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**PLANNING & ZONING COMMISSION CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**May 11, 2023**

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**AGENDA TOPIC:** Consideration and possible action recommending the approval of a Final Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C, a 65.894-acre tract zoned Existing Residential 2 (R2), proposing 53 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas

**MEETING DATE:** May 11, 2023

**DEPARTMENT:** Public Works and Engineering Services

**PRESENTED BY:** Grant Watanabe, P.E., Director of Public Works & Engineering Services

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**SUMMARY:**

As part of the Stone Creek Ranch development, the purpose of this Final Plat for Unit 2C is to create 53 residential lots, one drainage reserve, and one private street which would be a continuation of Ranch Heights. The lots are approximately one acre in size. The subdivision is generally located north-west of the intersection of Rolling Acres Trail and Ammann Road (see Exhibit C: Aerial View). Street access to the subdivision will be provided from Ranch Heights.

**BACKGROUND:**

The Preliminary Plat was approved in March 2022. The tree mitigation plan (Tree Plan) was approved prior to the approval of the Preliminary Plat. The Construction Plans for Public Improvements were approved in March 2023.

Unit 2C is one of two remaining units that has not been platted as part of the existing Stone Creek Ranch Development. As per the applicant, Unit 1 (including subsequent amending plats), 1A, and Unit 2A have been recorded. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and Green Land Ventures dated 2008 that restricted the number of units in the development to 238 living unit equivalents (LUEs). Since there are 58 LUEs remaining, Unit 2C will not exceed the total LUEs allowed.

Existing Residential zone was assigned to areas that were covered under a development agreement or were subject to deed restrictions. As per the applicant, there was no development agreement or master plan approved for this tract that is included in this plat prior to the adoption of the zoning regulations. The applicant provided a copy of the deed restrictions which does not include the subject tract being platted but includes the rest of the area in the Stone Creek Ranch Development.

The open space provided in the overall Stone Creek Ranch exceeds the minimum requirements of the applicable old subdivision regulations.

A Master Plan of the entire Stone Creek Ranch development provided by the applicant is included as Exhibit B. Exhibit C shows an aerial view of the proposed subdivision, Stone Creek Ranch Unit

2C. The street providing access to this subdivision is constructed and has been accepted by the City.

The Final Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which was in effect at the time of the approval of the service agreement. The applicant has reduced the number of residential lots from the Preliminary Plat approval from 54 to 53 as one residential lot was changed into a drainage reserve. This change was made as part of the normal public improvement construction plan review process, after the Preliminary Plat approval. Staff reviewed the Final Plat and relayed review comments to the applicant. The applicant has addressed all comments except the conditions listed below.

**POLICY ANALYSIS:**

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

**LEGAL ANALYSIS:**

Sec. 212.009 (b-2) of the Texas Local Government Code sets the following guidelines for approval of a plat.

*Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.*

*(a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.*

*(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is approved by the inaction of the commission. A plan or plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.*

**RECOMMENDATION/PROPOSED MOTION:**

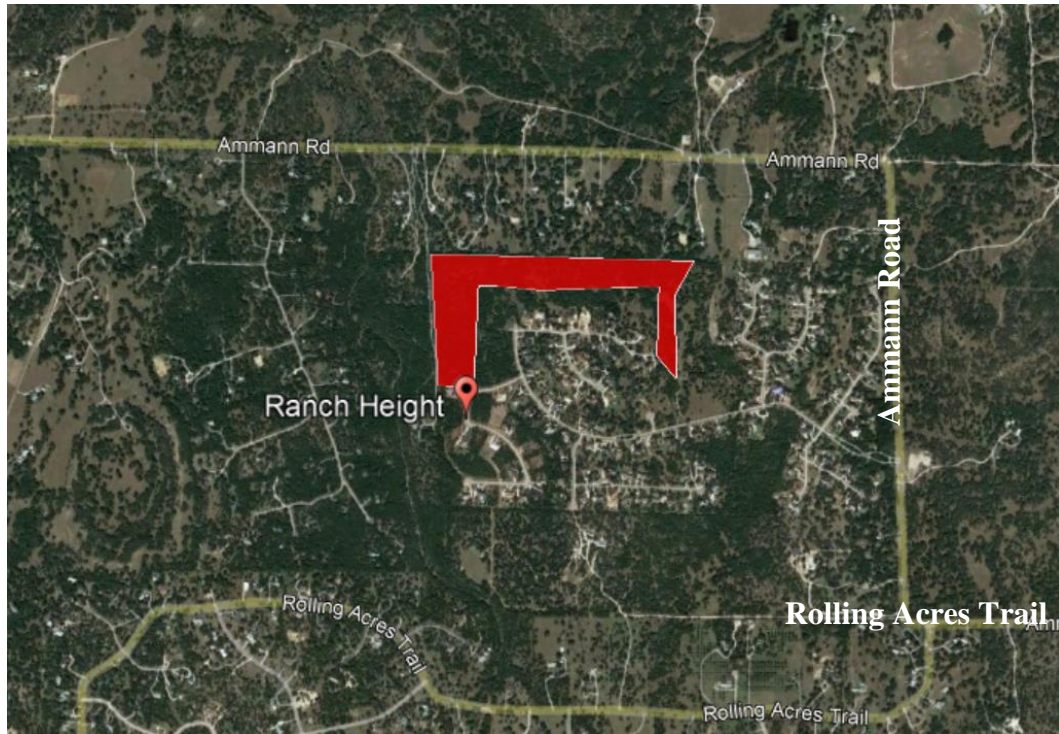
Staff has reviewed the plans and recommends approval of the Final Plat.

Motion: I move to recommend approval of the Final Plat of Stone Creek Ranch Unit 2C with the following conditions.

1. If the drainage easement on the north-east of the subject parcel is a part of the plat area, correct the easement boundary line type (use solid line) to match the rest of the property line.
2. If required, add a signature block for the lien holder that is indicated in the report.



### Exhibit C: Stone Creek Ranch Unit 2C Aerial View



Source: Google

#### Attachments:

1. Universal Application
2. S11 Final Plat Specific Application Form
3. Letter of Intent
4. Stone Creek Ranch Unit 2C Subdivision Final Plat
5. Stone Creek Ranch Masterplan