



PLANNING & ZONING WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Updated Unified Development Code Amendments related to Subdivision Design, Infrastructure, Drive Through, Parking Lots, Building Standards, and Landscaping

DATE: March 14, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muniz, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

At the December 2023 Planning and Zoning Commission regular meeting, the Commissioners held a workshop to categorize all policy-related amendments in the Unified Development Code (“UDC”) resulting in a total of 16 categories. The following categories were identified as top priorities:

- Subdivision Design
- Infrastructure
- Drive-Through
- Parking Lots
- Building Standards
- Building Design
- Landscape
- Hill Country Aesthetics

At the February 2024 regular P&Z meeting, the Commissioners finalized and approved advancing the proposed amendments of the first three prioritized categories (Subdivision Design, Infrastructure, and Drive-Through) to City Council.

At the same meeting, the Commissioners began discussing the proposed policy-related amendments to the remaining categories - Parking Lots, Building Standards, Building Design, Landscaping, and Hill Country Aesthetics. The Commissioners worked through all categories except for Hill Country Aesthetics. The commission also asked for staff recommendations on the proposed amendments.

Attached as **Exhibit A** is a newly developed document summarizing the proposed amendments in final form of the seven categories. The document details the UDC problem as defined by staff and/or the P&Z, the P&Z comments to the problem, staff’s recommendations, and administrative policy changes.

1. The agreed upon recommended policy changes in which the P&Z and staff acknowledge a problem exists.

2. The non-recommended policy changes reflect a difference between the P&Z and staff regarding a problem exists.
3. The administrative policy changes are amendment that propose a reorganization in information, relocation of an existing section, correction to section references, and clarifications.

A copy of the redline UDC chapters and sections depicting the proposed changes are attached as **Exhibit B**.

At the conclusion of tonight's workshop, staff seeks guidance on advancing the seven categories to a City Council workshop.

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.
- Complies with the City Council directive to update the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A currently. Will be performed prior to a final proposed amendment for public hearing and consideration.

RECOMMENDATION/PROPOSED MOTION:

N/A