



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a final plat request from Green Land Ventures LTD for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots

DATE: March 6, 2025

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The Stone Creek Ranch subdivision development is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. This development contains five (5) units – Units 1, 1A, 2A, 2B, and 2C. Units 1, 1A, 2A, and 2C have been recorded. Unit 2B is the only remaining section that is not platted. An aerial view of Stone Creek Ranch, including Unit 2B, is shown in **Exhibit A**. The Master Plan of the entire development is included as **Exhibit B**.

This final plat creates 12 residential lots. The lots are approximately one acre in size and street access to the subdivision is provided from Ranch Heights. The subject parcel area is zoned Existing Residential 2 (R2). The final plat review is based on the requirements of the previous Subdivision Regulations which was in effect at the time of the approval of a 2008 water supply agreement.

The 2008 water supply agreement between the City and Green Land Ventures LTD was amended in March 2024 to increase the number of single-family residential lots from 238 to 247. Approval of the final plat for Unit 2B brings the total number of lots to 247.

On October 3, 2024, the City Council approved the Unit 2B preliminary plat with the following conditions:

1. The variance to reduce the required minimum street frontage shall apply only to the three residential lots that do not meet the 150-foot requirement.
2. The applicant shall verify that the increased runoff resulting from the proposed development will not have an adverse impact on other properties or drainage systems.

The applicant has satisfied both conditions in the final plat submittal.

On February 13, 2025, the Planning and Zoning Commission recommended approval of the Stone Creek Ranch Unit 2B Final Plat. The complete Final Plat Application is attached as **Exhibit C**.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the final plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve the final plat for Stone Creek Ranch Unit 2B.