

AN ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) REGARDING COMPREHENSIVE AMENDMENTS, INCLUDING VARIOUS POLICY AND ADMINISTRATIVE CHANGES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance No. 2019-03, the City Council of the City of Fair Oaks Ranch, Texas (the “City”) adopted a Unified Development Code (“UDC”) consolidating the City’s zoning, subdivision, and other development regulations into a comprehensive development code; and

WHEREAS, the Priorities 2.1.2 and 2.2.5 of the Strategic Action Plan to evaluate and update the UDC support amendments as such; and

WHEREAS, the City Staff and Planning and Zoning Commission reviewed the current UDC in its entirety and have determined that certain revisions and updates to, and reorganization of the UDC are necessary to align with the state law and the current needs of development within the city limit boundary; and

WHEREAS, City staff conducted workshops with the Planning and Zoning Commission and City Council on the UDC amendments; and

WHEREAS, all public hearing notification requirements were performed in accordance with the Local Government Code and the City’s Unified Development Code; and

WHEREAS, after consideration of the proposed changes and the recommendation from the Planning and Zoning Commission, the City Council finds and determines that the proposed amendments are reasonable and necessary and in the best interest of the health, safety, and welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, THAT:

- Section 1.** The City of Fair Oaks Ranch Unified Development Code is amended as set forth in **Exhibit A** attached hereto and incorporated by reference for all purposes.
- Section 2.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 8. That violations of the provisions of this Ordinance shall, upon conviction, be fined as provided in the UDC.

Section 9. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 10. This Ordinance shall be effective upon the date hereof and any publication required by law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 2nd day of October 2025.

PASSED, APPROVED and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 16th day of October 2025.

Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, TRMC
City Secretary

Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney