



CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on proposed comprehensive amendments to the City of Fair Oaks Ranch Unified Development Code.

DATE: September 5, 2024

DEPARTMENT: Public Works and Engineering Services

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

INTRODUCTION/BACKGROUND:

The Planning and Zoning Commission in conjunction with staff held multiple workshops from December 2023 to April 2024 producing thirteen UDC policy amendments. In addition to these, staff incorporated administrative amendments to the UDC improving the presentability of charts and tables, relocating relevant sections, and revising language to produce an improved comprehensive document.

- On April 4, 2024, the City Council expressed support for nine of the thirteen proposed policy amendments.
- On June 20, 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.
- On August 8, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the nine amendments and the Mixed Use Village Zoning District. 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 approved a recommendation to City Council in support of the nine amendments and Mixed Use Zoning District UDC amendment.

In summary, the nine policy amendments include the following.

- Cul-de-sac design to be based on the International Fire Code and the American Association of State Highway and Transportation Officials (AASHTO) requirements
- Establishes minimum single and multiple utility easement widths and restrictions on modifications or construction within the easement
- Improves height and separation distance of vegetation to overhead utilities in easements
- Reduces minimum planting distance for shrub vegetation screening
- Clarifies that vehicle stacking spacing to be based on Institute of Traffic Engineers (ITE) trip generation manual and provides recommended stacking spaces for gas pumps
- Establishes requirements for developers to obtain approved permits for utility and drainage infrastructure

- Improves required depth and material types for street sections
- Improves language regarding storm water design criteria based on street types

The Mixed Use Village zoning district amendment revises the use table so that multi-family, single family residential attached, townhomes, patio homes, duplexes, and multi-unit homes (3-4 units) uses in a mixed-use village district shall not exceed 30 percent of the total area of all land uses.

The purpose of this public hearing is for the City Council to receive public testimony on proposed Unified Development Code amendments. The proposed amendments are included in the agenda packet under the related consideration item as Exhibit A. The Notice of Public Hearings has been provided via newspaper publication, city website posting, and USPS to Mixed Used Village zoning district property owners.

PUBLIC HEARING:

The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

1. A consideration item will follow the public hearing for approval of the first reading of an ordinance amending the Unified Development Code.
2. September 19 - the City Council will consider approving the second reading of the ordinance.