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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 proposed amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 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 Muñoz, 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 from the property owner 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 amendment request is heard.

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 FLUM Amendment request
3. Applicant presentation of the FLUM Amendment request
4. P&Z receives public testimony for/against the proposed FLUM Amendment request with the P & Z Chairperson serving as the presiding officer

5. P&Z Chairperson closes the public hearing
6. P&Z discusses the request, inclusive of asking questions of the owner and staff

**NEXT STEPS:**

**Planning and Zoning**

- Conduct a public hearing on the application for a zoning classification change (rezoning).
- Move onto the consideration item to discuss the FLUM Amendment and Re-zoning classification requests and make recommendations for City Council consideration.

**City Council**

- Conduct its public hearings (June 6, 2024).
- Consider the FLUM Amendment and zoning classification changes along with the P&Z recommendations (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.