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**PLANNING & ZONING CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 9, 2023**

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AGENDA TOPIC: Consideration and possible action recommending approval of the proposed City of Fair Oaks Ranch Unified Development Code amendments and authorizing its presentation to the City Council

DATE: March 9, 2023

DEPARTMENT: Public Works and Engineering Services

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

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**INTRODUCTION/BACKGROUND:**

During the past two years the Planning and Zoning Commission (P&Z) worked with city staff and planning consultant Ardurra on creating amends to 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 assisted in identifying areas of improvement.

A summary of the P&Z's concerns and related action items has been updated periodically to reflect the proposed amendments, including 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 Commissioners were provided a redline copy and a clean version of the proposed amended UDC and had the city consultant performed a summary review of the 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 review has been completed and a final redline version and clean version of the UDC has been produced and relayed to the Commission. The latest redline version (February 2023) is separated by chapters and can be found online at:

<https://www.fairoaksranchtx.org/452/Unified-Development-Code>

As the P&Z has completed the project task, the following steps are anticipated for the completion of amending the UDC:

1. P&Z recommend approval of proposed UDC amendments
2. P&Z present UDC amendments to City Council
3. City Council reviews final draft and incorporates input
4. City Council performs final review and sets public hearing dates
5. City Council holds public hearings
6. City Council adopts amended Unified Development Code

Tonight's discussion will focus on the final review of the proposed amendments. Additionally, the P&Z will recommend presenting the proposed UDC amendments to the City Council by a representative(s) of the Commission.

**LEGAL ANALYSIS**

Legal has attended all P&Z meetings, provided necessary guidance, and reviewed the UDC amendments.

**RECOMMENDATION/PROPOSED MOTION:**

I move to recommend approval of the proposed Unified Development Code amendments and authorize its presentation to the City Council.