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## CITY COUNCIL PUBLIC HEARING

### CITY OF FAIR OAKS RANCH, TEXAS

August 17, 2023

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AGENDA TOPIC: The City Council of the City of Fair Oaks Ranch, Texas will conduct a public hearing to receive public testimony on proposed amendments to the following chapters in the Unified Development Code (UDC):

Chapter 1: General Provisions  
Chapter 2: Review Authority and Procedures  
Chapter 3: Applications and Permits

DATE: August 17, 2023

DEPARTMENT: Public Works & Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services  
Lata Krishnarao, AICP, Ardurra

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### **PURPOSE:**

The purpose of this public hearing is to receive public input regarding the proposed amendments to the following chapters in the Unified Development Code (UDC):

Chapter 1: General Provisions  
Chapter 2: Review Authority and Procedures  
Chapter 3: Applications and Permits Council

### **BACKGROUND:**

Over the past two years the Planning and Zoning Commission (P&Z Commission) worked with City staff and planning consultant on identifying and creating amendments to the Unified Development Code (UDC). The process consisted of the following steps:

1. A series of five work sessions were held to discuss the diagnostic findings of the current UDC and to gather the P&Z Commission'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 assisted in identifying areas of improvement.
2. Implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion.
3. The P&Z Commission was provided with a complete redlined version and a clean version of the proposed text amendments, and the consultant presented a broad review of the changes.
4. The P&Z Commission determined a chapter-by-chapter review would be beneficial to understand the amendments and a series of work sessions were held to complete this review.
5. After the completion of this review, a final redline version and clean version of the UDC was produced and presented to the P&Z Commission.
6. At the P&Z Commission's March 9, 2023 meeting, the Commissioners recommended approval of the amendments to the City Council.

7. Subsequently, as directed by the City Council at its meeting of April 20, 2023, the proposed amendments were broken down into topics prioritized by the P&Z Commission. The City Council approved the topics on May 18, 2023.
8. On June 6, 2023, the P&Z Commission reviewed this first set of amendments with the Change Summary Report (as requested by the City Council) for Chapters 1-3.
9. On July 13, 2023, the P&Z Commission conducted a public hearing to receive public testimony on the proposed amendments to Chapters 1-3. Upon closing the public hearing, the P&Z Commission voted unanimously to recommend approval of the proposed amendments and authorize advancement to the City Council.

All state law requirements for public notification of today's hearing have been met.

A Change Summary Report for Chapters 1-3 (**Exhibit A**) is attached which identifies the substantial changes by chapter, section, and proposed change with a brief reason for each change. A copy of the Chapters 1-3 redline (**Exhibit B**) and clean version (**Exhibit C**) is also provided for reference. All exhibits are also posted to the City's website.

#### **LEGAL ANALYSIS:**

Legal has attended all P&Z Commission meetings, provided necessary guidance, and drafted the ordinance.

#### **RECOMMENDATION/PROPOSED MOTION:**

Public Hearing – No action required. Action on these proposed amendments may be taken under the related consideration item later in the agenda.

#### **Attachments:**

- Exhibit A - Change Summary Report for Chapters 1-3
- Exhibit B - Chapters 1-3 (redline version)
- Exhibit C - Chapters 1-3 (clean version)