and consider approving the first reading of an ordinance amending the UDC.
3. September 19 - the City Council will consider approving the second reading of the ordinance.