



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION SPECIAL MEETING

Thursday, June 30, 2022 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

CONSIDERATION / DISCUSSION ITEMS

4. Consideration and possible action on recommending approval of the proposed City of Fair Oaks Ranch Unified Development Code amendments and authorizing its presentation to the City Council.

Grant Watanabe, P.E., Director of Public Works & Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

ADJOURNMENT

Signature of Agenda Approval: s/ Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, June 27, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.



PLANNING & ZONING CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

June 30, 2022

AGENDA TOPIC: Consideration and possible action on recommending approval of the proposed City of Fair Oaks Ranch Unified Development Code amendments and authorizing its presentation to the City Council

DATE: June 30, 2022

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

INTRODUCTION/BACKGROUND:

During the past year the Planning and Zoning Commission (P&Z) worked with city staff and consultant Gunda Corporation on amending the Unified Development Code (UDC). A series of (5) five work sessions were held to discuss the diagnostic findings of the current UDC and to gather P & Z's input on the issues identified. Staff also provided input and recommendations. Additionally, the consultant's experience in utilizing the UDC to undertake review of planning applications over the past few months assisted in identifying areas of improvement.

A summary of the P&Z's concerns and related action items was shared with the Commissioner's in July 2021. That has been updated to reflect the proposed amendments, based on staff input. Using that as a framework, implementation steps were identified that included text amendments, incorporation of additional guidelines, and topics for further research and discussion. On September 14th Commissioners were provided a redline copy and a clean version of the proposed amended UDC.

At the Commission's October 2021 meeting, the city consultant performed a summary review of changes. After the review and discussion, it was decided an updated redline version would be produced. In addition, it was determined a chapter-by-chapter review would be provided at future P&Z meetings. The review has been completed and a final redline version has been produced and relayed to the Commission. The latest redline version (June 2022) is separated by chapters and can be found online at:

<https://www.fairoaksranchtx.org/452/Unified-Development-Code>

As the P&Z has completed the project task, the following steps are anticipated for the completion of amending the UDC:

1. Draft document sent to Legal for review
2. Consultant/staff receives legal input and incorporate accordingly
3. City Council reviews final draft and incorporates any City Council input
4. City Council performs final review and sets public hearing dates
5. City Council holds public hearings

6. City Council adopts amended Unified Development Code

Tonight's discussion will focus on a final review of the proposed amendments. Additionally, the P&Z will recommend presenting the proposed UDC amendments to the City Council by a representative(s) of the Commission.

LEGAL ANALYSIS

Legal has attended all P&Z meetings and has provided necessary guidance. Upon receiving P&Z's approval of the final draft UDC, legal will perform a final review and submit any input.

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the proposed Unified Development Code amendments and authorize its presentation to the City Council.

CANCELLED