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

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**AGENDA TOPIC:** The City Council will 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:** October 3, 2024

**DEPARTMENT:** Public Works – Engineering Services

**PRESENTED BY:** Grant Watanabe, P.E., CFM, Director of Public Works and 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 a preliminary plat and variance application for Stone Creek Ranch Unit 2B which consists of 13 acres (approximately) and is 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.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No residents spoke in support or against the proposed variance and no written testimony has been received. The commission approved a recommendation to City Council in support of the proposed variance.

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:**

City Council will consider and take possible action on the requested variance during the related consideration item of this agenda packet.