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## PLANNING AND ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

May 11, 2023

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AGENDA TOPIC: Identification and prioritization of topics regarding proposed amendments to the City of Fair Oaks Ranch Unified Development Code

MEETING DATE: April 13, 2023

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services  
Bobbe Barnes, Chairperson, Planning & Zoning Commission

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### **BACKGROUND:**

At its meeting of April 20, 2023, the City Council directed the Planning and Zoning Commission (P&Z) to categorize the proposed UDC amendments by topic and prioritize them for City Council consideration. As part of this workshop, staff will seek guidance in three areas: (1) topic prioritization, (2) future work session schedule, and (3) change summary report format. Suggested topics, schedule and report format are provided below as a starting point for discussion only.

### **Topic Prioritization:**

Staff has identified the following topics that the proposed changes generally fall under. This draft priority list is provided as a starting point for discussion and is not meant to be all inclusive. It was developed based on comments heard from some commissioners and input from our planning consultant.

- Topic # 1 Mixed Use District
- Topic # 2 Conservation Development Alternative
- Topic # 3 Conformance to TXLGC – timeline, processing, consistency, signage, legal recommendations, etc.
- Topic # 4 Tree preservation
- Topic # 5 Built form and façade regulations
- Topic # 6 Landscaping, buffers, and fencing
- Topic # 7 Subdivision and platting – public improvements/surety
- Topic # 8 Miscellaneous – clarifications, errors, incomplete and missing information, requirements for golf cart parking

### **Work Session Schedule:**

Based on the prioritized topics, staff will prepare a change summary report which will include all changes related to each topic. Establishing a schedule will help staff be prepared for each topic work session. Depending on the number of changes related to a topic, more than one topic can potentially be covered at each work session. If P&Z desires, special meetings can also be held, in addition to regular meetings, to expedite the process to commence City Council review. Below is an example of a work session schedule with topics:

P&Z meeting of June 8, 2023 – #1, #2

P&Z meeting of July 13, 2023 - #3

P&Z meeting of Aug 10, 2023 - #4, #5

P&Z meeting of Sept 14, 2023 - #6, #7, #8

Additional dates as determined by P&Z

### **Change Summary Report:**

Staff will prepare a change summary report explaining the changes proposed for each topic. An example format is shown below for P&Z review and input. Since some topics involved numerous changes in multiple sections and chapters, this example format identifies the change and reasoning and provides the section where the exact verbiage of the change can be found to keep the report size manageable. The reader can refer to the redline copy to see actual changes. Staff is willing to consider other formats if P&Z desires.

#### TOPIC #4. TREE PRESERVATION

##### Modified Sections:

#	Sections	Change	Reason
1	Section 7.8 (7)	“Heritage Plan” changed to “Tree Plan”	To avoid confusion with Heritage Tree. May be a typo.
2	Section 7.8 (5)	Approval for removal of diseased tree	Compliance with LGC 212.905
3	Section x.x (x)	xxxxxxxxxxxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxxxxxxxxxxx
	To be added as needed		