



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

August 10, 2023

AGENDA TOPIC: Consideration and possible action recommending the approval of the proposed amendments to the Unified Development Code (UDC) Chapters 4-5 and authorizing advancement to the City Council

MEETING DATE: August 10, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Ardurra

INTRODUCTION/BACKGROUND:

During the past two years the Planning and Zoning Commission (P&Z) worked with city staff and planning consultant Ardurra on creating amendments to the Unified Development Code (UDC). The process consisted of the following steps:

1. A series of five work sessions were held to discuss the diagnostic findings of the current UDC and to gather the P&Z Commission's input on the issues identified. Staff also provided input and recommendations. Additionally, the consultant's experience in utilizing the UDC to undertake review of planning applications assisted in identifying areas of improvement.
2. Implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion.
3. The P & Z Commission was provided with a complete redlined version and a clean version of the proposed text amendments, and the city consultant presented a broad review of the changes.
4. The P & Z Commission determined a chapter-by-chapter review would be beneficial to understand the amendments and a series of work sessions were held to complete this review.
5. After the completion of this review, a final redline version and clean version of the UDC was produced and presented to the P&Z Commission.
6. At the P&Z Commission's March 9, 2023 meeting, the Commissioners recommended approval of the amendments to the City Council.
7. Subsequently, as directed by the City Council at their meeting of April 20, 2023, the proposed amendments were broken down into topics by the P&Z Commission. The City Council approved the topics on May 18, 2023.
8. On July 13, 2023, the P&Z Commission held a Public Hearing on Chapters 1-3 and subsequently approved advancement to the City Council.
9. At tonight's meeting, the P&Z held a Public Hearing on Chapters 4-5.

All documents relative to this consideration item were presented with the Public Hearing portion of the meeting.

FUTURE STEPS:

The City Council will hold a Public Hearing at their regular September 7, 2023 meeting. At the conclusion of the public hearing, City Council will consider and take possible action on the first reading of an amending ordinance.

LEGAL ANALYSIS:

Legal has attended all P&Z meetings, provided necessary guidance, and reviewed the UDC amendments.

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the proposed Unified Development Code amendments to Chapters 4-5 and authorize advancement to the City Council.