



Planning and Zoning Commission Agenda February 14, 2022

Agenda Item: Discuss, consider and act on a modification to 1.6 Computation of Time of the Article I: General Standards draft to best conform to Texas Local Government Code 212.009, otherwise known as HB 3167 ‘Shot Clock Bill,’ passed in the 2019 Texas Legislature. **(Work Session Item)**

Agenda Description:

This agenda item allows for the Planning and Zoning Commission to discuss a change to section 1.6 of the previously approved Article I: General Standards. Such change would ensure strict conformance to Texas Local Government Code 212.009. Existing; allowing the 30-day time frame established by TXLC 212.009 to be shifted if a Planning and Zoning Commission meeting did not fall exactly on the 30th business day from when the applicant submitted an application. Proposed; the 30-day time frame is exactly 30 business days from when the application is submitted. The cancellation of the 30-day time frame if the application is deemed incomplete is still applicable.

Background Information:

A Unified Development Ordinance is a master document that stores all regulatory procedures for land development, including but not limited to, subdivision design, floodplain management, processes for plan review and zoning. The Unified Development Ordinance (UDO) has been formally discussed and scheduled with the Planning and Zoning commission since November of 2021, completing a presentation on Article I: General Standards.

This item is to discuss a change to 1.6 Computation of Time of the previously approved draft of Article I. In the approved draft, the code shifted the 30-day time frame set in Texas Local Government Code 212.009 if a Planning and Zoning commission did not fall exactly on the 30 business day mark from when the application was submitted. This, based on the language of the bill, may be up for litigation as nowhere in the bill does it allow for the 30-day time frame to be moved on any condition. Proposed changes can be referenced in the Agenda Description.

Financial Information:

This item has no financial impact

City Contact and Recommendation:

Tyler Powers, Management Assistant Intern

Attachments:

[Texas Local Government Code 212.009](#)

[Article I: General Standards](#)



Planning and Zoning Commission Agenda February 14, 2022

Agenda Item: Discuss changes made to Article II: Administration and Article III: Procedures to the draft of the Unified Development Ordinance (UDO) since the last Planning and Zoning Commission meeting. **(Work Session Item)**

Agenda Description:

Discuss with staff changes made to Article's II and III since the first draft was sent out to the Planning and Zoning Commission.

Background Information:

A Unified Development Ordinance is a master document that stores all regulatory procedures for land development, including but not limited to, subdivision design, floodplain management, processes for plan review and zoning. The Unified Development Ordinance (UDO) has been formally discussed and scheduled with the Planning and Zoning commission since November of 2021, completing a presentation on Article I: General Standards.

This item is to discuss changes that have been made since the sent out draft to the Planning and Zoning Commission. Justification of modifications will be discussed, alongside notes of where comments from the last Planning and Zoning Commission were employed in the document. A discussion of any other comments or concerns is highly encouraged.

Financial Information:

This item has no financial impact

City Contact and Recommendation:

Tyler Powers, Management Assistant Intern

Attachments:

[Articles II: Administration and Article III: Procedures](#)



Planning and Zoning Commission Agenda February 14, 2022

Agenda Item: Act on a Preliminary Draft for Article’s II and III of the proposed City of New Fairview Unified Development Ordinance (UDO). **(Work Session Item)**

Agenda Description:

This agenda item allows for the Planning and Zoning Commission to act upon a preliminary draft of Article II and III of the proposed City of New Fairview Unified Development Ordinance (UDO).

Background Information:

A Unified Development Ordinance is a master document that stores all regulatory procedures for land development, including but not limited to, subdivision design, floodplain management, processes for plan review and zoning. The Unified Development Ordinance (UDO) has been formally discussed and scheduled with the Planning and Zoning commission since November of 2021, completing a presentation on Article I: General Standards.

This item is to act on a preliminary draft for Article’s II and III. Such will allow the commission to consider discussion points within the previous agenda item to be included in the preliminary draft.

Financial Information:

N/A

City Contact and Recommendation:

Tyler Powers, Management Assistant Intern

Attachments:

[Proposed Article II: Administration and Article III: Procedures](#)



Planning and Zoning Commission Agenda February 14, 2022

Agenda Item: Discuss with staff items within Article IV: Zoning Districts - residential zoning districts - of the proposed City of New Fairview Unified Development Ordinance (UDO).
(Work Session Item)

Agenda Description:

This agenda item allows for the Planning and Zoning Commission to discuss residential zoning districts within Article IV: Zoning Districts of the proposed City of New Fairview Unified Development Ordinance (UDO).

Background Information:

A Unified Development Ordinance is a master document that stores all regulatory procedures for land development, including but not limited to, subdivision design, floodplain management, processes for plan review and zoning. The Unified Development Ordinance (UDO) has been formally discussed and scheduled with the Planning and Zoning commission since November of 2021, completing a presentation on Article I: General Standards.

This item is to discuss residential zoning districts as part of Article IV: Zoning Districts. The Commission will be asked to rank residential, on the ground end products and culminate those findings into zoning districts. This will be completed for both single family and multifamily residential types. A discussion regarding the different execution methods will also be conducted, specifically looking at a Form-Based approach versus a Euclidean based approach. By the end of this agenda item, a proposed set of zoning districts and a small number of dimensional standards (height, setback, etc.) for each district shall be produced.

Financial Information:

This item has no financial impact

City Contact and Recommendation:

Tyler Powers, Management Assistant Intern

Attachments:

[City of Fate Unified Development Ordinance \(Article III\)](#)

[City of Denton Development Code](#)

[City of Ennis Unified Development Ordinance](#)