

June 24, 2021, Rev. July 16, 2021, August 25, 2021, October 18, 2021.

Planning and Zoning Commission and Staff Feedback UNIFIED DEVELOPMENT CODE AMENDMENTS

Fair Oaks Ranch, Texas

The comments gathered at the work sessions with P & Z and discussion with staff have been listed below. Recommended changes to the UDC addressing these comments are shown in blue text. The pages where these comments are addressed are also included in blue text. The page numbers refer to the redlined pdf document titled – Proposed Amendments August 2021 Redlined Version. pdf.

Comprehensive Plan Objectives – Responses to the Survey

Topic: Preservation of character and quality of life

1. No clear-cutting of lots – Increased tree preservation requirements based on discussions with staff. Required preservation in certain instances. (Pages 268-275)
2. Maintain tree canopies - Increased tree preservation requirements (doubled). (Pages 268-275). Required preservation in certain instances. (Pages 268-275)
3. 50-foot wooded barrier along arterial roads for both residential and commercial – Added. (Page 144)
4. "Bedroom Community", Hill Country, larger lots, good school, benefits & uniqueness
5. Hill country character/definition – lot size, open space, natural landscaping, architecture, building material (?), large setbacks Large setbacks – Added requirements on natural buffers, increased buffers and setbacks, need to discuss the legal issues related to regulating building materials. (Page 90)
6. Large Setbacks-No Comments for residential districts. Recommended. (Page 90)
7. Large Lots-No Comments for the residential districts. Recommended minimum lot size for Conservation Development Alternative. (Page 188)
8. We moved here for numerous reasons including:
 - the golf course created the appearance of vast open spaces
 - many large lots like 1 or 5+ acres; prevent the subdivisions with houses cramped together on tiny lots
 - – retained existing restrictions on lot sizes in single family zones. No changes.
 - the large oak trees – increased tree protection requirements. . (Pages 268-275)
 - the sense of community & friendliness created by FORCC atmosphere
 - safety of the neighborhood
 - quietness of the neighborhood
 - dark skies – Retained dark sky ordinance.

- small home on a fairly large golf course lot - retained existing restrictions on lot sizes in single family zones. (Page 90)
- no subdivisions with all the trees mowed down - increased tree protection requirements. (Pages 268-275)
- no subdivision with cookie cutter looking homes – lot sizes retained.
- no street lights in my neighborhood. Each home had outside lighting.
- the rural feeling. Retained dark sky ordinance.
- the animals like deer, fox, cows, chickens etc. What options will help preserve the Hill Country character?
- prevent cutting down so many trees. increased tree protection requirements. (Pages 268-275)
- main entries to FOR with hill country landscaping – Need a signage plan for the City.
- requiring more green space for new housing developments – retained current open space requirements.
- not too many parking lots -increased landscaped buffers
- upkeep on our parks and trails
- creating an even more walkable neighborhood – retained street and sidewalk standards.

Topic: What threats or obstacles can harm community character?

1. Threats include commercial development, multi-family homes, drive-throughs, etc. Single family housing is the majority of Fair Oaks Ranch, and the development should continue in that direction – added guidelines for drive-throughs. MF is not permitted, except in the Mixed Use district.
2. What is overdevelopment?
3. Over development, particularly mowing down all the trees for a cookie cutter subdivision – Enhanced tree preservation requirements. (Pages 268-275). Added recommendations to minimize disturbance in setbacks and preserve natural landscaping. (Pages 144, 153)
4. Ability to get water
5. Commercial development that is not well planned – enhanced buffer and landscaping requirements.
6. High degree of outside traffic through our neighborhood
7. Divisiveness of people when making community decisions

Topic: What type of housing is desired as the city grows?

1. I would not like to see additional housing types in Fair Oaks Ranch. This also was made clear in the public meetings with the citizens
2. I think "garden style" homes that may have a shared wall similar to the neighborhood on the far side of the country club would be an appropriate addition to the building mix of the city.

3. I think "town homes" similar in style to the development on the corner of Dietz Elkhorn and Fair Oaks Ranch Parkway (next door to the country club) would be an appropriate addition to the building mix of the city. [Zoned Mixed Use Village that permits varied housing types.](#)
4. Housing types, what are we looking for here? No MF anywhere? Yet HUD can build MF. type of housing desired: all mentioned!
5. Garden homes built around a green space area. [Need to identify appropriate areas as part of Comprehensive Plan Update if this is desired.](#)
6. Single family
7. Townhomes, apartments and multi-use housing are far less desirable
8. Keep multifamily, apartments, townhouses and assisted living limited to Mixed Use zones – [no amendments are proposed to current regulations that allow varied types of housing in Mixed Use district. However, it has been clarified that just residential developments do not qualify as "Mixed-Use".](#)

Topic: Incorporation of greenery and open space into and development to preserve the "Hill Country" character. What measures would you recommend?

1. As to landscaping, we want to encourage natural surroundings rather than planned planting areas that represents "cookie-cutter" developments, where everyone has a tree in their front yard, which is not natural to the area and dies within 5-10 years. That is not what is considered Hill Country atmosphere. [Changes proposed to increase buffer and setbacks from streets, protect trees. \(Pages 90, 144-149\)](#)
2. Natural landscaping – [Proposed enhanced preservation requirements. \(Pages 268-275\)](#)
3. Eliminate clearcutting for any zone, and provide a buffer of at least 50' adjacent to all arterial and connecting roads. [Proposed restrictions on clear cutting and added buffers.](#)
4. Fredericksburg uses landscaping as buffer and as a way to highlight important features. The ordinances list tree sizes, strips aside the rights-of-way, hedges and minimum number of trees. [The current ordinance includes some of thee. Additional requirements have been added for buffers - \(Pages 268-275\). Increased setbacks - \(Page 90\).](#)
5. The UT Austin study recommends landscape buffers using native species, eliminating clear-cutting to the road edge (50' depth). [Proposed.](#)
6. Undisturbed open space-No Comments for residential districts. [Proposed.\(Page 153\)](#)
7. Green spaces (preferably dedicated to park use) should be encouraged by the city. [Current park dedications are required to be maintained by FORHA. No changes proposed.](#)
8. Don't mow down all the trees, preserve more of existing trees. [Natural buffer proposed. Increased preservation requirements. \(Pages 268-275\)](#)
9. Larger minimum lot sizes for builders. [No changes proposed to residential zones. Minimum lot sizes added for Conservation Development. . \(Pages 90, 188\)](#)

10. More open spaces helping to create a more walkable community
11. No clear-cutting of lots. [Proposed stronger tree preservation requirements. \(Pages 268-275\)](#)
12. Maintain tree canopies. [Proposed stronger tree preservation requirements. \(Pages 268-275\)](#)
13. 50 foot wooded barrier along arterial roads for both residential and commercial - [Proposed.](#)
14. Look at Fredericksburg & other Hill Country areas for aesthetics? [Reviewed. Shared the article on Hill Country character by UT with the P & Z.](#)

Topic: Development Patterns

1. If a lot line is at the road edge, the property owner has the right to clear the lot, in my opinion. Maybe property lines ought to be within 3-50 feet of the road, which would allow a buffer zone. [Proposed for Collector and Arterials. \(Page 154\)](#)
2. Clustering lots is not appropriate, as we wanted lot sizes to be a minimum of 1 acre in future development. The points on page 30-31 sound to me as planned dense developments, which we want to avoid. [Added a minimum lot size of ½ acre for conservation Development that allow clustering. \(Pages 90, 188\)](#)
3. A no-cut-buffer at least 50-feet deep along the road right-of-way would effectively screen houses. [Proposed for Collector and Arterials. \(Page 144\)](#)
4. No cut buffer zone 50' can hurt home/land values! Breakeven point! [Proposed for Collector and Arterials to maintain the character. Not proposed for interior streets. \(Page 144\)](#)

Topic: Open Space and Preservation Techniques

1. Conservation development sounds good to perhaps manage density, unless it is your land being sold – seller will get less of a sales price
2. I think that green spaces (preferably dedicated to park use) should be encouraged by the city
3. Landscaping And Open Spaces
 - The Fredericksburg Entry Corridor Study goals were to: [Reviewed](#)
 - Create street-to-building buffers – [Maintained existing standards for Mixed Use district.](#)
 - Create a consistent tree canopy – [Increased tree preservation requirements. \(Pages 268-275\)](#)
 - Minimize impervious covering – [Increased requirements. \(Page 135\)](#)
 - Restore existing natural areas – [Added preservation requirements. \(Pages 268-275\)](#)
 - Create public spaces and common areas. [Need additional review.](#)
 - Use parks, open spaces and natural areas as buffers or means of maintaining natural views. [Added buffers along streets and increased buffer for yards. \(Page 148\)](#)
 - Boerne Zoning Ordinance – [Reviewed sections.](#)

- List Landscaping for setbacks, trees, shrubs and ground cover – UDC includes this information.
- Xeriscaping permitted on any lot under specific designs. Need additional review.
- Combine xeriscaping and traditional landscaping. Need additional review.

Topic: Architectural Design- New development should also respect the unique architecture and scale of the region. What elements contribute to architecture character?

1. Several of the options here conform, while the HEB would not even be permitted within the City. But if we are going to dictate style of home, we need to look at what the roles of HOAs, as some are stucco, and some are brick. Taking that into consideration, the neighborhood should be similar – Discuss City’s ability to regulate façades. The requirements have been left in the UDC, based on practices followed by other cities. The requirements may not be able to be enforced currently, but if there are changes to the state law in the future, the City will be better prepared with regulations in place.
2. Set up minimum rules for HOA restrictions in new subdivisions and for architectural Control Committees. Need additional review.
3. All Development Agreements must conform to the UDC Agree.
4. No “modern” or “contemporary” design. Discuss City’s ability to regulate facades.
5. Added suggestions/comparisons from Fredericksburg and Boerne guidelines, discussions with architects for arterial road commercial areas. Recommended guidelines.
6. Mandate materials? Developers are not stupid. New materials come out every day; Stone. Discuss City’s ability to regulate facades.
7. The Mixed Use Villages and Logistics Zones are located on the arterial roads which is similar to the locations studied by the Fredericksburg Entry Corridor (routes 87, 290, etc.). The Boerne Zoning Ordinance (rev. 11/12/2019) has commercial design standards which also are applicable to MUV on 3351 and Old Fredericksburg Road.
8. Architectural Materials - Discuss City’s ability to regulate facades.
 - Fredericksburg Entry Corridor
 - Materials native to the hill Country such as cedar, limestone and brown sandstone
 - Materials that offer texture and avoid monotonous faces and add visual interest and reduce apparent scale
 - Use of neutral colors
 - Traditional Fredericksburg colors are “muted shades of greens, blues and tans
 - Use colors to coordinate façade elements in overall composition and tie all the building elements together
 - Reserve bright colors for accents only

- Boerne Zoning Ordinance
 - A primary material covers at least 60% of the façade (exclusive of doors and windows consisting of brick, cultured stones, cast stones, natural rock, marble, granite, stucco/plaster, hardiboard or wood
 - A secondary material covering 30% of any primary material or glass or concrete (having an integrated color and be textured or patterned)
 - Up to two accent materials for moldings or ornamental designs (no more than 15% of façade)
9. Architectural Style- [Discuss City's ability to regulate facades.](#)
- Fredericksburg Entry Corridors
 - "Use traditional building forms and broader similarities of design ...to be compatible with existing buildingsthat reflect the traditional context>"
 - "Use of standardized "corporate" designs associated with chain or franchise... (sic McDonalds, 7-11, etc.) is strongly discouraged".
 - New commercial styles along the arterial roads entering Fredericksburg model the architecture on the simple rustic nature of Texas Hill Country. "The Hill Country style has a modern elegance because of simplicity, materials and craftsmanship in construction."
 - The entry code includes standards for walls, entrances, entrances, window/door spacing, etc.
 - The Entry code also includes standards for massing and scale – break large buildings into individual bays, vary building materials, provide façade relief and to provide visual interest
 - Fredericksburg Mixed Use District (note: MU-1 to follow Entry Corridor plans) plus:
 - Pedestrian circulation has priority over vehicular access
 - Use traditional forms and building materials
 - Boerne Zoning Ordinance
 - Primary Entrance – Standards to enhance architectural features, entrance every 75' and differentiated bays of no more than 50'
 - Façade Components shall have a base, mid-section and top differentiated with a change in materials, projections or ornamental architecture
 - Specified façade openings

Topic: Consideration of multi-modal, context-sensitive, and landscaped mobility options. What options would you recommend for Fair Oaks Ranch?

1. I would not like to add such to the UDC. Previously, the citizens were quite firm at open sessions that drive-through facilities should not be permitted within the City. Innovative methods such as curb-side pick, worked fine during this year-long pandemic period, and opening our doors to commercial drive-throughs would have negative effects on the community environment of the City of Fair Oaks Ranch.

Drive throughs area currently permitted. [Added guidelines regarding location and buffers. Currently permitted by a CUP, no changes proposed. \(Page 151\)](#)

2. The walkability of the city is great. The streets are wide, with cart paths, where the citizens can also walk and bike. Mandatory sidewalks would be a distraction from the ambience of the City and are rural aesthetics
3. The ideas on split roads look nice, but modifying Fair Oaks Parkway and other main roads would be expensive due to construction and existing rights-of-way
4. I am a fan of horse and walking / hiking trail expansion within the city
5. I have no issue with sidewalks and think they add an element of safety for families with young children and should actually be encouraged
6. This is an outdoor community with lots of walkers, bikers, horses and golf carts. The mobility ideas presented were great! They would add even more charm to our community lifestyle

Topic: Roadway standards, Identify scenic corridors

Current roadway standards are fine...no curbs are heavily used roads, curbs elsewhere, unless the property is within 5-acre lots, where curbs should not be used – [Review street design guidelines.](#)

Topic: Incorporation of superior standards for residential and non-residential development that result in a high return on investment for future areas annexed into the City. What standards would you recommend?

1. Do not weaken the Rural Residential and Neighborhood Residential lot sizes.
2. Adopt the Boerne Business commercial standards for Mixed Use buildings and adopt the Fredericksburg Entry Corridor study for the Mixed Use and Logistics zones [Review](#)
3. Multi-family and apartments were included in the Mixed Use Zone. Mixed Use is located on arterial roads so that the traffic problems are minimized. Maintain the multifamily and apartments exclusively in the Mixed Use Zone
4. Leave the zoning districts the same. Do not add a multi-family or apartment zoning district
5. Landscape Materials-limestone for some types of construction
6. Contemporary ideas can work well in a hill country setting if the right materials are used
7. Using greenery, especially in parking lots, creates beauty. Trees can also provide relief from the sun
8. Minimum lot width of 100' +
9. No flag shaped lots
10. Cut & fill requirements: I believe the City needs the ability to control excavations or drastic movement of cut and fill in order to abate any line of site, drainage or aesthetic problems. The following cut and fill codes come directly from our neighboring community City of Bulverde. I believe we should consider something similar to this.....

(a) Purpose. The purpose of this Section is to limit the amount of cut and fill within slope areas, in order to protect watersheds, prevent flooding, and limit soil loss and erosion, degradation of surface water, and the destruction of the natural resources and topography of the City and ETJ.

(b) Applicability. The provisions of this Section are applicable to all new development and redevelopment proposed within the City and the ETJ.

(c) Cuts. In this Section 4.05, a “cut” means the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth, with exception for the following construction activities:

(i) Roadways or utility construction when it can be demonstrated that the cut is necessary in order for the roadway or utility improvements to exist.

(ii) Cuts within the perimeter of a building footprint and temporary cuts necessary during construction of a building foundation within a building footprint.

(d) Fills. Fills associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth, with exception for the following construction activities:

(i) Roadways or utility construction when it can be demonstrated that the fill is necessary in order for the roadway or utility improvements to exist.

(ii) Fills within the perimeter of a building footprint.

[Review these requirements and add additional as recommended by P & Z.](#)

(e) Stabilization and Re-vegetation. Cut area surfaces and fill areas must be stabilized and re-vegetated in accordance with the City's Stormwater Drainage Criteria Manual; relief from Cut and Fill Requirements.

(f) Administrative Approval: The City Manager may approve a cut or fill of not more than eight feet provided the following conditions are met:

1) the cut or fill is for the purpose of constructing a water quality control or stormwater detention facility.

2) the post construction layout is integrated with natural contour lines.

3) Best Management Practices identified in the approved stormwater pollution prevention plan or the appropriate permit issued by the Texas Commission on Environmental Quality are constructed so that water quality levels would be the same or better quality as would result from a cut or fill of not more than four (4) feet.

(g) Variance. Request for cuts or fills greater than eight (8) feet may be approved by the City Council in accordance with Section 1.07 of this Chapter. [Review these requirements.](#)

11. Both Fredericksburg and Boerne either updated or are updating their UDCs, especially the control of the businesses on the arterial roads entering the city. The arterial road sections are directly applicable to FOR. [Review](#)

Topic: Landscape Materials-That assist in creating a rural ambiance and reinforce the region's special character

1. Landscaping materials should encourage native landscape
2. Planting along rural roads should be natural
3. Buffer zones of vegetation in front of all houses and commercial buildings
4. Landscaping rules or common sense? HOA function?
5. Limestone for some types of construction

[Addressed most of these as stated earlier.](#)

Topic: Parking/Screening

1. I do not envision large parking lots, as this City is a rural bedroom community
2. We will not be having large commercial spaces. And you already have my opinion on high (8-foot) fences-should not be allowed. Screens using landscaping is perfect and preferred. [Landscaped buffers along fences have been added. \(Page 142\)](#)

Topic: Fences and Walls

1. Fencing definitely does not define the Hill Country character, especially when the fence is over 6 feet and not build of materials usually used in fencing in the City, such as wood, stucco, iron or metal. This is a subject that I currently am involved with as a neighbor built an 8-foot cedar fence along their backyard and visible from Fair Oaks Parkway. Also, it is one-sided, which is not similar to the fences by Fair Oaks Ranch Elementary School. We are not a community where everyone lives behind a wall, such as I have seen in my international travels. We enjoy seeing our neighbors. We have to be very careful about the fencing ordinances, or we will destroy the open country living ambiance. The term used here is "when screening", which is not appropriate as all fences screen something, which means that this city will turn into a city where everyone's home is walled in. NO!
2. Also, electrically charged fencing is used in ranching, so prohibiting it is against the nature of the city
3. I would prefer chain-link to wood fencing, as it does not give that "walled-in" look. It is more inviting that a large home surrounded by a tall privacy fence, which is very uninviting
4. Please no 8-foot fence along the Parkway. That will destroy the City and its nature
5. Prohibited materials OK with Sept 1, 2019? Chain link however is ok for subdivision runoff retention areas with developers? Why?

[Added landscaped buffers along fences. \(Page 142, Page 148\)](#)

Topic: Adoption of guidelines and standards for future development that recognize the emerging need for multi-generational housing, active and passive recreation,

neighborhood retail, civic gathering spaces, and conservation of natural assets and resources. [Review during the Comprehensive Plan Update process.](#)

1. Multigenerational housing is already happening within the City. Many large lots have two homes on them, the main home, and then a smaller one for the senior parents. [Needs further discussion. Currently “guest houses” are permitted as accessory in single family ones. Added minimum lot requirements. \(Page 115\)](#)
2. Our city is too small to offer civic gathering spaces
3. What is multi-generational housing, why needed that very specialized category
4. Conservation of natural assets
5. Cut & fill requirements
6. Bike ramps/trails (connect the dots)
7. Allowance for mother in law quarters
8. If B&B rentals are allowed there must be strict standards and enforcements (parking noise, amount of refuse) [Needs further discussion.](#)
9. HOAs address the Bed and Breakfast, SRO, and VRBO alternatives
10. B&B and SRO Air B&B are OK why regulate/tax these? [Research and discuss alternatives with legal.](#)
11. The Bed and Breakfast issue is of great concern. For anyone living in this beautiful hill country, and especially those living on the golf courses, the homes could easily lean towards being party houses. Hopefully, that will not be the future of FOR. My support will go to any regulation that will help us manage this scenario

Topic: On a scale of 1-5, 1 being least important, and 5 being most important, what important would you give to these goals: [Review during the Comprehensive Plan Update process.](#)

Type of Development	Preferences						
	0	1	2	3	4	5	6
Attract new office development			I	I	II		
Attract new retail development		I	II	I			
Attract new industrial development	II	II					
Attract new residential development		I		I	I		I
Attract new agriculture development				I		III	
Attract new home businesses			I	II			

1. Support commercial growth on the perimeter arteries of city as well as busier thoroughfares -- ex: the commercial center that has become a resident gathering place that at the corner of Dietz Elkhorn and the Parkway (Spotted Deer Coffee, Blume House, Parker's Ice Cream); Support of further discussion of appropriate drive-throughs for commercial businesses
2. Why pick from this list? Purpose? Market will let us and developers know...we shouldn't try to guess. Our FOR citizen surveys already show what retail amenities citizens want. What about sales tax income to city which is needed? This is critical as

we have limited commercial footprint. Part of the planning process should have special focus on an effort to somehow maximize sale tax revenue with all remaining retail zoned land in FOR

3. Attract new residential development that carries out our rural nature. When you state home business, my neighborhood residents all work from home, so home businesses are very common now in the City

Topic: Consideration of proactive and cost-effective infrastructure and utility planning to accommodate system resilience and future growth. [Review during the Comprehensive Plan Update process.](#)

1. Isn't this the purpose of good government?
2. If ERCOT had been doing their planning jobs, the February freeze would not have been so damaging
3. We are facing a limit to population due to water, wastewater, storm water drainage and roads. These must be studied to prepare for the future
4. Of course, pre-planned, financially paid for with proper timing
5. It is imperative that we plan ahead financially, and with specific infrastructure goals, because the growth is here now, and continues. The further out we plan, and implement as we can, the least cost and less disruptive it will be to our city as a whole
6. Proactive water supply and storage to manage growth, not stifle. Drainage system that uses low impact sustainable and resilient design that can be funded. Fees for capital investment and operation and maintenance

Topic: Protection of water resources, natural resources, and wildlife. [Review during the Comprehensive Plan Update process.](#)

1. Water is one of the factors limiting growth. Water must be controlled and decisions made on water vs growth
2. Just remember on wildlife – we are invading their turf, and not the other way around
3. Of course
4. Protection of our water resources is important to FOR. There is concern by a large number of residents that there will be water for those already here due to the fast, continued rate of new growth sharing our water supply
5. The deer are wonderful, but people routinely feeding them, create issues. As growth continues, the overpopulation of deer will become even more of an issue

Topic: Examination of areas to ensure compatibility with adjacent military installations. [Review during the Comprehensive Plan Update process.](#)

1. Do we have any choice in relations to Camp Stanley? (TAMU's "Military Rules")
2. Military compatibility – of course, city has no say however! But they do have on-base civilians that need housing too

3. We should work closely with the military installations to ensure they are able to do their job well. Dark skies should be honored. It was one of the charms that brought me to FOR. I am not familiar with specific issues, but do think we should make a strong effort to work with them

Topic: Designation of historic districts, provisions, and historic structures. [Review during the Comprehensive Plan Update process.](#)

1. OK but not overdone, can be very restrictive and decrease home values
2. There are numerous structures around the ranch that could be considered historic. Designating them as historic would be a plus for our City heritage and uniqueness.

General Comments

1. HOAs address the Bed and Breakfast, SRO, and VRBO alternatives
2. B&B and SRO Air B&B are OK why regulate/tax these?
3. The Bed and Breakfast issue is of great concern. For anyone living in this beautiful hill country, and especially those living on the golf courses, the homes could easily lean towards being party houses. Hopefully, that will not be the future of FOR. My support will go to any regulation that will help us manage this scenario
4. Make the zoning more restrictive, not less
5. Use the Fredericksburg Entry Corridor and the Boerne 2019 Architectural Commercial styles as the basis of updating the FOR Mixed Use and Logistics Zoning Districts. [Additional review and discussion required on addition of these guidelines.](#)
6. HOA training might assist in keeping our neighborhoods the community for which we want to be known. Personally, I would love to participate in HOA training. **TBD**
7. First line of defense is not necessarily the UDC, which should be a clearly written document, but it is the enforcement. Just like a traffic speed sign states 30 mph, but the enforcement is for those going over 40 mph. Makes no sense to me! If you say something should not be done, it should not be done! **TBD**
8. Tree ordinance - keep heritage, replace with 2" dia. oaks, they grow fast, 5 years fly by fast. Consider Dietz Elkhorn and/or Ralph Fair Rd sound deflecting/aesthetic barriers? Keep walled subdivisions as they are mostly gated anyway. City vs HOAs is a problem, what are detached residential units? [Discussed earlier.](#)
9. Drive thru no big deal, either have the land or not to prevent traffic back up, bigger city issue not FOR. [Discussed earlier.](#)
10. UDC must be kept flexible! Times change! Fluid, a living document
11. At this point, I do not believe that the Planning and Zoning Commission is a fair representation of the City of Fair Oaks Ranch citizens. We are not sitting as Commissioners to give our personal opinion of what is our image of the City. If the information gathered through these polls and remarks is simply a starting point for further discussions in open sessions with the general public and then final approval of the City Council, I am happy to give my "two cents". However, I do not want my "two cents" to be construed as a representation of the entire population

12. The recommendations within the first 22 pages, all appear to be clarification of original UDC, as approved by City Council after extensive input sessions involving the citizens of the City of Fair Oaks Ranch. It is always good to have a second team review the document which is now a working document. The comments align with my concept of improving the document without changing its intent. From page 23 onwards, it appears that the input requested from the video and discussions would change the original document rather than simply clarify the language. At this point, I do not believe that the Planning and Zoning Commission is a fair representation of the City of Fair Oaks Ranch citizens. We are not sitting as Commissioners to give our personal opinion of what is our image of the City. If the information gathered through these polls and remarks is simply a starting point for further discussions in open sessions with the general public and then final approval of the City Council, I am happy to give my “two cents”. However, I do not want my “two cents” to be construed as a representation of the entire population
13. Unlike Boerne and Fredericksburg, Fair Oaks Ranch is a bedroom community with few commercial establishments. The FOR Comprehensive Plan, the community input to the Comprehensive Plan, and especially the philosophy of all the candidates in the last election, makes it clear that FOR residents do not want large businesses or business district and want to remain predominately single-family residences
14. Signs:
 - We dedicated a full workshop to signs, including size calculations, sign shapes/contents and other details. Are the detailed rules on signs really necessary? [Most of the proposed changes are for clarification and to assist staff in enforcing the requirements. Also, missing information contained in the old ordinance was added. \(Pages 344-349\)](#)
 - The commercial signs are necessary for the non-residential zones. Neighborhood Commercial, Mixed Use and even Logistics are currently small areas and will not have large stores or numerous facilities. Why is it necessary to have anything more than a single monument sign and list the name of the stores/offices/etc. on the front wall or door? [Increase in signage is not proposed.](#)
 - Kingwood severely limits signage to only monument signs for the “High Class Strip Centers” with store signs on the walls and windows. If Kingwood can live with minimal signs in a town of 100,000, so can FOR.
 - The four small businesses at the corner of Dietz-Elkhorn and Fair Oaks Parkway are a good example of minimal signage in all the non-residential zones except for the Community Facilities. [\(Pages 343-350\)](#)
 - If nothing else, at least put the street number on the monument signs
 - Can we rethink the signs? [\(Pages 321-350\)](#)
15. Self employed as a Texas real estate Broker for 30 years from the Rio Grande Valley to Laredo to Corpus Christi To Menard to Austin. Worked with several major metro cities and in general, regardless of size of the city, most Texas city government’s

planning personnel/management seem to start with the assumption that developers are bad and out to get or fool the city. Have many types of developer clients and overall, the majority are intelligent, knowledgeable and very in tune with the everchanging marketplace needs and voids -vs- 1-, 3- or 10-year-old zoning/building codes some cities have. Suggestion: city staff give city council a list of developer requests on a regular basis, so council can see/identify common requests that may not be allowed under current zoning. Based on this reality, cities tend to be constantly tweaking their rules and regs to patch/amend codified “holes” and prevent any future developer “gotchas” they may have been stuck with... to the nth detail. Today’s rules tend to be overloaded with what developers cannot do vs what they can do. One day we’ll wake up and see developers with no choice other than to make, design and develop square boxes with Las Vegas style fake facades. City planners will have sucked their creativity completely out of their profession. Styles change, colors change, materials change, lifestyles change, construction methods change, and creativity changes over time. How many homes in FOR have shag carpet or adobe brick walls, thatched roofing, avocado-colored refrigerators?

16. Today, many cities are trying to replicate/preserve their “look” and character in their city but the zoning and building codes are so loaded with rules and regs that in many cases make it non-feasible for the developers...see original remodeling specs for bids on our own FOR Convention Center/Meeting room (former PD building).
17. The best developmental architecture in history of man (Eiffel Tower, Acropolis of Athens, Westminster Abbey, The Colosseum, Chrysler Building, etc.) were made/developed with no zoning or building code laws in place. Vast majority of developers should be our partners in development – not our enemy. Why are they so regulated and what is the city so afraid of them that they may build? Never seen a FOR developer spend millions to buy land and then build a shack or an eyesore. They’ve already paid a premium for the land, why would they build cheap and ugly structures? They wouldn’t and they don’t. All I’ve seen in FOR, before and after zoning/UBC, is first-class quality homes and commercial buildings with the highest quality and “Hill Country” aesthetics.
18. Suggestion for consideration: How about initial informal chats with developers at first meeting vs handing them a data dump of requirements and rules? Like Fireside chats with developers to listen to their thoughts, ideas, goals and criteria, along with city staff and P&Z? How about an Ombudsman? Between city staff and developers as a person to vent or diffuse hot buttons issues? Over the years seen other city employees (staff) know solutions for developers that worked for other developers in their city, they know tweaks, they know variances, city staff knows and has many solutions for a win-win solution. They’ve seen and heard it all over the years, what worked, what didn’t, found common ground, they’ve heard creative solutions from developers and the city management. In lieu of offering these full or partial solutions to developers some staff are afraid to say or mention it to developers because of job security. It’s almost like we know what you want to do Mr. developer, and there is a

way to do it, but we just can't tell you what that is. Could an Ombudsman be of assistance here?

19. Developers and cities should find ways to listen to each side and find common ground. Developers are valuable to all cities; they are not our enemies. We all know that we can't stop growth, we can manage it but not stop it – so let's listen to developer's needs, our needs and find win-win solutions.
20. By the way, I've been around long enough to know that this subdivision development business is a two-way street. I've seen depressed times when many cities were begging for developers, any developer to come and please develop a subdivision in our city. Times change, today we're in a growth phase.
21. Question to Lata and UDC consultants:
 - I. Since Sept 1, 2019 the new state law regarding "materials and methods": Are we 100% certain that in our revised UDC that all updates regarding this in the UBC are 100% taken care of/amended in our UDC? FORHA, I think, has the residential side covered via HOA restrictions, but the commercial development side – what updates have we made in the UBC regarding this, if any? [Need legal inout and review.](#)
 - II. Thoughts, ideas for consideration for UDC consultants: My opinion is that FOR most unique character trait is that it is truly a "bedroom community", and very proud of that distinction. I probably have thought about this way too much over the years, but as a professional marketer it may – or may not have any merit! When looking at and reviewing other similar size population and/or nearby city's zoning and UDC, (to assist us when tweaking/writing FOR's) should or could we also – or in lieu of, review this same data of "bedroom communities" in Texas? I'm not sure how much value we get out of looking at similar size (population) cities that get 50% - 80% of their annual revenue from sales tax. As you know, FOR gets a relatively much smaller slice of this income stream. Because of this, my guess is that these other cities with more operating income may be more "developer strick" or "anti-developer" with both their UDC and zoning ordinances because maybe they do need the developer income? I've lightly researched all Texas cities retail sales tax incomes along with city populations with about the same as FOR which are also "bedroom communities". Texas bedroom communities such as maybe: Taylor, Johnson City, Fredericksburg, Bastrop, Blanco, Round Top, Wimberely, Fayetteville, Gonzales, Shiner, Castroville, Hondo, Cinco Ranch, Flower Mound, Frisco, Georgetown, Marble Falls, Port Isabel, Gruene, Smithville, Bandera, Elgin, Lockhart, Llano, Alamo Heights, University Park, Port Aransas, Southlake, However, I have not studied these "bedroom communities" UDC or zoning. Would this be worth your time to look into any correlation to this?
 - III. Is it possible to "Brand" Fair Oaks Ranch to developers, for a fee? Think Ford trucks branded with King Ranch Edition. To "own" a feeling, sensation,

lifestyle & look? Can cities do this? Are there any in Texas? Point is, it is OK to think outside the box and be a leader in new/creative city planning ideas vs rehashing regulations from nearby cities – what can we do from a city planning standpoint to “sell” FOR that sets us apart from all the other cities? Sameness is boring. Do we really need to spend time trying to quantify and/or define what “Hill Country” aesthetic is or means? It’s like trying to define love and happiness.

22. Some of these suggestions need further discussion, maybe during the Comprehensive Plan Update Process.

Recommended guidelines suggested by the P&Z – [Will review](#).

1. Fredericksburg “Comanche Trace Architectural Guidelines” (Recommended by Boerne UDC Update Committee Chairman). Comanche Trace is a private residential development
2. Boerne Zoning Ordinance 2007.64 FINAL 11.12.2019
3. UT Austin “Toward a Regional Plan for the Texas Hill Country” ([This was shared with P&Z](#))
4. Fredericksburg Comprehensive Plan 2006
5. Fredericksburg Entry Corridor Design Standards
6. Fredericksburg Mixed Use (MU-1) Zoning Ordinance Appendix B
7. New Braunfels Low Impact Design Manual 2016 – [UDC has incorporated this. Discuss enforcement.](#)

Other comments received during the works sessions:

1. Current UDC needs to be updated to reflect the original intentions in adopting the UDC and to capture the vision of the citizens of Fair Oaks Ranch stated in the Comprehensive Plan. Development Agreements lack restrictions and are unable to protect the character of the City.
2. Require new developments to have an HOA or be part of FORHA.
3. Expiration Dates: Recommended that the expiration time of 24 months for Preliminary Plats be shortened? Recommended to be more restrictive by shortening the permit expiration dates. Suggested 120 days for all applications or shorter, if permitted. [Recommended 120 days for all applications \(Page 35\)](#)
4. Ensure that the sequencing of the applications will not slow down the approval process.
5. Add provisions to ensure that the application submittal includes all the necessary supporting information when they reach P&Z. ([Creating an Administrative Development Procedures Manual](#))
6. Supported the creation of an Administrative Procedures Manual.
7. It is important to make the UDC user-friendly; currently the UDC lacks readability.
 - Style and formatting are important.
 - Ambiguity in the UDC requirements may be costly and result in lawsuits. [Addressed in the revised table of contents and other recommendations.](#)
8. Review dual driveways and antenna requirements.
9. Wanted the P & Z to review the signage standards and see the examples/illustrations that will be included in the UDC. ([Matrix included- Pages 321-350](#))
10. Consider the existing restrictions affecting the lighting standards in the City due to the proximity to Camp Bullis.

11. Recommended that Rural zoning be retained. Not in favor of reduced density.
12. Sign posting for zone changes and other applications: Recommended shifting the sign posting responsibility to the applicant and have the City staff check.
13. Recommended that the Amending Plat be approved by P & Z and Council.
14. Recommended that the Conservation Development Alternative (CDA) require minimum 5-acre lots for Rural districts and the following:
 - A minimum lot size requirement be set. [Added. \(Pages 188\)](#)
 - The City should have the right to reject the application. [This exists now.](#)
 - Public hearing should be required as part of the approval process. [Added. \(Page 39\)](#)Reiterated that lot size and zoning standards for CDAs be in conformance with the standards of the Rural Districts.
 - Simplify calculations. [\(Page 188\)](#)
15. Would like a discussion on the impact on the 2019 legislative changes on the UDC.
16. Questioned whether there will be any restrictions to signs such as American flag, holiday/festival signs?
17. Subdivision Signs: Recommended: [\(Pages 321-350\)](#)
 - Include signage in the Final Plat approval as the P&Z prefers to see the proposed signage.
 - Include the requirement of P&Z approval before the sign installation.
 - The developer is allowed to modify the previous signage approval, if required, without replating.
18. Monument Signs: Recommended to: [\(Pages 321-350\)](#)
 - Add setback and landscaping requirements.
 - Prepare a list of permitted and prohibited materials.
19. Temporary Signs: Recommended. [\(Pages 321-350\)](#)
 - Not to charge money for temporary signs.
 - Add the requirements to include the contact info and permit info for signs that exceeds a certain size.
 - Add definition of temporary signs as all temporary signs need to be treated equally.
 - Gather input from the City staff if they encountered any issues.
20. Traffic Control Signs: Recommended to add standards for traffic controls and directional signs.
21. **Platting sequence:** Completion of Infrastructure and Public Improvements: Prior to final plat recordation - the City Manager (or designee) must have approved the construction plans, and the Subdivider must have either posted fiscal surety and assurance of construction, or completed the required infrastructure and public improvements. [\(Pages 61-63\)](#)
22. Added parking requirements to the Land Use Matrix. [\(Pages 108-117\)](#)

Future Items to be Addressed:

Review recommended guidelines suggested by the P&Z and Staff

1. Fredericksburg "Comanche Trace Architectural Guidelines" (Recommended by Boerne UDC Update Committee Chairman). Comanche Trace is a private residential development
1. Boerne Zoning Ordinance 2007.64 FINAL 11.12.2019
2. UT Austin "Toward a Regional Plan for the Texas Hill Country" (This was shared with P&Z)
3. Fredericksburg Comprehensive Plan 2006

4. Fredericksburg Entry Corridor Design Standards
5. Fredericksburg Mixed Use (MU-1) Zoning Ordinance Appendix B
6. New Braunfels Low Impact Design Manual 2016
7. Branding
8. Designation of historic districts, provisions, and historic structures - review during the Comprehensive Plan Update process.
9. Examination of areas to ensure compatibility with adjacent military installations.
10. Protection of water resources, natural resources, and wildlife.
11. Review JBSA - Joint Base San Antonio guidelines

Additional Items

1. Street Matrix and Cross Sections - Table 9.1 Street Matrix - review. Require street trees and sidewalks for all streets; discuss min. ROW for Arterials; sidewalks for local streets. Conduct a charette showing this with visuals. Propose a cross section for the TXDOT Ralph Fair Road that will be widened, incorporating bikes, horse trails, etc. to enhance the "Hill Country" character.
2. Consider a Corridor Overlay District for Ralph Fair road.
3. Add impervious surface restrictions for guest houses.
4. Review short term rental ordinances adopted by surrounding cities and propose one for Fair Oaks Ranch.
5. Publish a list of these development agreements on the City of Fair Oaks Ranch web site with a copy of approved document and a map identifying the boundaries. Include non-annexation agreement, agricultural exemptions, etc.
6. Define "affected" property owners.
7. Review City of Houston's Critical Storm Event Analysis
8. Update Appendix B - Approved Plant List to reflect the recently approved Tree Maintenance Ordinance, Ord 2020-22.

UDC recommendations to be undertaken:

1. Frame and adopt engineering standards (Engineering Design Standards Manual) as part of the UDC with input from staff, P &Z, and City Council.
2. UDC states _ "A source of guidance for such design may be obtained from the *City of New Braunfels Low-Impact Development Design Manual – Create one for Fair Oaks Ranch.*" Is there a need to create one for Fair Oaks Ranch?

Completed recommendations:

1. Added to submittal application: As part of the application, an outdoor lighting plan should be included in the application checklist. Nonresidential lighting poles should have a specific height limit; typically, this limit is 20' (See Section 7.8(4) & (6))
2. Prepared an Administrative Procedures Manual (APM) and submittal checklists – as required by the UDC. Discuss publishing this on the web site.
3. Added to APM: Zoning Verification Letter template.
4. Added Submittal calendars as required by the UDC– "*Publish a list of these development agreements on the City of Fair Oaks Ranch web site with a copy of approved document and a map identifying the boundaries.*" Discuss publishing this on the web site.