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## PLANNING & ZONING COMMISSION CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: September 11, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

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#### **INTRODUCTION/BACKGROUND:**

The Unified Development Code (UDC), first adopted in 2019, has been amended three times. The September 2023 amendment incorporated changes to the first three chapters, and the January 2024 amendment included statutory and administrative changes. The September 2024 adoption included additional administrative amendments, nine pre-defined policy amendments, and a Mixed-Use Village zoning district amendment.

Over the past year, staff have conducted several workshops with the Planning and Zoning Commission (P&Z) and the City Council. The Commissioners, at their August 14 meeting, supported advancing to the City Council eight proposed policy amendments and two proposed staff recommendations. In summary, the amendments by category include:

- Screening - ensured consistency by using the term “opaque.”
- Conservation Development Alternative – changed blended averages to a minimum lot size and updated the minimum conservation area to 40%.
- Subdivision Design (Street Frontages) – amended street cul-de-sac to 100 feet minimum.
- Subdivision Design (Block Length) – increased the block length to 1,200 feet to ensure the character of the Neighborhood Residential zone.
- Site Development Applications (Plat Waiver) – clarified the approval process and criteria for plat waivers and variances.
- Table 4.2 Uses – ungrouped large categories and recommended additional appropriate land uses.
- Conditional Uses – added and provided a criterion for maintenance facilities adjacent to residential uses.
- Trees – ensured regulations regarding tree circumference regulations are clear and concise and confirmed provisions align with the City’s existing tree ordinance.
- Signs - reorganized and condensed sections in the sign chapter, incorporated statutory updates, and added a variance process.
- Drainage and Erosion Control Standards - removed conflicting language regarding peak runoff control.

In addition to the above, staff incorporated administrative amendments improving the presentability of tables, relocating relevant sections, and revising language to produce an improved comprehensive document.

A comprehensive overview of the proposed UDC amendments was provided during the Public Hearing portion of the agenda. The information included:

- The process for amending the UDC
- A timeline of past meetings and workshops
- A summary of the proposed amendments by category and chapter

A copy of the entirety of the redlined UDC, Chapters 1-13, incorporating all proposed amendments is attached as **Exhibit A**. For reference, proposed policy changes are shown in red text and proposed administrative changes are shown in blue text.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Supports Priority 2.1.2 of the Strategic Action Plan to evaluate and update the Unified Development Code.
- Incorporates updated standards, infrastructure protections, and ensures high-quality, sustainable development, in accordance with the Comprehensive Plan.
- Complies with state statute and city charter procedures on amending the Unified Development Code.

**LEGAL ANALYSIS:**

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

**RECOMMENDATION/PROPOSED MOTION:**

Motion: I move to recommend approval of the proposed amendments to the Unified Development Code.