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## PLANNING & ZONING COMMISSION WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

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AGENDA TOPIC: Prioritizing Unified Development Code (UDC) policy amendments.  
MEETING DATE: December 14, 2023  
DEPARTMENT: Public Works and Engineering Services  
PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services  
Lee Muniz, Manager of Engineering Services

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

During the past two years the Planning and Zoning Commission (P&Z) worked with city staff and the City's planning consultant to amend the current Unified Development Code (UDC). The current process consists of the following:

1. On September 7<sup>th</sup>, the City Council moved to have the P&Z Commission rework all previous proposed amendments to first address regulatory and statutory changes and items needing immediate attention.
2. At the P&Z's September 14<sup>th</sup> meeting, Mayor Maxton provided additional guidance on advancing the amendments. He noted, unlike the previous steps, the City Council would hold workshops on each of the proposed amendments prior to holding public hearings.
  - a. Bring forth regulatory changes inclusive of updates driven by state or federal law and any items needing immediate addressing such as Mixed Use Village Zoning District.
  - b. Bring forth policy recommendations per topic such as Conservation Development Alternative, Fencing, Setbacks and Landscaping.
  - c. Bring forth any proposed language changes.
3. 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.
4. The P&Z Commission, on December 14<sup>th</sup>, and the City Council, on December 21<sup>st</sup> will hold their respective public hearings on Statutory and Regulatory Changes. The City Council on December 21<sup>st</sup> will act on the first reading of an ordinance amending the Unified Development Code.

The purpose of tonight's workshop is for the P&Z Commission to begin item b above by prioritizing policy amendments. To assist the Commission in their ranking, Commissioner Horwath and staff pre-listed recommended policy categories (Exhibit A). The Commission shall finalize all recommended policy categories. And, at the minimum identify the top five priority policy categories.

Next Steps: January 18, 2024 – P&Z will begin working on the policy amendments in accordance with the priority list approved tonight.

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

I move to approve the priority list of UDC policy amendments.