



---

## PLANNING & ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

---

AGENDA TOPIC: Review of Unified Development Code Amendments related to Parking Lots, Landscaping, Building Standards, Building Design, and Hill Country Aesthetics

MEETING DATE: February 8, 2024

DEPARTMENT: Public Works and Engineering Services

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

---

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

At the December 2023 meeting, the Planning & Zoning Commission (P&Z) held a workshop to categorize all policy-related amendments resulting in a total of 16 categories. At the January 11 and February 8, 2024 meetings, the P&Z reviewed and finalized the first group of categories consisting of Subdivision Design, Infrastructure, and Drive Through.

The second group of policy-related amendment categories, as prioritized by the P&Z Commission, include:

- Parking Lots
- Landscaping
- Building Standards
- Building Design
- Hill Country Aesthetics

**Exhibit A** presents the proposed policy amendments in the above categories and provides a justification for each; and it adds a column for P&Z to further summarize the changes. **Exhibit B** is the redlined version of the Unified Development Code containing the chapter and section changes related to the categories under review. Clerical and grammatical updates and table re-organization references (shown in blue font) will be reviewed at a later P&Z workshop.

Some pertinent amendments include:

- Parking Lots – adds minimum setbacks for parking spaces and circulation area; adds a landscaped island requirement of at least one parking space in size; changes surface parking fronting Ralph Fair Road landscape screening from 10 feet to 50 feet minimum; and adds golf cart parking requirements.
- Building Standards – relocates a section detailing with corner building facade to a section of the UDC that better suits the criteria and increases minimum setback distance from 3 feet to 10 feet for portable storage buildings.

- Landscaping – provides lot and parking lot landscape percentages for all zones and adds a minimum 20-foot-wide landscaped transition between single-family residential and non-single family residential uses.
- Hill Country Aesthetics – requires new buildings to create pedestrian friendly building frontages and conform to a Hill Country Design aesthetics in Commercial/Mixed Use Village, Non-Residential, and Civic and Community districts.

At the conclusion of the P&Z review, staff plans to conduct a similar workshop with the City Council to obtain guidance 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.
- Complies with the City Council directive to review and recommend UDC policy-related amendments by category.

**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