



PLANNING & ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Unified Development Code amendments regarding Hill Country Aesthetics, Screening, Street Frontage and Maximum Block Length

DATE: February 13, 2025

DEPARTMENT: Public Works and Engineering Services

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

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. The Council supported changes related to the following categories.

- 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 recapped the categories and Council direction to the Planning and Zoning Commission (P&Z). The P&Z reviewed the priority order listed above and established a series of four workshops as follows.

- 1st Workshop – Hill Country Aesthetics, Screening, Subdivision Design (Street Frontage and Maximum Block Length)
- 2nd Workshop – Conservation Development Alternatives and Site Development (Waiver and Variance Applications)
- 3rd Workshop – Table 4.2 and Conditional Uses
- 4th Workshop – Trees and Signs

This first workshop will cover Hill Country Aesthetics, Screening, Subdivision Design. Staff recently identified needed changes to Maximum Block Length requirements which have not been previously presented to P&Z or City Council. A summary of the proposed amendments is shown in **Exhibit A** and a copy of the proposed redline changes is shown in **Exhibit B**.

Next steps for UDC amendments include:

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 summarize 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