



PLANNING & ZONING CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
March 17, 2022

AGENDA TOPIC: Approval of the Stone Creek Ranch Unit 2C Tree Plan
DATE: March 17, 2022
DEPARTMENT: Public Works and Engineering Services
PRESENTED BY: Consent Agenda - Katherine Schweitzer, P.E., Manager of Engineering Services

INTRODUCTION/BACKGROUND:

On February 7, 2022, a preliminary plat establishing Stone Creek Ranch Unit 2C was submitted to the Public Works Department by Jones & Carter Inc. This preliminary plat consists of 63.276 acres of residential development.

Regarding the submission of a preliminary plat, currently vested under the City's previous subdivision ordinance, Article II, Section 1 (C, 13) of said ordinance states, "The submittal shall conform to the requirements of Article III, Section 6 of this ordinance." This section contains a requirement by the Tree and Habitat Protection which states: "City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

The submitted Tree Plan shows the following heritage trees:

- Tree #8158 – 27" Oak – To Be Removed
- Tree #8171 – 24" Oak – To Be Removed
- Tree #8182 – 24" Oak – To Be Removed
- Tree #8191 – 25" Oak – To Be Removed
- Tree #8195 – 27" Oak – To Be Removed
- Tree #8198 – 32" Oak – To Be Removed
- Tree #8219 – 28" Oak – To Be Removed
- Tree #8232 – 24" Oak – To Be Removed

To mitigate, twenty-four (24) trees with a caliper of at least two and one half - inches (2.5") will be planted. The applicant has been informed that the heritage trees will require City Council approval prior to removal.

During their March 10, 2022, meeting the Planning and Zoning Commission recommended approval of the Stone Creek Ranch Unit 2C Tree Plan. The motion passed unanimously with a vote of 6-0.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Article III Section 6(A) of the previous subdivision ordinance states:

"It shall be unlawful for any person to remove, destroy, or cause the removal or destruction of any tree which is nine - inches (9") caliper in size or larger (protected tree) and which is located on an undeveloped tract of land within the city limits or extraterritorial jurisdiction (ETJ) without

submitting a Tree Removal and Preservation Plan with the preliminary plat. City Council approval is required prior to removal of any tree which is twenty-four inches (24") caliper in size or larger (heritage tree). The tree caliper is to be measured at 4-1/2 feet above the ground."

Furthermore, item "D" of the same section states:

"The Public Works Department shall review and recommend approval of the Plan if:

1. The tree(s) is located within ten feet of the perimeter of, the proposed building footprint, the area over a septic tank, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities; or
2. The application demonstrates that the denial of the request for tree removal will affect a hardship prohibiting the development of the property in otherwise compliance with the regulations of the City of Fair Oaks Ranch; and
3. The application demonstrates that three (3) trees with a caliper of at least two and one half - inches (2.5") will be planted on the site or at another approved location for each tree removed that has a caliper of twenty-four - inches (24") or larger (heritage tree)."

Staff has reviewed the Stone Creek Ranch Unit 2C Tree Plan (**Exhibit A**) and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None

LEGAL ANALYSIS:

Not Applicable

PROPOSED MOTION:

Staff has reviewed the Stone Creek Ranch Unit 2C Tree Plan and recommends approval based on conformance with the City's previous subdivision ordinance Article III, Section 6.

Consent Agenda - I move to approve the Stone Creek Ranch Unit 2C Tree Plan.