



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas amending the City of Fair Oaks Ranch Unified Development Code (UDC) regarding comprehensive amendments, including various policy and administrative changes

DATE: October 16, 2025

DEPARTMENT: Public Works and Engineering

PRESENTED BY: Consent Item: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

The Unified Development Code (UDC), first adopted in 2019, has been amended three times. The September 2023 amendment incorporated changes to the first three chapters, and the January 2024 amendment included statutory and administrative changes. The September 2024 adoption included additional administrative amendments, nine pre-defined policy amendments, and a Mixed-Use Village zoning district amendment.

Over the past year, staff have conducted several workshops with the Planning and Zoning Commission (P&Z) and the City Council. The Commissioners, at their August 14 meeting, supported advancing to the City Council eight proposed policy amendments and two proposed staff recommendations. In summary, the amendments by category include:

- Screening - ensured consistency by using “opaque”
- Conservation Development Alternative – changed blended averages to a minimum lot size and updated the minimum conservation area to 40%
- Subdivision Design (Street Frontages) – amended street cul-de-sac frontage to 100 feet minimum.
- Subdivision Design (Block Length) – increased the block length to 1,200 feet to ensure the character of the Neighborhood Residential zone
- Site Development Applications (Plat Waiver) – clarified the approval process and criteria for plat waivers and variances
- Table 4.2 Uses – ungrouped large categories and recommended additional appropriate land uses
- Conditional Uses – added and provided a criterion for maintenance facilities adjacent to residential uses
- Trees – ensured regulations regarding tree circumference regulations are clear and concise and confirmed provisions align with the City’s existing tree ordinance
- Signs - reorganized and condensed sections in the sign chapter, incorporated statutory updates, and added a variance process

- Drainage and Erosion Control Standards - removed conflicting language regarding peak runoff control

In addition to the above, staff incorporated administrative amendments improving the presentability of tables, relocating relevant sections, and revising language to produce an improved comprehensive document.

On October 2, the City Council held a public hearing on the proposed amendments and approved the first reading of the ordinance. No public testimony was received for or against the amendments during the public hearing.

A copy of the entirety of the redlined UDC, Chapters 1-13, incorporating all proposed amendments, is attached as **Exhibit A**. For reference, proposed policy changes are shown in red text and proposed administrative changes are shown in blue text.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1.2 of the Strategic Action Plan to evaluate and update the Unified Development Code
- Incorporates updated standards, infrastructure protections, and ensures high-quality, sustainable development, in accordance with the Comprehensive Plan
- Complies with state statute and city charter procedures on amending the Unified Development Code

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Not Applicable

LEGAL ANALYSIS:

Ordinance approved as to form by the City Attorney.

RECOMMENDATION/PROPOSED MOTION:

Consent Item: I move to approve the second reading of an ordinance amending the City of Fair Oaks Ranch Unified Development Code regarding comprehensive amendments, including various policy and administrative changes, and providing for an effective date.