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## CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

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**AGENDA TOPIC:** The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on a rezoning 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:** June 6, 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 and Zoning 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 requires a minimum lot size of five acres. A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. In addition, 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 and the recorded plat, the appropriate FLUM designation for one-acre lots is NR and the corresponding zoning classification is NR.

The attached staff report provides detailed information on the rezoning request.

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 (P&Z) and City Council where public testimony on the rezoning request is heard.

The P&Z held a public hearing on May 9<sup>th</sup> where residents voiced concerns about preserving karst features, drainage improvements and traffic. During the consideration portion of the agenda, the P&Z reviewed the request and discussed the beneficial reduction of the total number of lots planned (130 down to 110), the protection of geological features, and the proposed secondary emergency exit. The P&Z unanimously recommended approval of the rezoning request.

**PUBLIC HEARING:**

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

**NEXT STEPS:**

Consideration and possible action on the zoning amendment request is placed in the Consideration section of this agenda.