



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Unified Development Code (UDC) regarding comprehensive amendments, including various policy and administrative changes.

DATE: September 19, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Consent Item – 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 amendments related to statutory and regulatory changes.

The P&Z, in conjunction with staff, held multiple workshops producing 13 policy UDC amendments. In addition to these, staff identified administrative amendments to improve the presentability of charts and tables, relocate relevant sections, and revise language to produce an improved comprehensive document.

- In April 2024, the City Council expressed support for nine of the 13 proposed policy amendments during a workshop.
- In June 2024, the City Council approved a resolution supporting nine proposed amendments and a proposed amendment to the Mixed-Use Village zoning district. The resolution also directed the City Manager to schedule public hearings.
- In August 2024, the Planning and Zoning Commission conducted a public hearing on the various policy and administrative changes, including the nine proposed policy amendments and the Mixed-Use Village Zoning amendment. Two Mixed-Use Village property owners spoke against the proposed Mixed-Use Village Zoning amendment. There were no comments on the remaining nine amendments. The Commission voted unanimously to approve a recommendation to City Council in support of the amendments.
- On September 5, 2024, the City Council conducted a public hearing on various administrative amendments, nine proposed policy amendments, and the Mixed-Use Village amendment. During the public input portion of the public hearing there were no comments from the public. The City Council voted 6-1 in favor of approving the first reading of an ordinance amending the UDC regarding the proposed administrative and policy amendments.

The proposed amendments to the UDC are attached as **Exhibit A**.

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

LEGAL ANALYSIS:

Legal has reviewed the ordinance and approved it as to form.

RECOMMENDATION/PROPOSED MOTION:

Consent Item – I move to approve the second reading of an ordinance amending the City of Fair Oaks Ranch Unified Development Code regarding comprehensive amendments, including various policy and administrative changes.