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

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AGENDA TOPIC: To receive public testimony on a rezoning amendment application (ZC 2024-01) submitted by applicant Sitterle Homes on behalf of the owner of Oak Bend Forest, L.C. to change the zoning classification from Rural Residential (RR) to Neighborhood Residential (NR) for 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates.

DATE: May 9, 2024

DEPARTMENT: Public Works and Engineering Services

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

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### **INTRODUCTION/BACKGROUND:**

The Texas Local Government Code (LGC) Chapter 213 Municipal Comprehensive Plans authorizes a municipality to adopt a comprehensive plan for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare. Chapter 5 of the Plan provides guidance and tools on land use. The tools to assist City Council and staff on land use include a Future Land Use Map (FLUM) and Zoning classifications. The City's Comprehensive Plan was adopted on June 21, 2018.

On April 17, 2024, staff received an application for a FLUM amendment and rezoning. The current FLUM designation and corresponding zoning classification of RR recommends a minimum lot size of five (5) acres. In accordance with Chapter 4 of the city's Unified Development Code ("UDC"), consideration and action of the application must be taken after public hearings are held by the Planning and Zoning Commission and City Council where public testimony on the application request is heard. The Commission will conduct a public hearing on the FLUM amendment prior to this public hearing.

A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. A subdivision plat of the property was approved by City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. By this Agreement, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

Attached is a staff report providing complete information on the Amendment request.

### **PUBLIC HEARING:**

The sequence for conducting the public hearing is as follows:

1. Planning and Zoning Commission (P&Z) Chairperson opens the public hearing
2. Staff presentation of the proposed zone change application
3. Applicant presentation of the proposed zone application

4. P&Z receives public testimony for/against the proposed zone change application
5. P&Z Chairperson closes the public hearing
6. P&Z discusses the request, inclusive of asking questions of the applicant and staff

**NEXT STEPS:**

**Planning and Zoning**

- Move to the consideration item to discuss the rezoning classification change (rezoning) and make recommendations for City Council consideration.

**City Council**

- Conduct its public hearings, scheduled for June 6, 2024.
- Consider the FLUM Amendment and rezoning classification changes along with the P&Z recommendations, scheduled for June 20, 2024.

**LEGAL ANALYSIS:**

The attached staff report and public hearing demonstrates compliance with the requirements as prescribed in the LGC and the city's UDC.