



PLANNING & ZONING COMMISSION PUBLIC HEARING

CITY OF FAIR OAKS RANCH, TEXAS

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

DATE: September 11, 2025

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch proposes to amend the Unified Development Code (UDC) to incorporate state legislation, clarify existing standards, and update standards to reflect the current needs of the City.

Over the past year, staff have conducted several workshops with the Planning and Zoning Commission (P&Z) and the City Council to develop recommendations regarding the proposed amendments. The UDC amendment categories are as follows: Setbacks, Screening, Subdivision Design – Street Frontages, Site Development Applications (Plat Waiver vs Variance), Conservation Development Alternative, Trees, Hill Country Aesthetics, Signs, Table 4.2 Uses, and Conditional Uses.

- October 17, 2024 – City Council reviewed and provided direction on proposed UDC amendment categories.
- November 14, 2024 – P&Z reviewed the approved categories with the Council direction and established workshops for each.
- February 13, 2025 – P&Z held workshop #1 on Hill Country Aesthetics, Screening, Street Frontage, and Maximum Block Length (staff recommendation).
- March 13, 2025 – P&Z held workshop #2 on Conservation Development Alternative, and Waiver and Variance Applications.
- April 10, 2025 – P&Z held workshop #3 on Table 4.2 Uses Table and Conditional Uses.
- May 8, 2025– P&Z held workshop #4 on Trees and Signs (part 1).
- June 12, 2025– P&Z held workshop #5 on Signs (part 2).
- August 14, 2025 – P&Z held the final workshop on the amendments and reviewed of a new staff-recommended amendment related to drainage and erosion control standards.
- September 4, 2025 – The City Council held a workshop on the amendments.

A summary of the proposed amendments, including staff recommended administrative changes, is provided in **Exhibit A**, and a summary of the proposed amendments, organized by chapter, is provided in **Exhibit B**. A copy of the entirety of the redlined UDC, Chapters 1-13, is included in the related consideration item later in the agenda.

The staff presentation will summarize the final recommendations, which incorporate the City Council direction and P&Z and staff input from past workshops.

PUBLIC NOTICE AND HEARING

As required for UDC amendments, a notice of the public hearing was published in the Boerne Star newspaper on August 24, 2025, and posted on the City's website. The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

The next steps for the adoption of the proposed UDC amendments:

1. October 2 – The City Council conducts a public hearing on the proposed amendments to receive public testimony and act on the first reading of an ordinance amending the UDC
2. October 16 - The City Council acts on second reading of an ordinance amending the UDC