



PLANNING & ZONING CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

February 24, 2022

AGENDA TOPIC: Review and discussion of proposed amendments to the City of Fair Oaks Ranch Unified Development Code.

DATE: February 24, 2022

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Katherine Schweitzer, P.E., Manager of Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

INTRODUCTION/BACKGROUND:

During the past year the Planning and Zoning Commission (P&Z) worked with city staff and consultant Gunda Corporation on amending the Unified Development Code (UDC). A series of (5) five work sessions were held to discuss the diagnostic findings of the current UDC and to gather P & Z's input on the issues identified. Staff also provided input and recommendations. Additionally, the consultant's experience in utilizing the UDC to undertake review of planning applications over the past few months assisted in identifying areas of improvement.

A summary of the P&Z's concerns and related action items was shared with the Commissioner's in July 2021. That has been updated to reflect the proposed amendments, based on staff input. Using that as a framework, implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion. The redlined version of the proposed amended UDC was reviewed by staff with their recommendations being incorporated. For reference, it highlights the changes. On September 14th Commissioners were provided a redline copy and a clean version of the proposed amended UDC.

At the Commission's October meeting, the consultant performed a summary review of changes. After the review and discussion, it was decided an updated redline version would be produced. In addition, it was determined a chapter-by-chapter review would be provided at future P&Z meetings. The latest redline version can be found online at:

<https://www.fairoaksranchtx.org/DocumentCenter/View/3917/UDC-Redline-Version-October-2021>.

To date the P&Z have reviewed Chapters 1 – 6.5. When the P&Z completes their review, the following steps are anticipated for the completion of amending the UDC:

1. Consultant/staff incorporate P&Z input and add features (hyperlinks, illustrations, and formatting) so to make the document user friendly
2. Draft document sent to Legal for review
3. Consultant/staff receives legal input and incorporate accordingly
4. City Council reviews final draft and incorporate any City Council input
5. City Council performs final review and sets public hearing dates
6. City Council holds public hearings

7. City Council adopts amended Unified Development Code

Tonight's discussion will focus on receiving final input from the Commissioner's on the proposed amendments. As this review is self-driven, P&Z work sessions will continually be held until all Chapters have been reviewed and discussed.

LEGAL ANALYSIS

Legal has attended all P&Z meetings and has provided necessary guidance. Upon receiving P&Z's approval of the final draft UDC, legal will perform a final review and submit any input.

RECOMMENDATION/PROPOSED MOTION:

The city consultant and staff desire final input on the proposed UDC amendments.