

CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, August 13, 2026 at 6:30 PM

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

AGENDA

OPEN MEETING

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

CITIZENS and GUEST FORUM

To address the Planning and Zoning Commission, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee 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

CONSENT AGENDA

All of the following items are considered to be routine by the Planning and Zoning Commission, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council or Committee Member by making such request prior to a motion and vote.

4. Approval of the January 8, 2026, Planning and Zoning meeting minutes

Amanda Valdez, TRMC, City Secretary

5. Approval of the July 9, 2026, Planning and Zoning meeting minutes

Amanda Valdez, TRMC, City Secretary

PUBLIC HEARING

6. A Public Hearing by the Fair Oaks Ranch Planning and Zoning Commission to receive public testimony on proposed amendments to the Unified Development Code
 - A. The Planning & Zoning Chairperson opens the public hearing
 - B. Staff presentation on the proposed UDC amendments
 - C. The Planning & Zoning Commission receives public testimony
 - D. The Planning & Zoning Chairperson closes the public hearing

Jessica Relucio, ENV SP, City Planner

CONSIDERATION/DISCUSSION ITEMS

7. Consideration and possible action recommending approval of the proposed Unified Development Code amendments

Jessica Relucio, ENV SP, City Planner

WORKSHOP

8. Comprehensive Plan Update Process

Jessica Relucio, ENV SP, City Planner

ADJOURNMENT

Signature of Agenda Approval:

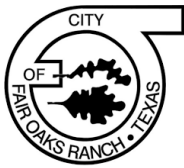
s/ Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Amanda Valdez, 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 August 7, 2026, and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the P&Z Commission meeting.

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.
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CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, January 8, 2026 at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Present: Chairperson Shawna Verrett and Vice Chairperson Horwath

Commissioners: Linda Tom, Bobbe Barnes, Eric Beilstein, and Joe Markling

Absent: Commissioner Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:30 PM.

2. **Pledge of Allegiance** - The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – None.

CONSENT AGENDA

4. **Approval of the October 9, 2025 Planning and Zoning meeting minutes.**

MOTION: Made by Vice Chairperson Horwath, seconded by Commissioner Tom, to approve the consent agenda.

VOTE: 6 – 0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

5. **Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Preliminary Plat, establishing a total of 65 lots, from the applicant and property owner Far Project SPV, LPC**

MOTION: Made by Commissioner Markling, seconded by Vice Chairperson Horwath, to recommend approval of the Preliminary Plat for Post Oak Subdivision Phase I with the following conditions:

1. The developer shall correct the Mayor's signature block to include "Subdivision" to state "Post Oak Subdivision Phase 1" on sheets 2-7.
2. The developer shall edit GENERAL NOTES and remove "Private streets" from note 1 on sheet 1 since there are no private streets.
3. The developer shall revise Blk 7 Lot 6 street frontage length of about 98 feet to meet the minimum required of 120 feet. Please address accordingly on sheet 2.
4. The developer shall label lot 21 as "Greenbelt" and designate the location of the detention pond as a "Drainage Easement". Lot 21 is still missing a label on sheets 3, 4, and 5.
5. The developer shall address all comments and obtain approval of the Stormwater Management Plan from the Engineering Manager.
6. State under a new section "Temporary Easements" or under "General Notes" that "Temporary easement shown hereon is granted for construction and related purposes, such as drainage easements, and shall terminate upon completion of construction and acceptance of improvements. Upon termination of the temporary easement, the easement area shall be restored to a condition reasonably similar to its pre-construction state." Then, remove the reference to Document No., under the Legends Table on each sheet.

VOTE: 6 – 0; Motion Passed.

6. Consideration and possible action recommending approval of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan

MOTION 1: Made by Vice Chairperson Horwath, seconded by Commissioner Beilstein, to recommend approval to the City Council in support of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan.

MOTION 2: Made by Commissioner Bobbe Barnes, seconded by Commissioner Joe Markling, to withdraw the motion.

VOTE 2: 6 – 0; Motion Passed.

The Planning and Zoning Commission recessed at 7:42 p.m. to allow staff to research the time requirements for taking action on the Tree Removal and Preservation Plan.

The Planning and Zoning Commission reconvened at 8:06 PM.

Principal Planner Amanda Padilla, serving as the City Attorney's representative, advised the Commission that state law requires action on the proposed plan within thirty days of

its submittal. The Commission was advised to recommend approval or denial to comply with the statutory deadline.

MOTION 3: Made by Commissioner Bobbe Barnes, seconded by Commissioner Horwath, to recommend approval to the City Council in support of the Post Oak Subdivision Phase I Tree Removal and Preservation Plan with the request that the developer investigates all mitigation measures for limitation of tree removal, especially regarding heritage trees.

VOTE: 6 – 0; Motion Passed.

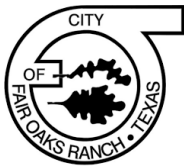
ADJOURNMENT

Chairperson Verrett adjourned the meeting at 8:16 PM.

Shawna Verrett
Chairperson

ATTEST:

Amanda Valdez, TRMC
City Secretary



CITY OF FAIR OAKS RANCH PLANNING AND ZONING COMMISSION MEETING

Thursday, July 9, 2026 at 6:30 PM

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

MINUTES

OPEN MEETING

1. Roll Call- Declaration of a Quorum

Present: Chairperson Shawna Verrett and Vice Chairperson Horwath

Commissioners: Linda Tom, Bobbe Barnes, Eric Beilstein, Joe Markling, and
Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

CITIZENS and GUEST FORUM

3. Citizens to be heard – None.

CONSENT AGENDA

4. Approval of the May 14, 2026 Planning and Zoning meeting minutes

The consent agenda was approved by consensus.

WORKSHOP

5. Proposed Code Amendments

City Planner Jessica Relucio led a workshop with the Commission regarding proposed amendments to the Unified Development Code. The Commission directed staff to research political sign regulations in other municipalities before determining an appropriate size limit for incorporation into the proposed amendments.

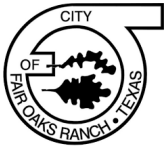
ADJOURNMENT

Commissioner Verrett adjourned the meeting at 7:22 PM.

Shawna Verrett
Chairperson

ATTEST:

Amanda Valdez, TRMC
City Secretary



PLANNING AND ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: A Public Hearing by the Fair Oaks Ranch Planning and Zoning Commission to receive public testimony on proposed amendments to the Unified Development Code

DATE: August 13, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:

The Unified Development Code Section 3.6 and the Texas Local Government Code Section 211.006 require the Planning and Zoning Commission (P&Z) to hold a public hearing to receive public testimony on proposed Unified Development Code (UDC) amendments,

Over the past several months, staff held three workshops with the City Council and the P&Z to develop recommendations regarding the proposed amendments. The amendments update regulations on outdoor lighting, the use of hemp and kratom retail sales, data centers, religious institutions, and procedures for political signage on public property when used as a poll site. Additionally, staff recently became aware of Senate Bill 785 from the 2025 legislation session related to cities with zoning that must allow HUD-code manufactured homes by right in at least one residential district. Staff developed proposed amendments to comply with the Bill which goes into effect on September 1, 2026. A summary of all proposed amendments is provided below:

1. Outdoor Lighting

a. Administrative Revision

- i. Existing Code: The UDC has duplicate code sections that are repetitive or conflict with the Code of Ordinances.
- ii. Recommendation: Consolidate all provisions into a single, concise ordinance to be codified in the Code of Ordinances, Article 3.15 Outdoor Lighting. The proposed code amendments include reaffirming that recreational lighting must cease at 10 p.m., rather than 11 p.m., and motion-sensored lights illuminate for five minutes at a time rather than 10 minutes. Updates to the Code of Ordinances do not require any action by the P&Z.

2. Retail Sale of Hemp

a. Land Use

- i. Existing Code: No distinction between retail of general products and retail of hemp products (CBD, THC, cannabis). Therefore, any legal product, including hemp, is permitted to operate and sell products in the same way as general retail, such as clothing retail.

- ii. Recommendation: Texas Agricultural Code 122.002 prohibits municipalities from eliminating the sale of hemp; however, regulations can be applied through zoning and land use regulations:

1. Addition of a separate land-use category for “Retail Sale of Hemp” to be permitted conditionally in the Logistics and Mixed-Use Zone Districts.
2. Addition of a required condition enacting a minimum distance of 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, e.g., bar, winery, restaurant, micro-pub, and other hemp retail stores. For incidental uses in which 20% or less of the store display's gross square footage consists of hemp products, the minimum distance requirement does not apply.
3. Addition of a definition for "Hemp" from the Texas Agricultural Code Section 121.001.

- b. Legal Nonconforming

- i. If this amendment is supported, there is one existing hemp retail shop, which will be legal nonconforming due to the conditions not being met. A notice of nonconforming letter was sent to the location of business 10 days prior to the public hearing, per the Local Government Code Section 211.007 and UDC Section 4.14.

3. Retail Sale of Kratom

- a. Land Use

- i. Existing Code: The UDC does not have regulations for businesses selling Kratom, and it is legal to sell in Texas.
- ii. Recommendation: Texas adopted the Kratom Consumer Health and Safety Protection Act in 2023, allowing the sale of kratom less than 2% of 7- hydroxymitragynine with a minimum age of 18, product labeling showing the substance in a product, ingredients, origin of kratom, and safe-use directions. Local municipalities may impose restrictions through zoning and land use regulations and the following are proposed:
 1. Regulate through zoning; recommend to conditionally permit in Logistics and Mixed-Use Zones, similar to the proposed code for hemp retail shops.
 2. Addition of a required condition enacting a minimum distance of 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, e.g., bar, winery, restaurant, micro-pub, and other kratom retail stores. For incidental uses in which 20% or less of the store display's gross square footage consists of kratom products, the minimum distance requirement does not apply.
 3. Define “Kratom”, “Kratom Processor”, “Kratom Product”, “Kratom Retailer”, in alignment with the Texas Kratom

Consumer Health and Safety Protection Act.

4. Data Centers

a. Land Use

- i. Existing Code: There is no category land use for data centers or similar uses that would permit or prohibit a data center, and, based on Section 4.9(2), the City Manager must make the determination. Municipalities across Texas are implementing local zoning and land-use regulations to establish appropriate development standards and oversight mechanisms for data center uses.
- ii. Recommendation: Texas communities have expressed concerns about the substantial energy consumption, water use, environmental impacts, and potential strain on public infrastructure associated with these facilities. Furthermore, the adoption of Texas Senate Bill 6 in June 2025 demonstrates the continued expansion of data centers throughout the State of Texas.
 - 1. Permit a data center through a Special Use Permit (SUP) application in the Logistics Zone District, which requires a discretionary hearing by the City Council for final action. The SUP standards will be available on file.
 - 2. Define "Data Center" to encompass the various types and scales of data center facilities.

5. Religious Institutions

a. Land Use

- i. Existing Code: Permitted in all zone districts.
- ii. Recommendation: With legal feedback, align "Religious Institutions" with similar land use categories of schools and community/civic facilities, which are allowed within the Community Facilities and Logistics Zone Districts. All existing churches are located within the Community Facilities Zone, so no impacts from this change are expected.

6. Manufactured Homes (new)

a. Land Use

- i. Existing Code: Conditionally Permitted in the Logistics Zone only.
- ii. Recommendation: Align with Senate Bill 785 requiring municipalities to allow by-right ("P") in at least one residential zone and clarification of the deed exceptions. The proposed amendments include adding "P" to Rural Residential and clarifying the definition to include the deed restriction exceptions. Permitted by-right in the rural residential district establishes a land-use framework in which manufactured homes may be accommodated and consistent with the intended rural development pattern.

7. Political Signs

a. Public Property used as a Poll Site

- i. Existing Code: Limit of three political signs per candidate on public property used as a polling location (currently, City Campus) during the voting period, a maximum of one-foot diameter in poles/stakes and 36 square feet per sign, and signs must be removed three

- business days after the conclusion of voting.
- ii. Recommendation:
1. Clarify to state three political signs per candidate or measure
 2. Limit poles and stakes to one-inch in diameter or equivalent, and reduce the sign size limit to four square feet.
 3. Establish political signs may be placed no earlier than the day before the voting period and must be removed the day after the voting period.
 4. Define a political sign and a canopy or tent used for electioneering purposes.

For reference, the proposed UDC amendments are included in **Attachment A**. The code amendments are shown in red text, relocations or administrative changes are in blue, and black text demonstrates no change.

PUBLIC HEARING:

As required for UDC amendments, a notice of the public hearing was published in the Boerne Star newspaper on July 26, 2026, and posted on the City's website on July 24, 2026. The sequence for conducting the public hearing is shown on the meeting agenda.

NEXT STEPS:

The next steps for adopting the proposed UDC amendments include

1. September 3, 2026 — The City Council will hold a public hearing to receive public testimony and act on the first reading of an ordinance amending the UDC and the first reading of an ordinance amending Article 3 of the Code of Ordinances.
2. September 17, 2026 - Final action by the City Council on the second reading of the ordinances amending the UDC and the Code of Ordinances.

Attachment A

Land Use Categories and Political Signage UDC Amendments

Section 4.9 Permitted Uses

(1) Use Table

The following table (Table 4.2) reflects the uses permitted within each zoning district. An applicant may appeal the decision of the City Manager by presenting their case to the Zoning Board of Adjustment.

- a. A Use Permitted by right (P) is subject to all other applicable regulations of this UDC.
- b. Some uses require supplemental regulations in addition to the other applicable regulations of this UDC. Uses indicated by (P/C) are permitted by right and **approval by the City Council is not required**, provided that it meets the *conditional* use standards found in Section 4.9, as well as the other applicable regulations of this UDC.
- c. A Special Use Permit (S) is allowed **only if approved by City Council** in accordance with the standards found in Section 3.7.
- d. Not Permitted (NP)

(2) Unlisted Uses

For uses not listed, the City Manager (or designee) shall make a determination based on their interpretation of the intent and spirit of this ordinance and the Fair Oaks Ranch Comprehensive Plan. For uses not listed or new uses, the City Manager (or designee) shall use the descriptions found in Appendix B: Definitions to determine how an unlisted use should be treated.

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space ¹	Parking
Residential									
Manufactured Housing	NP	NP	NP	P/C	NP	NP	NP P	NP	2 spaces per each dwelling unit
Commercial									
Retail Sale of Hemp (CBD/THC/cannabis)	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area
Retail Sale of Kratom Products by a Retailer	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space ¹	Parking
Miscellaneous									
Religious Institution	P NP	P—NP	P	P	P NP	P NP	P-NP	P-NP	1 space every 2.5 people on site at one time
Industrial									
Data Center	NP	NP	NP	S	NP	NP	NP	NP	To be determined by the City Manager or designee based on use and location

Section 4.10 Conditional Uses

(17) Retail sale of hemp (CBD/THC/cannabis)

Hemp sales shall abide by all state law provisions and be permitted in accordance with Table 4.2 and subject to the following standards:

- Consumable hemp products for the purpose of sale of packaged hemp-derived products (such as CBD foods, beverages, or other consumables) to the public by a licensed business. These products must meet specific legal definitions and regulatory requirements under the Texas Health and Safety Code (HSC) Chapter 443, the Texas Administrative Code (TAC) Chapter 300, and the Texas Agriculture Code Section 121.001.
- Shall not be located within a radius of 500 feet from the following land uses: another hemp or kratom retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential. This subsection does not apply to incidental uses where 20% or less of the gross square footage of the store displays hemp products.

(18) Retail Sale of Kratom

Kratom sales shall abide by all state law provisions and be permitted in accordance with Table 4.2 and subject to the following standards:

- Meets Texas Kratom Consumer Health and Safety Protection Act, including:
 - Product testing documentation
 - Age verification systems
 - Clear ingredient labeling
 - Warning label requirements
- Shall not be located within a radius of 500 feet from the following land uses: another kratom or hemp retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential. This section does not apply to incidental uses where 20% or less of the gross square footage of the store displays kratom products.

Section 10.9 Political Signs on Public Property

(1) Purpose

The purpose of this Section is to provide reasonable regulations for political signs on the premises of public property when used as an election polling place. These regulations are intended to mitigate safety concerns, prevent damage to public property, and ensure that such property is sufficiently available for patrons who use the facilities other than for election purposes.

(2) Permits

No permit will be required under this Section for on-premises political signs. Any political sign listed in this Section will be erected and maintained in a safe condition in conformance with all other requirements of this Chapter.

(3) Regulations and Exceptions

a. The following regulations apply:

- I. ~~Election-Political~~ Signs. All ~~election-political~~ signs must comply ~~with State law Sec. 259.003 of Chapter 259, Title 15 Texas Election Code 259.003~~ and City regulations.
- II. ~~Place no~~ No electioneering-political sign or literature shall be placed within ten (10) feet of the public roadway adjacent to the public property where a polling location is located.
- III. ~~Place no~~ No electioneering-political sign ~~shall on the premises that~~ exceeds ~~thirty-six (36)~~ four (4) square feet ~~and is more than or~~ eight (8) feet in height, including any supporting poles ~~or stakes, or to utilize~~ nor shall any stake ~~exceed more than~~ 18 inches ~~long in length~~ or 1-foot 1-inch in diameter, cross-sectional, side view, or equivalent. Stakes may not be buried to a depth greater than ten (10) inches; ~~and~~
- IV. A ~~limit maximum~~ of three (3) political signs including canopy or tent per candidate or measure will shall be allowed-permitted at the polling locationsite. The City Secretary will maintain a diagram designating areas for electioneering, the placement of political signs, and identifying restricted areas to assist with compliance; however, electioneering boundaries shall be enforced in accordance with the Texas Election Code. prohibited areas pursuant to Election code SS61.003, as amended.
- V. A political sign is defined in accordance with Chapter 13 of this UDC and includes banner, staked, freestanding, portable, and vehicular or trailer signs when the primary purpose of the vehicle or trailer is to display signage at the polling location. However, this definition does not include handheld signs, signs affixed to clothing, or signs displayed on vehicles in active use for transportation purposes. A canopy or tent containing political messaging shall be considered a single political sign regardless of the number of display surfaces and shall not exceed 10 by 10 square feet. Only one canopy or tent per candidate or measure is permitted on a daily first come, first serve basis in designated areas.

b. Removal and Disposal

- I. In addition to imposing any criminal penalty, the City Manager may, without notice, remove and dispose of electioneering political sign~~(s)~~ ~~located~~ in violation of this section.
- II. Political signs may be placed on public property no earlier than the day before the voting period.
- III. All political signs located on public property shall be removed no later than ~~three (3) the day business days~~ after the conclusion of voting, unless State law prohibits the removal of signs after the time period. Any non-compliant signs remaining ~~after three business days~~ will be removed

by the City and held ~~until the~~ seventh (7) days after the conclusion of voting and will be disposed of after the seventh day.

Section 13.2 Words and Terms Defined.

For the purpose of this UDC, certain terms and words herein will be defined as follows:

Data Center. To include all types of data centers such as Enterprise Data Center (On-site), Colocation Data Center (Multi-tenant), Hyperscale Data Center/Other Large-load Customers (Cloud / Massive Scale), Edge Data Center (Small / Distributed), Modular / Containerized Data Center. If a facility is labeled differently (e.g., a cloud computing hub, AI training center, or colocation site), if it draws 75 MW or more from Electric Reliability Council of Texas grid, it shall meet Texas Senate Bill 6.

Hemp. Meets Texas Agriculture Code Section 121.001 definition of hemp, including the plant Cannabis sativa L., its seeds, derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, provided the delta-9 tetrahydrocannabinol (THC) concentration does not exceed 0.3% on a dry weight basis.

Kratom. Any part of the leaf of the plant Mitragyna speciosa, as regulated by the Texas Kratom Consumer Health and Safety Protection Act (Senate Bill 497, effective September 1, 2023).

Kratom Processor — a person who manufactures, prepares, distributes, maintains, advertises, represents, or packages kratom products for sale.

Kratom Product — a food (including extracts, capsules, or pills) containing any form of kratom.

Kratom Retailer — a kratom processor who sells kratom products to consumers or advertises as doing so.

Manufactured Home. A HUD-code manufactured home, which is HUD certified and built after 15, 1976, as defined by the Texas Occupations Code. A structure transportable in one or more sections, which is built on a permanent chassis and is designed as a dwelling with or without a permanent foundation when connected to the required utilities. As of Sept. 1, 2017, that was: a structure constructed on or after June 15, 1976 or a mobile home. “Mobile home” means a structure constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term does not include a recreational as defined by the State of Texas. A manufactured home is not the same as a self-propelled recreational vehicle. Deed restrictions prohibiting manufactured homes that were established before January 2, 2025, and where the city areas zoned for residential use have deed restrictions since September 1, 2025, are enforceable, according to SB 785.

“Mobile home”. ~~means a~~ A structure constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term does not include a recreational vehicle as defined by the State of Texas.

Voting Period. ~~The period each day the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later~~ timeframe beginning with the first day of early voting as established by state law and ending at the close of polls on Election Day. Early voting is as defined in Section 85.001 of the Texas Election Code (TEC).

Outdoor Lighting UDC Amendments

Section 6.4 General Standards

(9) Auxiliary Building and Site Standards

d. Outdoor Lighting:

- ~~i. Covered porch lighting on residences is permitted provided that each external light fixture does not exceed 2220 lumens.~~
- ~~ii. Security lights of any output that are controlled by a motion sensor switch are permitted provided they do not remain illuminated longer than ten (10) minutes after activation.~~
- ~~iii. i. Outdoor lighting must comply with the City's Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.~~

Section 6.8 Outdoor Lighting

Outdoor lighting must comply with the City's Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.

(1) Purpose and Intent

~~The purpose of this Section is to regulate outdoor lighting in order to reduce or prevent light pollution in the City. All regulations in this section are in addition to the City's Dark Sky requirements. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces privacy, degrades the enjoyment of the night sky, and results in higher energy use and increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents and will help preserve the historic and rural character of the City in keeping with the desired objectives of the Comprehensive Plan.~~

(2) Applicability

- ~~a. Binding Regulations. The regulations contained in this Section are binding only within the City limits of Fair Oaks Ranch. All outdoor lighting fixtures installed on private and public property within a new development or redevelopment within the City limits will be required to comply with this Code. This Code does not apply to interior lighting; however, overly bright lighting emitted from a structure will be subject to this Code if it is determined by the City Manager that it creates a nuisance, or a safety hazard as defined in the References Section of this Code.~~
- ~~b. Compliance. Compliance with the regulations in this Section is strongly encouraged for improvements and developments within the ETJ in order to prevent light pollution and preserve the rural and historic character of the City. Compliance with these requirements will be administered by the City Manager or his or her designee.~~
- ~~c. Existing and Replacements. All outdoor lighting fixtures existing and legally installed and operating before the effective date of this Code will be exempt from this Code unless they are determined to create a safety hazard. When an existing lighting fixture(s) become inoperable, their replacements are subject to the provisions of this Code.~~
- ~~d. Modifications. Modifications to nonconforming lighting fixtures must also comply with this Chapter.~~

(3) Exemptions

The following are exempt from the provisions of this Code:

- a. ~~Publicly maintained traffic control devices;~~
- b. ~~Street lights installed prior to the effective date of this Code (until replaced as noted in Section 7.8(2)c.);~~
- c. ~~Temporary emergency lighting, e.g., for fire, police, repair crews, etc.;~~
- d. ~~Lighting fixtures and illumination requirements imposed by TxDOT within TxDOT right of way;~~
- e. ~~Moving vehicle lights;~~
- f. ~~Navigation lights, e.g., aircraft warning beacons on water storage reservoirs and wireless transmission facilities, required by State or Federal law;~~
- g. ~~Seasonal decorations with lights in place no longer than sixty (60) days;~~
- h. ~~Sports field lighting, until 10:00 P.M.;~~
- i. ~~Other temporary uses approved by the City Council, e.g., festivals, carnivals, fairs, night-time construction, etc.;~~
- j. ~~Covered porch lighting on residences, provided that each external light fixture does not exceed 2220 lumens; and~~
- k. ~~Security lights of any output that are controlled by a motion sensor switch, provided they do not exceed 0.25 foot-candles at the property line and do not remain illuminated for a duration not to exceed ten (10) minutes after activation.~~

(4) Submittals

~~Applications for all building permits other than single-family and duplex residential, or site development permits, including the installation of outdoor lighting fixtures for new construction, will provide proof of compliance with this Code. The submittal will contain the following information as part of the site plan:~~

- a. ~~Plans. Plans indicating the location, type, and height of lighting fixtures, including both building-mounted and ground-mounted fixtures, and details illustrating the foot-candle power measured throughout the site;~~
- b. ~~Description of the Lighting Fixtures. A description of the lighting fixtures, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;~~
- c. ~~Photometric Data. Photometric data, which may be furnished by the manufacturer, showing the angle of light emission;~~
- d. ~~Additional information. Additional information may be required by the Planning and Zoning Commission in order to determine compliance with this Code.~~

(5) General Lighting Standards

The following standards will apply to all outdoor lighting installed after the effective date of this Code:

- a. ~~Minimum Lighting Necessary. Outdoor lighting will be designed to provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street rights of way.~~
- b. ~~Hooded. Outdoor lighting must be hooded, shielded, and/or aimed downward. The hood~~

~~or shield must mask the direct horizontal surface of the light source. The light must be aimed so as to ensure that the illumination is only pointing downward onto the ground surface.~~

- ~~c. Light Trespass. Any bright light shining onto an adjacent property or streets that would~~
- ~~d. result in a safety hazard is not permitted. Light trespass beyond property boundaries or above the horizontal plane will be considered non-compliant. All outdoor lighting fixtures will be designed, located, and maintained to minimize light trespass, and all direct illumination will be kept within the boundaries of the property upon which the light fixture is positioned~~
- ~~e. Existing Fixtures. Existing fixtures may be adapted to comply with this Code by adding a properly designed hood or shield, or by redirecting any upward-mounted fixture downward onto the ground surface, sign, or illuminated structure.~~
- ~~f. Accent Lighting. When approved, accent lighting will be directed downward onto the structure or object and not toward the sky or adjacent properties. Direct light emissions will not be visible above the roofline or beyond the building edge.~~
- ~~g. Spotlights. Spotlights on landscaping and foliage will be limited to one hundred and fifty (150) watts output. The light will be shielded and so as not to create a nuisance or safety hazard.~~

~~(6) Specific Nonresidential Lighting Requirements~~

- ~~a. Maximum Allowable Intensity. The maximum allowable intensity of lighting for any nonresidential use will be 0.25 foot-candles measured at the property line adjacent to any residentially zoned area or at the street right-of-way line when the residentially zoned area is separated by a public street right-of-way.~~
- ~~b. Light Poles. Light poles will be placed on the site at a setback equal to their height from all adjacent residential property. Light poles will have a maximum height equal to the maximum height allowed for the main building in each zoning district.~~

Planning and Zoning Public Hearing

Proposed Unified Development Code (UDC) Amendments



August 13, 2026

Jessica Relucio, ENV SP, City Planner



Agenda

- History
- Regulatory Process
- Proposed UDC Amendments
 - Outdoor Lighting
 - Retail Sale of Hemp
 - Retail Sale of Kratom
 - Data Center
 - Religious Institution
 - Manufactured Homes (new)
 - Political Signage on Public Property
- Next Steps



History

- Community Feedback and Staff Review of Codes
- April 2, 2026 – City Council Workshop on Outdoor Lighting
- June 4, 2026 – City Council Workshop on UDC Amendments
- July 9, 2026 – Planning and Zoning Commission Workshop on UDC Amendments



Regulatory Process

- UDC Amendments
- Texas Local Government Code 211.006 - Zone Changes
- UDC Section 3.6 Public Hearings
 - Planning & Zoning Commission Public Hearing
 - City Council Public Hearing
- Public Notices
 - Website July 24
 - Newspaper July 26
 - Legal Nonconforming Letter to property and business owners July 31



Outdoor Lighting – Admin. & Dark Sky

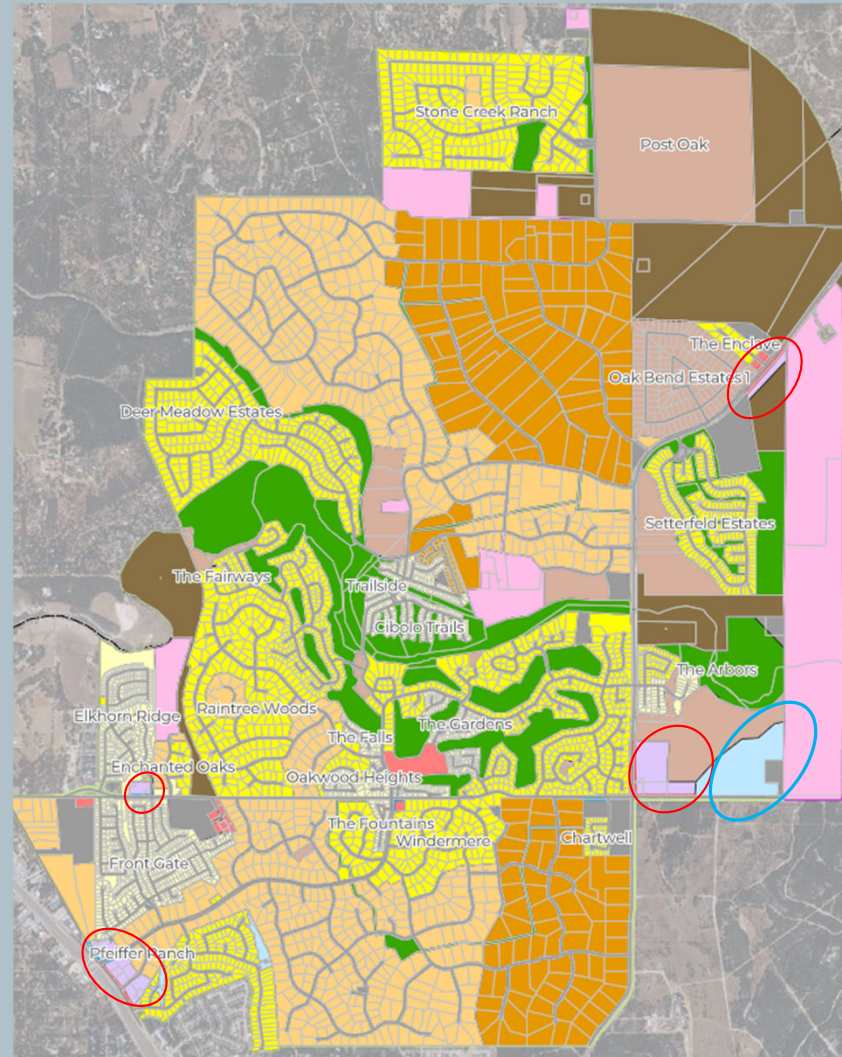
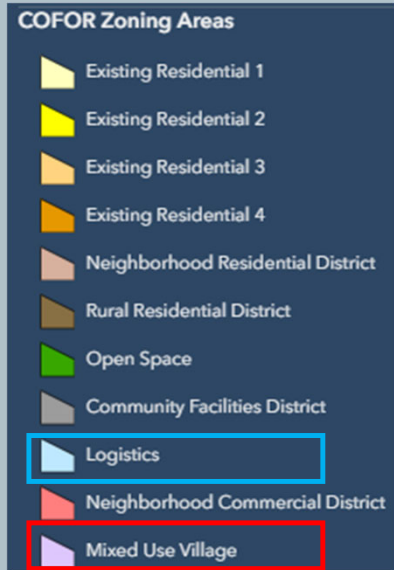
A. Administrative

- i. Existing: Duplicate code sections in the UDC and Ordinance
- ii. Recommendation: Merge the UDC with the Ordinance
 - 1) Recreational lighting to cease at 10 p.m.
 - 2) Motion-sensored lights illuminate for five minutes at a time

B. Dark Sky Community

- i. Recommendation:
 - 1) Complete proposed amendment first
 - 2) Pursue the International Dark Sky Community recognition
 - 3) Research grant opportunities

Zoning Map





Retail Sale of Hemp – Land Use

Land Use Category

- i. Existing: Allowed by Retail Sales Land Use
- ii. Recommendation:
 - 1) Permit conditionally in Logistics and Mixed-Use Zones
 - 2) 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, and other hemp retailers
 - 3) Except incidental use - 20% or less of the gross square footage of the store display
 - 4) “Hemp” Defined



Retail Sale of Kratom – Land Use

Land Use Category

- i. Existing: No city regulation, and can regulate
- ii. Recommendation:
 - 1) Permit conditionally in Logistics and Mixed-Use Zones
 - 2) 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, and other kratom retailers
 - 3) Except incidental use - 20% or less of the gross square footage of the store display
 - 4) “Kratom” defined



Data Center

Land Use Category

- i. Existing: Not directly addressed
- ii. Recommendation:
 - 1. Permit by Special Use Permit (SUP or S) in Logistics Zone
 - 2. Conditions: Separation, Screening, Noise, Chiller regulations, Generators, Vibration, Electricity, Water
 - 3. "Data Center" Defined



Religious Institution

- i. Existing: Permitted in all zones
- ii. Recommendation: Permit in Community Facilities and Logistics Zones, aligning with existing church locations, schools, and community facilities



Manufactured Homes (new)

SB 785, effective September 1, 2026, requires cities with zoning to permit HUD-code manufactured homes by right in at least one residential district and clarifies deed restriction exceptions

- i. Existing: Conditionally Permitted in Logistics Zone only
- ii. Recommendation: Add permitted by-right ("P") in Rural Residential and clarify the definition to include the deed restriction exceptions, per SB 785

Political Signage - Public Property used as a Poll Site

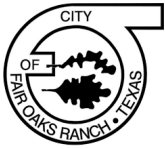


- i. Existing: Broad use of three signs per candidate during the voting period; remove three business days after voting; pole diameter of one-foot; maximum of 36 square feet per sign
- ii. Recommendation:
 - 1) Maximum of three signs per candidate or measure
 - 2) Place no earlier than the day before the voting period
 - 3) Remove the day after the voting period
 - 4) “Political Sign” defined, including tents/canopies
 - 5) Pole/Stake of one-inch diameter or equivalent
 - 6) Maximum of four square feet per sign



Next Steps

- September 3, 2026 - City Council Public Hearing on the UDC amendments and act on the first reading of an ordinance amending the UDC and Code of Ordinances
- September 17, 2026 - Second reading by City Council on the proposed UDC amendments and Ordinances



PLANNING AND ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of the proposed Unified Development Code amendments

DATE: August 13, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:

The City's Unified Development Code (UDC) is a comprehensive set of regulations that govern land use, development, and building standards within the City. Periodically, it is necessary to update the UDC to modify procedures and standards for workability and administrative efficiency, eliminate unnecessary development costs, and reflect changes in state law.

Over the past several months, staff held three workshops with the City Council and the Planning & Zoning Commission to develop recommendations regarding the proposed amendments. The proposed amendments update regulations on outdoor lighting, the use of hemp and kratom retail sales, data centers, religious institutions, and procedures for political signage on public property when used as a poll site. Additionally, staff recently became aware of Senate Bill 785 from the 2025 legislative session, which requires cities with zoning to allow HUD-code manufactured homes by right in at least one residential district. Staff developed proposed amendments to comply with the Bill, which goes into effect on September 1, 2026.

The proposed UDC amendments are summarized as follows:

1. **Outdoor Lighting:** Remove and consolidate duplicate code sections that are repetitive or conflict with the Code of Ordinances. The proposed code amendments include reaffirming that recreational lighting must cease at 10 p.m., rather than 11 p.m., and motion-sensored lights illuminate for five minutes at a time rather than 10 minutes.
2. **Retail Sale of Hemp:** Add the land use to conditionally permit it in the Logistics and Mixed-Use Zone Districts and prohibit the use within 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, e.g., bar, winery, restaurant, micro-pub, and other hemp retail stores. For incidental uses in which 20% or less of the store display's gross square footage consists of hemp products, the minimum distance requirement does not apply. If this amendment is supported, there is one existing hemp retail shop, which will be legal nonconforming due to the conditions not being met, and a notice of nonconforming letter has been provided to the location of business 10 days prior to the public hearing, per the Local Government Code Section 211.007 and UDC Section 4.14.

3. Retail Sale of Kratom: Add the land use to conditionally permit it in the Logistics and Mixed-Use Zone Districts and prohibit the use within 500 feet between residential zones, schools, religious institutions, daycares, all alcohol establishments, e.g., bar, winery, restaurant, micro-pub, and other kratom retail stores. For incidental uses in which 20% or less of the store display's gross square footage consists of hemp products, the minimum distance requirement does not apply.
4. Data Centers: Permit a data center through a Special Use Permit (SUP) application in the Logistics Zone District.
5. Religious Institutions: Align with similar land use categories for schools and community/civic facilities, and permit in the Community Facilities and Logistics Zone Districts. All existing churches are located within the Community Facilities Zone, so no impacts from this change are expected.
6. Manufactured Homes (new): Align with Senate Bill 785 requiring municipalities to allow by-right ("P") in at least one residential zone and clarification of the deed exceptions. The proposed amendments include adding "P" to Rural Residential and clarifying the definition to include the deed restriction exceptions. Permitted by-right in the rural residential district establishes a land-use framework in which manufactured homes may be accommodated and consistent with the intended rural development pattern.
7. Political Signs on Public Property used as a Poll Site: Include three political signs per measure, clarify how poles and stakes are the same, with a limit of one-inch in diameter or equivalent, and reduce the sign size limit to four square feet. Establishes that political signs may be placed no earlier than the day before the voting period and removed the day after the voting period.

For reference, the proposed code amendments are enclosed in **Attachment A**. Proposed code amendments shown with an underline are new text, and amendments shown as a strikethrough are removed text.

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

- Supports Goal 2.2 of the Strategic Plan to ensure growth is guided by long-range plans and the community's voice through disciplined, proactive planning and consistent policy adherence
- Updates permitted land uses to ensure alignment with the Comprehensive Plan and the goals of the community
- Complies with state statute and City Charter procedures on amending the Unified Development Code

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

The City Attorney's Office has provided guidance on the amendments and attended all workshops.

RECOMMENDATION / PROPOSED MOTION:

I move to recommend approval of the proposed amendments to the Unified Development Code.

Attachment A

Section 4.9 Permitted Uses

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space ¹	Parking
Residential									
Manufactured Housing	NP	NP	NP	P/C	NP	NP	NP P	NP	2 spaces per each dwelling unit
Commercial									
Retail Sale of Hemp (CBD/THC/cannabis)	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area
Retail Sale of Kratom Products by a Retailer	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per 300 sf of usable building area
Miscellaneous									
Religious Institution	P NP	P NP	P	P	P NP	P NP	P NP	P NP	1 space every 2.5 people on site at one time
Industrial									
Data Center	NP	NP	NP	S	NP	NP	NP	NP	To be determined by the City Manager or designee based on use and location

* * *

Section 4.10 Conditional Uses

(17) Retail sale of hemp (CBD/THC/cannabis)

Hemp sales shall abide by all state law provisions and be permitted in accordance with Table 4.2 and subject to the following standards:

- a. Consumable hemp products for the purpose of sale of packaged hemp-derived products (such as CBD foods, beverages, or other consumables) to the public by a licensed business. These products must meet specific legal definitions and regulatory requirements under the Texas

Health and Safety Code (HSC) Chapter 443, the Texas Administrative Code (TAC) Chapter 300, and the Texas Agriculture Code Section 121.001.

- b. Shall not be located within a radius of 500 feet from the following land uses: another hemp or kratom retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential. This subsection does not apply to incidental uses where 20% or less of the gross square footage of the store displays hemp products.

(18) Retail Sale of Kratom

Kratom sales shall abide by all state law provisions and be permitted in accordance with Table 4.2 and subject to the following standards:

- a. Meets Texas Kratom Consumer Health and Safety Protection Act, including:
 - i. Product testing documentation
 - ii. Age verification systems
 - iii. Clear ingredient labeling
 - iv. Warning label requirements
- b. Shall not be located within a radius of 500 feet from the following land uses: another kratom or hemp retail business, religious institutions, school, day care facility, any alcohol retailer or establishment, pawnshop, or residential. This section does not apply to incidental uses where 20% or less of the gross square footage of the store displays kratom products.

* * *

Section 10.9 Political Signs on Public Property

(1) Purpose

The purpose of this Section is to provide reasonable regulations for political signs on the premises of public property when used as an election polling place. These regulations are intended to mitigate safety concerns, prevent damage to public property, and ensure that such property is sufficiently available for patrons who use the facilities other than for election purposes.

(2) Permits

No permit will be required under this Section for on-premises political signs. Any political sign listed in this Section will be erected and maintained in a safe condition in conformance with all other requirements of this Chapter.

(3) Regulations and Exceptions

a. The following regulations apply:

- I. ~~Election-Political~~ Signs. All ~~election-political~~ signs must comply with ~~State law Sec. 259.003 of Chapter 259, Title 15 Texas Election Code 259.003~~ and City regulations.
- II. ~~Place no No electioneering~~ political sign or literature ~~shall be placed~~ within ten (10) feet of the public roadway adjacent to the public property where a polling location is located.
- III. ~~Place no No electioneering~~ political sign ~~shall on the premises that exceeds thirty six (36) four (4)~~ square feet ~~and is more than~~ or eight (8) feet in height, including any supporting poles or stakes, ~~or to utilize nor shall any stake exceed more than 18 inches long in length or 1 foot 1-inch in diameter, cross-sectional, side view, or equivalent.~~ Stakes may not be buried to a depth greater than ten (10) inches; ~~and~~

- IV. A limit maximum of three (3) political signs including canopy or tent per candidate or measure will shall be allowed-permitted at the polling locationsite. The City Secretary will maintain a diagram designating areas for electioneering, the placement of political signs, and identifying restricted areas to assist with compliance; however, electioneering boundaries shall be enforced in accordance with the Texas Election Code. prohibited areas pursuant to Election code SS61.003, as amended.
 - V. A political sign is defined in accordance with Chapter 13 of this UDC and includes banner, staked, freestanding, portable, and vehicular or trailer signs when the primary purpose of the vehicle or trailer is to display signage at the polling location. However, this definition does not include handheld signs, signs affixed to clothing, or signs displayed on vehicles in active use for transportation purposes. A canopy or tent containing political messaging shall be considered a single political sign regardless of the number of display surfaces and shall not exceed 10 by 10 square feet. Only one canopy or tent per candidate or measure is permitted on a daily first come, first serve basis in designated areas.
- b. Removal and Disposal
- I. In addition to imposing any criminal penalty, the City Manager may, without notice, remove and dispose of electioneering political sign(s) located in violation of this section.
 - II. Political signs may be placed on public property no earlier than the day before the voting period.
 - III. All political signs located on public property shall be removed no later than three (3) the day business days after the conclusion of voting, unless State law prohibits the removal of signs after the time period. Any non-compliant signs remaining after three business days will be removed by the City and held until the seventh (7) days after the conclusion of voting and will be disposed of after the seventh day.

* * *

Section 13.2 Words and Terms Defined.

For the purpose of this UDC, certain terms and words herein will be defined as follows:

Data Center. To include all types of data centers such as Enterprise Data Center (On-site), Colocation Data Center (Multi-tenant), Hyperscale Data Center/Other Large-load Customers (Cloud / Massive Scale), Edge Data Center (Small / Distributed), Modular / Containerized Data Center. If a facility is labeled differently (e.g., a cloud computing hub, AI training center, or colocation site), if it draws 75 MW or more from Electric Reliability Council of Texas grid, it shall meet Texas Senate Bill 6.

Hemp. Meets Texas Agriculture Code Section 121.001 definition of hemp, including the plant Cannabis sativa L., its seeds, derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, provided the delta-9 tetrahydrocannabinol (THC) concentration does not exceed 0.3% on a dry weight basis.

Kratom. Any part of the leaf of the plant Mitragyna speciosa, as regulated by the Texas Kratom Consumer Health and Safety Protection Act (Senate Bill 497, effective September 1, 2023).

Kratom Processor — a person who manufactures, prepares, distributes, maintains, advertises, represents, or packages kratom products for sale.

Kratom Product — a food (including extracts, capsules, or pills) containing any form of kratom.

Kratom Retailer — a kratom processor who sells kratom products to consumers or advertises as doing so.

Manufactured Home. A HUD-code manufactured home, which is HUD certified and built after June 15, 1976, as defined by the Texas Occupations Code. A structure transportable in one or more sections, which is built on a permanent chassis and is designed as a dwelling with or without a permanent foundation when connected to the required utilities. As of Sept. 1, 2017, that was: a structure constructed on or after June 15, 1976 or a mobile home. “Mobile home” means a structure constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term does not include a recreational as defined by the State of Texas. A manufactured home is not the same as a self-propelled recreational vehicle. Deed restrictions prohibiting manufactured homes that were established before January 2, 2025, and where the city areas zoned for residential use have deed restrictions since September 1, 2025, are enforceable, according to SB 785.

“Mobile home”. ~~means a~~ A structure constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and, in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet. The term does not include a recreational vehicle as defined by the State of Texas.

Voting Period. ~~The period each day the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later timeframe beginning with the first day of early voting as established by state law and ending at the close of polls on Election Day. Early voting is as defined in Section 85.001 of the Texas Election Code (TEC).~~

* * *

Section 6.4 General Standards

(9) Auxiliary Building and Site Standards

- d. Outdoor Lighting:
 - i. ~~Covered porch lighting on residences is permitted provided that each external light fixture does not exceed 2220 lumens.~~
 - ii. ~~Security lights of any output that are controlled by a motion sensor switch are permitted provided they do not remain illuminated longer than ten (10) minutes after activation.~~
 - iii. i. Outdoor lighting must comply with the City’s Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.

* * *

Section 6.8 Outdoor Lighting

Outdoor lighting must comply with the City’s Outdoor Dark Sky Lighting Ordinance Article 3.15 requirements.

(1) Purpose and Intent

The purpose of this Section is to regulate outdoor lighting in order to reduce or prevent light pollution in the City. All regulations in this section are in addition to the City's Dark Sky requirements. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces privacy, degrades the enjoyment of the night sky, and results in higher energy use and increased costs for everyone. Appropriately regulated, and properly installed, outdoor lighting will contribute to the safety and welfare of the residents and will help preserve the historic and rural character of the City in keeping with the desired objectives of the Comprehensive Plan.

(2) Applicability

- a. ~~Binding Regulations.~~ The regulations contained in this Section are binding only within the City limits of Fair Oaks Ranch. All outdoor lighting fixtures installed on private and public property within a new development or redevelopment within the City limits will be required to comply with this Code. This Code does not apply to interior lighting; however, overly bright lighting emitted from a structure will be subject to this Code if it is determined by the City Manager that it creates a nuisance, or a safety hazard as defined in the References Section of this Code.
- b. ~~Compliance.~~ Compliance with the regulations in this Section is strongly encouraged for improvements and developments within the ETJ in order to prevent light pollution and preserve the rural and historic character of the City. Compliance with these requirements will be administered by the City Manager or his or her designee.
- c. ~~Existing and Replacements.~~ All outdoor lighting fixtures existing and legally installed and operating before the effective date of this Code will be exempt from this Code unless they are determined to create a safety hazard. When an existing lighting fixture(s) become inoperable, their replacements are subject to the provisions of this Code.
- d. ~~Modifications.~~ Modifications to nonconforming lighting fixtures must also comply with this Chapter.

(3) Exemptions

The following are exempt from the provisions of this Code:

- a. ~~Publicly maintained traffic control devices;~~
- b. ~~Street lights installed prior to the effective date of this Code (until replaced as noted in Section 7.8(2)c.);~~
- c. ~~Temporary emergency lighting, e.g., for fire, police, repair crews, etc.;~~
- d. ~~Lighting fixtures and illumination requirements imposed by TxDOT within TxDOT right of way;~~
- e. ~~Moving vehicle lights;~~
- f. ~~Navigation lights, e.g., aircraft warning beacons on water storage reservoirs and wireless transmission facilities, required by State or Federal law;~~
- g. ~~Seasonal decorations with lights in place no longer than sixty (60) days;~~
- h. ~~Sports field lighting, until 10:00 P.M.;~~
- i. ~~Other temporary uses approved by the City Council, e.g., festivals, carnivals, fairs, night-time construction, etc.;~~
- j. ~~Covered porch lighting on residences, provided that each external light fixture does not exceed 2220 lumens; and~~

- k. ~~Security lights of any output that are controlled by a motion sensor switch, provided they do not exceed 0.25 foot-candles at the property line and do not remain illuminated for a duration not to exceed ten (10) minutes after activation.~~

(4) Submittals

~~Applications for all building permits other than single-family and duplex residential, or site development permits, including the installation of outdoor lighting fixtures for new construction, will provide proof of compliance with this Code. The submittal will contain the following information as part of the site plan:~~

- a. ~~Plans. Plans indicating the location, type, and height of lighting fixtures, including both building-mounted and ground-mounted fixtures, and details illustrating the foot-candle power measured throughout the site;~~
- b. ~~Description of the Lighting Fixtures. A description of the lighting fixtures, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer;~~
- c. ~~Photometric Data. Photometric data, which may be furnished by the manufacturer, showing the angle of light emission;~~
- d. ~~Additional information. Additional information may be required by the Planning and Zoning Commission in order to determine compliance with this Code.~~

(5) General Lighting Standards

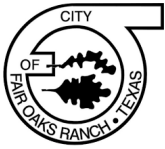
~~The following standards will apply to all outdoor lighting installed after the effective date of this Code:~~

- a. ~~Minimum Lighting Necessary. Outdoor lighting will be designed to provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street rights of way.~~
- b. ~~Hooded. Outdoor lighting must be hooded, shielded, and/or aimed downward. The hood or shield must mask the direct horizontal surface of the light source. The light must be aimed so as to ensure that the illumination is only pointing downward onto the ground surface.~~
- c. ~~Light Trespass. Any bright light shining onto an adjacent property or streets that would~~
- d. ~~result in a safety hazard is not permitted. Light trespass beyond property boundaries or above the horizontal plane will be considered non-compliant. All outdoor lighting fixtures will be designed, located, and maintained to minimize light trespass, and all direct illumination will be kept within the boundaries of the property upon which the light fixture is positioned~~
- e. ~~Existing Fixtures. Existing fixtures may be adapted to comply with this Code by adding a properly designed hood or shield, or by redirecting any upward-mounted fixture downward onto the ground surface, sign, or illuminated structure.~~
- f. ~~Accent Lighting. When approved, accent lighting will be directed downward onto the structure or object and not toward the sky or adjacent properties. Direct light emissions will not be visible above the roofline or beyond the building edge.~~
- g. ~~Spotlights. Spotlights on landscaping and foliage will be limited to one hundred and fifty~~

~~(150) watts output. The light will be shielded and so as not to create a nuisance or safety hazard.~~

~~(6) Specific Nonresidential Lighting Requirements~~

- ~~a. Maximum Allowable Intensity. The maximum allowable intensity of lighting for any nonresidential use will be 0.25 foot-candles measured at the property line adjacent to any residentially zoned area or at the street right-of-way line when the residentially zoned area is separated by a public street right-of-way.~~
- ~~b. Light Poles. Light poles will be placed on the site at a setback equal to their height from all adjacent residential property. Light poles will have a maximum height equal to the maximum height allowed for the main building in each zoning district.~~



PLANNING AND ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Comprehensive Plan Update Process

DATE: August 13, 2026

DEPARTMENT: Public Works & Engineering

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION / BACKGROUND:

The City's Comprehensive Plan was adopted in 2018 following an 18-month process that included broad and persistent public involvement led by outside consultants, with detailed oversight and involvement by City staff, a citizen Stakeholder Committee, the City Council, and the Planning and Zoning Commission (P&Z). The planning process included four town hall meetings, a community-wide survey, a two-day design workshop and open house, multiple stakeholder meetings, all of which were open to the public, and multiple City Council and P&Z meetings and workshops. This process resulted in a long-range planning document that reflected the community's vision, goals and aspirations with regard to community development. In recent years, several minor updates to the Comprehensive Plan, specifically the Future Land Use Map (FLUM), have occurred in response to development activity within the City.

To maintain community relevance, comprehensive plans are generally updated every five to 10 years, with a full, comprehensive update of background data, public visions and policy frameworks occurring at least once a decade. Rapid growth, major disasters or changes, and new state laws regarding land use are often triggers for early updates.

Based on the preliminary FY 2026-27 budget, staff anticipate funding for the Comprehensive Plan update to be available on October 1. In preparation, staff is conducting workshops with the P&Z and City Council to provide background information on the project, discuss potential areas of focus, and solicit feedback from both bodies regarding the proposed scope of the project. Some components of the Comprehensive Plan update will likely include:

- A community vision for the future
- Goals, objectives, and policies
- Natural and manmade constraints
- Elements addressing development, environmental protection, land uses, transportation, water and wastewater, drainage, parks and recreation
- Framework for zoning and development codes
- Integration with Strategic and Master Plans
- Implementation strategies

Benefits of updating the Comprehensive Plan include:

- Addressing significant changes in the community's growth, land use, or infrastructure needs

- Compliance with state or federal laws related to development or land use
- Alignment of guiding documents with current practices
- Better service the current community's vision and goals

As the process begins, community engagement activities, such as community workshops, surveys, and stakeholder meetings, will occur throughout the project. Below is a list of the tentative project phases and estimated timeline:

Phase	Task	Duration (11-16 months)
Phase 1 Foundation of the City “Who we are”	Assessment: History, background, population demographics, current resident background, i.e. education, income, types of family units, etc.	3-4 months
Phase 2 City’s Vision “What to become”	Determine: Values, FLUM, elements to add/keep/remove	2-3 months
Phase 3 Implementation Strategies	Recommend Mechanisms: Short and long-term goals, priorities, programs, measurable objectives	2-3 months
Phase 4 Draft Plan	Submit Draft Plan: Document design and branding, content complete	2-3 months
Phase 5 Finalize Plan	Submit Final Plan: Finalize and adopt the Plan	2-3 months

NEXT STEPS:

- September 17, 2026: City Council workshop on the Comprehensive Plan update process
- October 2026: Proposed month for posting Request for Proposals
- December 2026 – January 2027: City Council approves the consultant contract
- January – February 2027: Commencement of project kick-off

POLICY ANALYSIS / BENEFIT(S) TO CITIZENS:

Supports Goal 2.2 Responsible Growth; Objective 2.2.1 of the Strategic Plan to update the Comprehensive Plan and supporting master plans (transportation, drainage, fire/ EMS, facilities, water and wastewater).

LONGTERM FINANICAL AND BUDGETARY IMPACT:

The preliminary FY 2026-27 budget includes \$200,000 for the Comprehensive Plan update.

Planning & Zoning Commission Workshop

Comprehensive Plan Update Process



August 13, 2026

Jessica Relucio, ENV SP
City Planner



Agenda

- Overview
- 2018 Comprehensive Plan
- Purpose for updating
- Use of the comprehensive plan
- Possible scope
- Project timeline
- Next Steps
- Questions



Overview

- Develops a community vision for the future
- Sets goals, objectives, and policies
- Provides a framework for zoning and future development
- Integrates Strategic and Master Plans
- Provides implementation strategies



2018 Comprehensive Plan

Elements

- Natural and manmade constraints
- Annexation
- Future land use
- Transportation
- Parks and trails
- Water and wastewater
- Drainage
- Implementation

Maps

- Future Land Use Map (FLUM)
- Transportation Map
- Trails map



Purpose for Updating

- Best practice
- Regional growth = Frequency of updates
- Reflect current and anticipated conditions
- Embodies the vision of City residents
- Targets major issues that the City should address, both short and long-term, and guides the Strategic Plan

How is a Comprehensive Plan Used?



- Refocus community desires and requirements for future development, plans, and city capital projects
- Identify areas for growth, preservation, redevelopment, transition, and guides zoning
- Decision-making tool to evaluate future development



Possible Scope

- Update community vision, goals, objectives, and policies
- Consider elements such as:
 - Public infrastructure (transportation, utilities, drainage, facilities)
 - Land use
 - Economic development
 - Environmental protection
 - Parks and Recreation
- Capital improvement projects
- Implementation strategies
- Community engagement such as workshops, stakeholder meetings, and a community survey

Project Timeline



Phase	Task	Duration (11-16 months)
Phase 1 – Foundation of the City “Who we are”	Assessment: History, background, population demographics, current resident background i.e. education, income, types of family units, etc.	3-4 months
Phase 2 – City’s Vision “What to become”	Determine: Values, FLUM, elements to add/keep/remove	2-3 months
Phase 3 – Implementation Strategies	Recommend Mechanisms: Short and long-term goals, priorities, programs, measurable objectives	2-3 months
Phase 4 – Draft Plan	Submit Draft Plan: Document design and branding, content complete	2-3 months
Phase 5 – Finalize Plan	Submit Final Plan: Finalize and adopt the Plan	2-3 months



Next Steps

- September 17, 2026: City Council workshop
- October 2026: City posts the RFP
- December 2026 – January 2027: City Council approves the consultant contract
- January - February 2027: Project kick-off



Questions?