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## CITY COUNCIL REPORT ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Update regarding UDC Policy Amendments  
MEETING DATE: January 18, 2024  
DEPARTMENT: Public Works and Engineering Services  
PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

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#### **INTRODUCTION/BACKGROUND:**

On September 7, 2023, City Council returned the Unified Development Code (UDC) to the Planning & Zoning Commission (P&Z) to rework the amendments by first addressing statutory and regulatory changes and prioritizing all proposed policy changes.

With statutory and regulatory changes on the path towards adoption, the P&Z held a workshop on December 14, 2023, to review the proposed UDC policy changes and grouped these policy changes into “categories.” A total of sixteen (16) categories were identified. The top 10 categories were prioritized as follows with the remaining categories to be prioritized at a later date.

1. Subdivision Design (includes blocks, easements, streets)
2. Infrastructure (includes design and construction standards, stormwater, water quality protection, floodplain, fiscal surety, permits)
3. Drive Throughs
4. Parking Lots
5. Building Standards
6. Building Design
7. Landscaping
8. Hill Country Aesthetics
9. Mixed Use Village
10. Table 4.2 (Permitted Uses within each Zoning District)

Categories to be prioritized at a later date:

- Conservation Development Alternative (CDA)/Low Impact Development (LID)
- Setbacks
- Screening
- Trees
- Conditional Uses
- Signs

On January 11, 2024, the P&Z held a workshop on the top three prioritized categories: Subdivision Design, Infrastructure, and Drive Through. Staff will schedule a City Council workshop on these categories upon completion of the P&Z Commission’s review.

**POLICY ANALYSIS/BENEFITS TO CITIZENS:**

N/A

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

N/A