



## CITY COUNCIL COMMUNICATION

**DATE:** June 2, 2025

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 10 Subdivision, 10.106.b.3.A.i General Plat Requirements to allow a variance from the 31' street width and allow for 28' street width for a residential development, generally located on the east side of Marion Road, approximately 1180 north of the intersection of FM 455 and Marion Road.

**SUMMARY:**

- This development has requested to be a gated community.
- This development will consist of 30 residential lots.
- 28' street width is allowed as residential/estate streets but not all lots in this development meet the criteria of residential estates.
- The development will have one single point of entry off Marion Road.
- It will contain one main street with two cul-de-sacs.
- Staff mailed out 37 public hearing notices to owners of properties within 200 feet of the subject property and received seven responses In Favor.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

N/A

**ATTACHMENTS:**

Location Map