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## PLANNING & ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Review of proposed City of Fair Oaks Ranch Unified Development Code amendments regarding Hill Country Aesthetics and Screening

DATE: January 9, 2025

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

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#### **INTRODUCTION/BACKGROUND:**

On October 17, 2024, during a regular City Council meeting, the Council reviewed and provided direction on proposed Unified Development Code (UDC) amendments. Changes related to the following categories were supported:

- Hill Country Aesthetics
- Screening
- Conservation Development Alternative
- Subdivision Design - Street Frontage (staff addition)
- Site Development – Waiver and Variance applications (staff addition)
- Table 4.2 Uses
- Conditional Uses
- Trees
- Signs

On November 14, 2024, staff provided a recap of the categories and Council direction to the Planning and Zoning Commission (P&Z). The P&Z concurred with the recommended priority order listed above and a series of four workshops starting in January was planned as follows:

- 1<sup>st</sup> Workshop – First two categories.
- 2<sup>nd</sup> Workshop – Next three categories
- 3<sup>rd</sup> Workshop – Table 4.2 and Conditional Uses.
- 4<sup>th</sup> Workshop – Trees and Signs.

This workshop will cover amendments related to Hill Country Aesthetics and Screening. A summary of the proposed amendments is included in **Exhibit A** and a copy of the proposed redline changes is included in **Exhibit B**.

Next steps for UDC amendments:

1. Staff will collect P&Z input and make any necessary changes to the proposed amendments. Future workshops will be scheduled for the remaining categories.

2. Once all categories have been covered, staff will prepare a document summarizing the proposed amendments for the City Council and request to schedule public hearings.
3. P&Z will conduct a public hearing on the proposed amendments to receive public testimony and will make a recommendation to City Council.
4. City Council will conduct a public hearing and is the final authority on the proposed UDC amendments.

**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 established processes and procedures for amending the Unified Development Code.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A