



PLANNING & ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Unified Development Code amendments regarding Conservation Development Alternative and Waiver and Variance Applications

DATE: March 13, 2025

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

On October 17, 2024, during a regular City Council meeting, the Council reviewed and provided direction on proposed Unified Development Code (UDC) amendments. The Council supported changes related to the following categories.

- Hill Country Aesthetics
- Screening
- Conservation Development Alternative
- Subdivision Design - Street Frontage (staff addition)
- Site Development – Waiver and Variance Applications (staff addition)
- Table 4.2 Uses
- Conditional Uses
- Trees
- Signs

On November 14, 2024, staff recapped the categories and Council direction to the Planning and Zoning Commission (P&Z). The P&Z reviewed the priority order listed above and established a series of four workshops as follows.

- 1st Workshop – Hill Country Aesthetics, Screening, Subdivision Design (Street Frontage and Maximum Block Length)
- 2nd Workshop – Conservation Development Alternatives and Site Development (Waiver and Variance Applications)
- 3rd Workshop – Table 4.2 and Conditional Uses
- 4th Workshop – Trees and Signs

The first workshop was held on February 13, 2025. This second workshop will cover Conservation Development Alternative (CDA) and Waiver and Variance Applications. A summary of the proposed amendments is shown in **Exhibit A** and a copy of the proposed redline changes is included in **Exhibit B**.

Next steps for UDC amendments include:

1. Staff will collect P&Z input and make any necessary changes to the proposed amendments. Future workshops will be scheduled for the remaining categories.
2. Once all categories have been covered, staff will summarize the proposed amendments for the City Council and request to schedule public hearings.
3. P&Z will conduct a public hearing on the proposed amendments to receive public testimony and will make a recommendation to City Council.
4. City Council will conduct a public hearing and is the final authority on the proposed UDC amendments.

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 established processes and procedures for amending the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A