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## PLANNING & ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Unified Development Code amendments regarding Trees and Signs (Part 1)  
DATE: May 8, 2025  
DEPARTMENT: Public Works and Engineering Services  
PRESENTED BY: Jessica Relucio, ENV SP, City Planner

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#### **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 the City 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.

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

The first three workshops were held on February 13, March 13 and April 10, respectively. The Commissioners concurred with the proposed amendments presented at the workshops and directed staff to advance them to City Council for action at a future meeting.

This workshop will cover proposed amendments related to trees and signs (Part 1). The signs category includes statutory changes, clarifications, and comments provided by the City Attorney's office. A follow-up workshop on signs (Part 2) is planned next month to cover other proposed

policy amendments, a variance process and administrative changes. A summary of the proposed amendments is shown in **Exhibit A** and a copy of the proposed redline changes is shown in **Exhibit B**.

Next steps for UDC amendments include:

1. Staff will collect P&Z direction and make any necessary changes to the proposed amendments. A future workshop will be scheduled for the remaining category.
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