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## PLANNING & ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Review of Unified Development Code Amendments related to Subdivision Design, Infrastructure and Drive Through

MEETING DATE: January 11, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muniz, Manager of Engineering Services

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

At the Planning and Zoning (P&Z) Commission's September 14, 2023 meeting, Mayor Maxton provided the following guidance on advancing the Unified Development Code (UDC) amendments. He also noted that the City Council would like to hold workshops on each of the proposed amendments prior to holding public hearings.

1. Bring forth regulatory changes inclusive of updates driven by state or federal law and any items that need to be addressed immediately.
2. Bring forth policy recommendations per topic such as Conservation Development Alternative, Fencing, Setbacks and Landscaping.
3. Bring forth any proposed language changes.

The P&Z Commission, on November 9<sup>th</sup>, and the City Council, on December 7<sup>th</sup>, held their respective workshops on Statutory and Regulatory Changes.

The P&Z Commission, on December 14<sup>th</sup>, and the City Council, on December 21<sup>st</sup>, held their respective public hearings on Statutory and Regulatory Changes. The City Council approved the first reading of an ordinance amending the Unified Development Code and is expected to adopt all proposed Statutory and Regulatory Changes on January 18, 2024.

At the December 2023 meeting, the P&Z Commission held a workshop to categorize all policy-related amendments which resulted in a total of 16 categories. The following categories were identified as the first priorities since they are fairly straight-forward and less controversial than other categories:

- Subdivision Design
- Infrastructure
- Drive Through

Tonight's workshop will cover all policy-related amendments within these categories. A spreadsheet (**Exhibit A**) summarizing the changes with justification is attached. Clerical and grammatical changes will not be discussed but are included in the redlined UDC chapters and sections (**Exhibit B**) for reference. It should be noted that Exhibit B contains only those chapters and sections with changes related to these categories.

Some pertinent changes include:

- Subdivision Design – adds minimum requirements for cul-de-sac streets and utility easements
- Subdivision Design – increases minimum street base material from eight inches to 10 inches and specifies pavements shall be a minimum of two inches of Type D Hot Mix Asphalt
- Infrastructure – provides additional design standards and construction specifications applicable to Fair Oaks Ranch
- Infrastructure – requires City-issued permits for all public improvements
- Infrastructure – identifies the design storm capacity for connector and local streets
- Drive Throughs – defines vehicle stacking and screening requirements

At the conclusion of the P&Z review, staff plans to conduct a similar workshop with the City Council to obtain guidance and feedback on the proposed amendments within these categories.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Supports Priority 2.1 of the Strategic Action Plan to Manage the physical development of the City in accordance with the Comprehensive Plan
- Ensures future developments meet acceptable standards for subdivision design, infrastructure and drive through stacking and screening requirements

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

N/A at this time but will be performed prior to the City Council Workshop

**RECOMMENDATION/PROPOSED MOTION:**

N/A