



PLANNING & ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Review of proposed City of Fair Oaks Ranch Unified Development Code amendment categories.

DATE: November 14, 2024

DEPARTMENT: Public Works – Engineering Services

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

INTRODUCTION/BACKGROUND:

On September 19, 2024, the City Council adopted ten Unified Development Code (UDC) policy amendments related to the following categories:

- Subdivision Design
- Infrastructure
- Drive-Through
- Parking Lots
- Building Standards
- Building Design
- Landscape
- Mixed Use Village Residential Component

At its regular meeting on April 11, 2024, the Planning and Zoning Commission identified additional amendments. Subsequently, on October 17, 2024, during a regular City Council meeting, the Council reviewed these categories and provided direction on each. A detailed description of the issues and the Council's guidance is included in **Exhibit A**.

Staff recommends the Commission review and refine proposed amendments in the following category order:

- 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

The anticipated next steps for the Planning & Zoning Commission include:

- November 14, 2024 – Review of remaining categories and City Council direction. Confirm prioritization of categories to allow staff to prepare for future amendment workshops.
- January 13, 2025 – Begin holding workshops to review and refine proposed amendments.

All proposed amendments will be presented to the City Council for review prior to scheduling any public hearings.

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