



PLANNING & ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Unified Development Code Policy Amendments
DATE: August 14, 2025
DEPARTMENT: Public Works and Engineering Services
PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

The UDC, first adopted in 2019, has been amended twice. The January 2024 adoption included statutory and administrative changes. The September 2024 adoption included additional administrative amendments, nine policy amendments, and a Mixed-Use Village Zoning amendment.

In October 2024, the City Council held a workshop to review the Planning and Zoning Commission's proposed amendments on ten UDC categories. The City Council provided direction on defined problems in the following eight categories:

- Screening
 - Ensure consistency by using opaque or solid screening.
- Conservation Development Alternative
 - Eliminate blended averages and revise the determination to a gross density calculation using the minimum lot size.
- Subdivision Design-Street Frontage
 - Amend street cul-de-sac frontages to 100 feet minimum.
- Site Development-Waiver
 - Provide for variances and waivers and distinctly define the processes and criteria for approval of each.
- Table 4.2 Uses
 - Ungroup large categories, recommend additional appropriate land uses, and identify off-street parking requirements for all land uses.
- Conditional Uses
 - Add Recreational Maintenance Facility as a conditional use
- Trees
 - Ensure tree circumference regulations are clear and confirm recommendations do not conflict with the City's existing tree ordinance.
 - Ensure private, individual lots can be redeveloped without tree preservation restrictions.

- Signs
 - Update provisions to ensure statutory compliance and pedestrian and vehicle driver safety while maintaining the desirable appearance of the City.
 - Reorganized, condensed, and simplified sections.
 - Clarified permitted sign size, number, location, and how to calculate such signs.
 - Added a variance process.
 - Conducted a thorough review of prohibited and temporary signs.

Additionally, staff recommended the following administrative changes:

- Maximum block length (Table 5.2)
 - Increased the block length to 1,200 feet from 800 feet to ensure the character of the Neighborhood Residential zone and to reduce unnecessary infrastructure costs.
- Drainage and Erosion Control Standards [9.7 (1) (d)]
 - Removed conflicting language regarding peak runoff control and mitigation through detention and/or green infrastructure.
 - Aligned with UDC section 9.7 (4) requiring the utilization of the San Antonio Stormwater Design Criteria Manual.

A summary of the proposed amendments is attached as **Exhibit A**, and applicable sections of the UDC with proposed amendments are attached as **Exhibit B**. For reference, proposed policy changes are shown in red text, and administrative updates are shown in blue text.

The staff presentation will summarize the final recommendations incorporating City Council direction, prior UDC workshops, and staff recommendations. The next steps for the adoption of the proposed amendments are:

1. September 4 – Staff presents, at a City Council workshop, the proposed amendments and requests City Council schedule public hearings for September 11 and October 2.
2. September 11 – The P&Z conducts a public hearing on the proposed amendments to receive public testimony and makes a recommendation to the City Council on the amendments.
3. October 2 – The City Council conducts a public hearing on the proposed amendments to receive public testimony and act on the first reading of an ordinance amending the UDC.
4. October 16 - The City Council acts on second reading of an ordinance amending the UDC.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Supports Priorities 2.1.2 and 2.2.5 of the Strategic Action Plan to evaluate and update the Unified Development Code.
2. Complies with the established processes and procedures for amending the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A