



PLANNING & ZONING WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Mixed Use Village Residential Component
DATE: March 14, 2024
DEPARTMENT: Engineering Services
PRESENTED BY: Grant Watanabe, P.E., Director of Public Works and Engineering Services

INTRODUCTION/BACKGROUND:

The City's Comprehensive Plan defines the Mixed Use Village district as areas within the City where the City encourages a mixture of uses that create pedestrian scaled development at major transportation nodes, including retail, restaurants, offices, civic uses and housing options. It also enables developments that incorporate a mix of housing types, including a focus on aging adult options, allowing older residents the option to downsize their home but remain in the community.

The Unified Development Code (UDC) currently does not require a mix of uses within the Mixed Use Village district. This became evident when a recent developer proposed a multi-unit development near the intersection of FM3351 and Dietz Elkhorn Road which did not include a mixture of uses. Although that developer did not move forward for various reasons, it raised awareness of the need for a UDC policy amendment to address this.

At the December 21, 2023, regular City Council meeting, the Mayor led a workshop on residential uses within the Mixed Use Village Zoning District in order to gain consensus from councilmembers and provide direction to the Planning and Zoning Commission (P&Z). The Council determined this to be a top priority, but not the highest, and the City Attorney's office took action to explore all options and provide a potential solution to the P&Z for review. Attached as **Exhibit A** is the proposed revision to Section 4.9, Table 4.2 Permitted Use Table.

There are four types of residential uses permitted within the Mixed Use Village district:

- Single Family Residential
- Accessory Building Residential Unit (Garage Apartment)
- Single Family Residential Attached/Townhomes/Patio Home/Duplex/Multi-Unit Home (3-4 units)
- Multi-Family Residential

The proposed revision removes the "*" (asterisk) from Single Family Residential and Accessory Building Residential Unit (Garage Apartment) but retains it for the other residential types. This provides no limitation on Single Family Residential or Accessory Building Residential Units but places a maximum of thirty (30) percent of the total area of all uses (square feet) on the other residential types. This maximum applies to an entire unified development or lot as applicable. The land use calculation includes the gross area inside all buildings, on all floors, and any outdoor areas associated with the land uses (i.e. outdoor dining areas).

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan.
- Establishes limitations on certain residential types within the Mixed Use Village district to ensure a mix of uses if certain residential types are part of a development.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

The City Attorney's office has provided the draft amendment for review.

RECOMMENDATION/PROPOSED MOTION:

N/A