



CITY COUNCIL COMMUNICATION

DATE: June 2, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action 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:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Site Plan

Application

Letter of Intent

Response forms 1-7 – In Favor