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

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AGENDA TOPIC: Conduct a public hearing to receive public testimony on the following variance request: Application No. PV# 2024-02 from the applicant and owner Green Land Ventures, LTD., to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

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### **INTRODUCTION/BACKGROUND:**

There is an existing Water Supply Agreement between the City of Fair Oaks Ranch and Green Land Ventures dated 2008. The agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247 in the Stone Creek Ranch subdivision. Unit 2B is the remaining unit of the subdivision that is not platted. All previous Stone Creek Ranch units have been platted and recorded.

On August 16, 2024, staff received the Stone Creek Ranch applications for a variance request and preliminary plat consisting of 13 acres (approximately) and generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned existing residential two.

The lots in this proposed 12-lot subdivision will be served by private on-site sewage disposal systems (septic) and public water systems which requires a minimum of 150 feet of street frontage. The applicant is seeking a variance to reduce the required minimum street frontage to 108' for three (3) lots. This variance will allow the plat to be approved as proposed. In case the variance is not granted, the reconfigured subdivision layout (in conformance with the minimum 150-foot street frontage requirement) will result in a reduction of lots.

See attached staff report for additional information, criteria for variance review, and staff recommendation.

### **PUBLIC HEARING:**

The sequence for conducting the public hearing is shown on the meeting agenda.

**NEXT STEPS:**

Planning and Zoning Commission

- Consideration and possible action on a recommendation to City Council of the requested variance

City Council

- October 3, 2024 - Conduct a Public Hearing
- October 3, 2024 - Consideration and possible action on the requested variance