



PLANNING & ZONING WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Prioritizing remaining Unified Development Code policy amendments
DATE: April 11, 2024
DEPARTMENT: Public Works and Engineering Services
PRESENTED BY: Lee Muniz, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

At the December 2023 Planning and Zoning regular meeting, the Commissioners categorized policy-related amendments in the Unified Development Code (“UDC”). They produced a total of 15 categories with the following as top priorities.

- Subdivision Design
- Infrastructure
- Drive-Through
- Parking Lots
- Building Standards
- Building Design
- Landscape

The Commission reviewed the first seven categories at its January, February, and March meetings. The remaining policy-related amendments to be categorized, listed below, were on the March meeting agenda as a workshop item. With the consensus of the Commissioners, the item was postponed to their April meeting.

- Hill Country Character
- Conservation Development Alternative and Low Impact Development
- Setbacks
- Screening
- Trees
- Conditional Uses
- Table 4.2
- Signs

Exhibit A includes the Proposed Remaining Categories to Review. Each category contains the corresponding sections of the UDC and a “problem statement.” The City Council requests that the Commission clearly define the problem (statement) for each of the remaining categories. An updated version of Exhibit A inclusive of changes from the Commission will be presented at a subsequent City Council meeting with the commission-directed priority order. The City Council will review the problem statements and priorities and provide direction back to the Commission for the remaining 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.