

**Planning and Zoning Commission and Staff Feedback  
UNIFIED DEVELOPMENT CODE AMENDMENTS - FAIR OAKS RANCH, TEXAS**

Th comments gathered at the work sessions with P & Z and discussion with staff have been listed below. Recommended changes/responses to the UDC are shown in blue text.

**TOPIC: PRESERVATION OF CHARACTER AND QUALITY OF LIFE**

No clear-cutting of lots, maintain tree canopies - the large oak trees; add 50-foot wooded barrier along arterial roads for both residential and commercial; large setbacks and large lots; main entries to FOR with hill country landscaping; require more green space for new housing developments; not too many parking lots; create an even more walkable neighborhood; like rural character with animals like deer, fox, cows, chickens etc.

Addressed landscaping, increased tree preservation requirements.

**TOPIC: THREATS OR OBSTACLES THAT CAN HARM COMMUNITY CHARACTER**

Commercial development, multi-family homes, drive-throughs, cookie cutter subdivision, availability of water, outside traffic through our neighborhood.

Added guidelines for drive-throughs; multi-family permitted only in in the Mixed Use district, enhanced tree preservation, buffer, and landscaping requirements, current zoning based on water/sewer capacity.

**TOPIC: WHAT TYPE OF HOUSING IS DESIRED AS THE CITY GROWS**

Single family, garden style homes around green space, town homes, multifamily, and assisted living in Mixed Use zones.

Mixed Use Village permits varied housing types, no amendments are proposed.

**TOPIC: INCORPORATION OF GREENERY AND OPEN SPACE INTO AND DEVELOPMENT TO PRESERVE THE “HILL COUNTRY” CHARACTER RECOMMENDED MEASURES**

Natural landscaping and natural surroundings, allow natural ground cover, preserve more of existing trees, natural buffer along arterial and connecting roads, large lots.

Changes proposed to encourage preservation, increase buffer and setbacks from streets, protect trees and natural landscaping.

**TOPIC: DEVELOPMENT PATTERNS**

Prevent clear cutting along property boundaries, minimum 1 acre lots.

Buffers proposed for Collector and Arterials, added a minimum lot size of ½ acre for conservation Development that allows clustering.

**TOPIC: OPEN SPACE AND PRESERVATION TECHNIQUES**

Add green spaces, create street-to-building buffers, create consistent tree canopy, minimize impervious cover, restore existing natural areas, combine xeriscaping/traditional landscaping.

Added preservation and buffer requirements, maintained existing standards for MU district.

**TOPIC: NEW DEVELOPMENT SHOULD RESPECT THE UNIQUE ARCHITECTURE AND SCALE OF THE REGION. WHAT ELEMENTS CONTRIBUTE TO CHARACTER?**

Need more HOA restrictions/rules in new subdivisions, no “modern” or “contemporary” design, adopt commercial design standards from Fredericksburg and Boerne guidelines to preserve Hill Country character, use native materials - cedar, limestone and brown sandstone.

Discussed City's ability to regulate façades. Requirements left in the UDC, based on practices followed by other cities. The requirements cannot be enforced currently, but in case of future changes in state law, the City will be better prepared with regulations in place.

### **MOBILITY OPTIONS – RECOMMENDATIONS**

Prevent drive-through facilities, mandatory sidewalks would be a distraction from the ambience of the City and rural aesthetics, horse and walking / hiking trail expansion within the city, enhance the community's charming lifestyle with lots of walkers, bikers, horses and golf carts. Added guidelines regarding location and buffers. Added requirements for golf cart parking.

### **TOPIC: ROADWAY STANDARDS, IDENTIFY SCENIC CORRIDORS**

Review the need for curbs on large lots, scenic character.

Review city standards and street design guidelines. Added buffers along main arterials.

### **TOPIC SUPERIOR STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT - HIGH RETURN ON INVESTMENT FOR FUTURE AREAS ANNEXED INTO THE CITY**

Retain Rural Residential and Neighborhood Residential lot sizes, minimum lot width of 100' +, adopt the Boerne Business commercial standards for Mixed Use buildings and adopt the Fredericksburg Entry Corridor study for the Mixed Use and Logistics zones, maintain the multifamily and apartments exclusively in the Mixed Use Zone, use greenery in parking lots to create beauty, no flag shaped lots, adopt cut & fill requirements.

Added requirements to allow Multi-family and apartments in a mixed use setting. Modified landscaping requirements. Clarified lot depth and width requirements for flag lots.

### **TOPIC: LANDSCAPE MATERIALS THAT ASSIST IN CREATING A RURAL AMBIANCE AND REINFORCE THE REGION'S SPECIAL CHARACTER**

Landscaping materials should encourage native landscape; planting along rural roads should be natural; buffer zones of vegetation in front of all houses and commercial buildings.

Addressed.

### **TOPIC: PARKING/SCREENING/FENCES AND WALLS**

Do not envision large parking lots or commercial spaces (rural bedroom community). No 8-foot tall wood, stucco, iron or metal fences - does not define the Hill Country character and destroys the open country living ambience. Landscape screens are preferred. Permit electrically charged fencing for ranching. Prefer chain-link to wood fencing, as it does not give that "walled-in" look.

Fences are not permitted in the front yard. Generally the height is limited to 6' in other places.

### **TOPIC: GUIDELINES AND STANDARDS FOR FUTURE - MULTI-GENERATIONAL HOUSING, ACTIVE AND PASSIVE RECREATION, NEIGHBORHOOD RETAIL, CIVIC GATHERING SPACES, CONSERVATION OF NATURAL ASSETS AND RESOURCES**

Multigenerational housing is already happening within the City, address the Bed and Breakfast, SRO, and VRBO alternatives. City is too small to offer civic gathering spaces. Conservation of natural assets. Add cut & fill requirements. Provide bike ramps/trail connectivity.

Needs further discussion. Review during the Comprehensive Plan Update process. Currently "guest houses" are permitted as accessory in single family ones. Added minimum lot requirements. Research and discuss alternatives for short term rental.

**TOPIC: ON A SCALE OF 1-5, 1 BEING LEAST IMPORTANT, AND 5 BEING MOST IMPORTANT, WHAT IMPORTANT WOULD YOU GIVE TO THESE GOALS**

Type of Development	Preferences						
	0	1	2	3	4	5	6
Attract new office development			I	I	II		
Attract new retail development		I	II	I			
Attract new industrial development	II	II					
Attract new residential development		I		I	I		I
Attract new agriculture development				I		III	
Attract new home businesses			I	II			

Support commercial growth on busy thoroughfares; respond to market; maximize sale tax revenue with all remaining retail zoned land; attract new residential development that carries out our rural nature, home businesses are common.

[Needs to be reviewed during the Comprehensive Plan Update process.](#)

**TOPIC: CONSIDERATION OF PROACTIVE AND COST-EFFECTIVE INFRASTRUCTURE AND UTILITY PLANNING TO ACCOMMODATE RESILIENCY AND FUTURE GROWTH**

Water, wastewater, storm water drainage and road updates to prepare for the future, plan ahead financially to address growth, drainage system that uses low impact sustainable and resilient design, fees for capital investment and operation and maintenance.

[Needs to be reviewed during the Comprehensive Plan Update process.](#)

**TOPIC: PROTECTION OF WATER RESOURCES, NATURAL RESOURCES, & WILDLIFE**

Invasion of wildlife habitat; protection of water resources.

[Needs to be reviewed during the Comprehensive Plan Update process.](#)

**TOPIC: EXAMINATION OF AREAS TO ENSURE COMPATIBILITY WITH ADJACENT MILITARY INSTALLATIONS**

Work with the military installations; housing for on-base civilians; dark skies should be honored.

[Dark skies in effect. Needs to be reviewed during the Comprehensive Plan Update process.](#)

**TOPIC: DESIGNATION OF HISTORIC DISTRICTS, PROVISIONS, AND HISTORIC STRUCTURES.**

Can be restrictive and decrease home values; numerous structures around the ranch could be considered historic and this designation would be a plus for our City's heritage and uniqueness.

[Needs to be reviewed during the Comprehensive Plan Update process.](#)

**GENERAL COMMENTS**

[Additional review and discussion required on addition of new guidelines. Some addressed.](#)

1. Make the zoning more restrictive, not less.
2. Use the Fredericksburg Entry Corridor and the Boerne 2019 Architectural Commercial styles as the basis of updating the FOR Mixed Use and Logistics Zoning Districts.
3. HOA training – preserve our neighborhoods the community for which we want to be known.
4. Enforcement of UDC requirements.
5. Tree ordinance - retain heritage trees, replace with 2" dia. oaks, they grow fast.

[Addressed.](#)

### Attachment 3

6. Consider sound deflecting/aesthetic barriers for Dietz Elkhorn and/or Ralph Fair Rd? Keep walled subdivisions as they are mostly gated anyway.
7. Drive thru no big deal, prevent traffic back up, bigger city issue not for FOR.  
[Added standards for stacking lanes.](#)
8. UDC must be kept flexible! Times change! Fluid, a living document.
9. It is always good to have a second team review the document which is now a working document. Improve the document without changing its intent. At this point, I do not believe that the Planning and Zoning Commission is a fair representation of the FOR citizens.
10. Unlike Boerne and Fredericksburg, Fair Oaks Ranch is a bedroom community with few commercial establishments. Based on the community input to the Comprehensive Plan, and the philosophy of all the candidates it is clear that FOR residents do not want large businesses and want to remain predominately single-family residences.
11. Signs: Are the detailed rules on signs really necessary? Prefer a single monument sign. Kingwood and four small businesses at the corner of Dietz-Elkhorn and Fair Oaks Parkway are good examples of minimal signage.  
[Changes proposed to ensure conformance with state statutes, add clarifications, and to assist staff in enforcing the requirements. An increase in signage is not proposed.](#)
12. Suggestion: city staff give city council a list of developer requests on a regular basis, so council can see/identify common requests that may not be allowed under current zoning. Based on this reality, cities tend to be constantly tweaking their rules and regs to patch/amend codified “holes” and prevent any future developer “gotchas” they may have been stuck with... to the nth detail.
13. The best developmental architecture in history of man (Eiffel Tower, Acropolis of Athens, Westminster Abbey, The Colosseum, Chrysler Building, etc.) were made/developed with no zoning or building code laws in place. Over regulation not necessary – FOR has, before and after zoning/UBC, first-class quality homes and commercial buildings with the highest quality and “Hill Country” aesthetics.
14. Suggestion for consideration: How about initial informal chats with developers at the first meeting? How about an Ombudsman to assist developers find win-win solutions? Listen to developer’s needs, our needs and find win-win solutions.
15. Since Sept 1, 2019 the new state law regarding “materials and methods”: What updates have we made in the UBC regarding this, if any?  
[Discussed and addressed.](#)
16. FOR’s most unique character trait is that it is truly a “bedroom community”, and very proud of that distinction. Review other similar size cities and their zoning and UDC to understand the correlation between land use and development standards and annual revenue from sales tax. Examples: Taylor, Johnson City, Fredericksburg, Bastrop, Blanco, Round Top, Wimberely, Fayetteville, Gonzales, Shiner, Castroville, Hondo, Cinco Ranch, Flower Mound, Frisco, Georgetown, Marble Falls, Port Isabel, Gruene, Smithville, Bandera, Elgin, Lockhart, Llano, Alamo Heights, University Park, Port Aransas, Southlake.
17. Is it possible to “Brand” Fair Oaks Ranch to developers, for a fee? Think Ford trucks branded with King Ranch Edition. To “own” a feeling, sensation, lifestyle & look? Point is, it is OK to think outside the box and be a leader in new/creative city planning ideas vs rehashing regulations from nearby cities – what can we do from a city planning standpoint to “sell” FOR that sets us apart from all the other cities? Sameness is boring. Do we really need to spend time trying to quantify and/or define what “Hill Country” aesthetic is or means? It’s like trying to define love and happiness.

### **OTHER COMMENTS RECEIVED DURING THE WORKS SESSIONS**

June 24, 2021, Rev. July 16, 2021, Rev. August 25, 2021, March 31, 2023

## Attachment 3

1. Expiration Dates: Recommended 270 days for all applications or shorter, if permitted. [Done](#)
2. Ensure that sequencing of the applications will not slow down the approval process. [Done](#)
3. Add provisions to ensure that the application submittal includes all the necessary supporting information when they reach P&Z. [Done](#)
4. Supported the creation of an Administrative Procedures Manual. [Done](#)
5. Important to make the UDC user-friendly; currently the UDC lacks readability. Improve style and formatting. Ambiguity in the requirements may be costly and result in lawsuits. [Done](#)
6. Review dual driveways and antenna requirements.
7. Wanted P & Z to review the signage standards and see the examples/illustrations. [Done](#)
8. Consider the existing lighting standards in the City due to the proximity to Camp Bullis.
9. Recommended that Rural zoning be retained. Not in favor of reduced density. [Done](#)
10. Sign posting -recommended shifting the sign posting responsibility to the applicant. [Done](#)
11. Recommended that the Amending Plat be approved by P & Z and Council. [Done](#)
12. Recommended that the Conservation Development Alternative (CDA) require minimum 5-acre lots for Rural districts and the following: [Done](#)
  - A minimum lot size requirement be set.
  - The City should have the right to reject the application.
  - Public hearing should be required as part of the approval process.
  - Lot size and zoning standards be in conformance with rural districts.
13. Would like a discussion on the impact on the 2019 legislative changes on the UDC. [Done](#)
14. Requested details on any restrictions to signs - American flag, festival signs? [Done](#)
15. Subdivision Signs: [Done](#)
  - Include signage in the Final Plat approval for P&Z to see the proposed signage.
  - Include the requirement of P&Z approval before the sign installation.
  - Allow developer to modify the previous signage approval without replating.
16. Monument Signs: Recommended to:
  - Add setback and landscaping; list all permitted and prohibited materials. [Done](#)
17. Temporary Signs: Recommended
  - Add definition of temporary and no fees for temporary signs. [Done](#)
  - Add the requirements to include the contact and permit info. for larger signs.
18. Gather input from the City staff to address any issues they have encountered. [Done](#)
19. Traffic Control Signs: Recommended to add standards for traffic and directional signs.
20. Street Matrix and Cross Sections - require street trees and sidewalks for all streets; discuss min. ROW for Arterials; conduct a charette showing this with visuals. Propose a cross section for the TX DOT Ralph Fair Road that will be widened, incorporating bikes, horse trails, etc. to enhance the “Hill Country” character. [MTP update](#)
21. Consider Corridor Overlay District for Ralph Fair road. [Standards added.](#)
22. Add impervious surface restrictions for guest houses. [Done](#)
23. Publish a list of these development agreements on the City of Fair Oaks Ranch web site with a copy of the approved document and a map identifying the boundaries. Include non-annexation agreement, agricultural exemptions, etc. [City staff](#)
24. Frame and adopt engineering standards (Engineering Design Standards Manual) as part of the UDC with input from staff, P & Z, and City Council. [City staff](#)
25. UDC states \_ “A source of guidance for such design may be obtained from the *City of New Braunfels Low-Impact Development Design Manual – Create one for Fair Oaks Ranch.*” Is there a need to create one for Fair Oaks Ranch? [City staff](#)

### **RECOMMENDED GUIDELINES SUGGESTED BY THE P&Z AND STAFF**

1. Fredericksburg “Comanche Trace Architectural Guidelines” (Recommended by Boerne UDC Update Committee Chairman). Comanche Trace is a private residential development.

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2. Boerne Zoning Ordinance 2007.64 FINAL 11.12.2019.
3. UT Austin "Toward a Regional Plan for the Texas Hill Country" (This was shared with P&Z).
4. Fredericksburg Comprehensive Plan 2006
5. Fredericksburg Entry Corridor Design Standards
6. Fredericksburg Mixed Use (MU-1) Zoning Ordinance Appendix B
7. New Braunfels Low Impact Design Manual 2016
8. Branding
9. Designation of historic districts, provisions, and historic structures - review during the Comprehensive Plan Update process.
10. Examination of areas to ensure compatibility with adjacent military installations.
11. Protection of water resources, natural resources, and wildlife.
12. Review JBSA - Joint Base San Antonio guidelines

#### **COMPLETED RECOMMENDATIONS**

1. Prepared an Administrative Procedures Manual (APM) and submittal checklists – as required by the UDC. Added Submittal calendars as required by the UDC.