



PLANNING & ZONING WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Review of Unified Development Code Amendments related to Subdivision Design, Infrastructure, and Drive Through

DATE: February 8, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muniz, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

At the December 2023 regular meeting, the Planning and Zoning Commission (P&Z) held a workshop to categorize all policy-related amendments which resulted in a total of 16 categories. The following categories were identified as the first priorities:

- Subdivision Design
- Infrastructure
- Drive Through

At the January 2024 regular P&Z meeting, a workshop was held to review each proposed policy change within the top three prioritized categories. The P&Z determined that further clarification and changes were needed for three of the proposed policy changes and directed staff to bring back updated amendments for further review. Staff recommends the following changes to the three remaining policies:

- Cul-de-sac Streets – Revised maximum street length to 750 feet to align with the International Fire Code (2021) requirement for dead-end fire apparatus access roads.
- Road Base – Revised to specify flexible base material shall be Type A or D, and Grade 1-2 or 5 in accordance with the TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges.
- Drive Through Stacking Spaces – Staff will discuss how the Institute of Transportation Engineers (ITE) Manual, Chapter 8 Queuing Analysis is used to calculate the number of stacking spaces, including variables and assumptions, and compare our proposed number of stacking spaces with those of other nearby cities.

Attached as **Exhibit A** is a spreadsheet summarizing the three proposed policy changes with justification including a comparison chart depicting stacking spaces of other municipalities. **Exhibit B** is a draft proposed policy changes chart that will be presented at a future City Council workshop. A copy of the redline UDC chapters and sections with all proposed changes related to these categories is included as **Exhibit C**.

At the conclusion of the P&Z review, City Council will conduct a similar workshop to provide direction and feedback on the proposed amendments within these categories.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1 of the Strategic Action Plan to Manage the physical development of the City in accordance with the Comprehensive Plan.
- Ensures future developments meet acceptable standards for subdivision design, infrastructure and drive through stacking and screening requirements.
- Complies with the City Council directive to update the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A at this time but will be performed prior to the City Council Workshop.

RECOMMENDATION/PROPOSED MOTION:

N/A