



PLANNING & ZONING COMMISSION REPORT

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Time extension request received for Stone Creek Ranch Unit 2B final plat
DATE: January 9, 2025
DEPARTMENT: Public Works and Engineering Services
PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

Stone Creek Ranch development is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. Stone Creek Ranch contains five (5) units – Units 1, 1A, 2A, 2B, and 2C. Unit 2B is the only remaining section that is not platted. Units 1, 1A, 2A, and 2C have been recorded. Unit 2B final plat creates 12 residential lots. The lots are approximately one acre in size. Street access to the subdivision is provided from Ranch Heights from Ammann Road. 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 the water supply agreement.

On December 30, 2024, the City received a request (**Exhibit A**) for a time extension for the Stone Creek 2B final plat approval. The extension of time is needed to address the following plat items:

1. Add lien holder's signature block on the plat as the title report indicates a lien. Lien holder's signature is required prior to the submittal of the mylar to the City.
2. Add a note to the plat referencing the variance approval to reduce the required minimum street frontage from the required 150 feet to 108 feet for three (3) lots. Indicate the lot numbers (Lots 219, 220, 217). The recommended language was included in the review comments.
3. Address condition #2 of the preliminary plat approval - Applicant is to verify the increased runoff resulting from the proposed development will not have an adverse impact on other properties or drainage systems. Staff was provided the Storm Water Management Report for Stone Creek Unit 2C as the adverse impact analysis, but the report does not sufficiently demonstrate that the proposed development for Stone Creek Unit 2B will not have an adverse impact to downstream structures. The analysis also shows an outdated hydraulic and hydrology floodplain analysis of Cibolo Tributary which is currently under review for a Letter of Map Revision (LOMR). Please revise the report to incorporate Stone Creek Unit 2B development to the report and the updated floodplain analysis. Ensure the new report is signed and sealed to reflect the updated changes.
4. Add a note on the plat referencing the approved 2009 water supply agreement and the 2024 amendment to the agreement.

5. Update the final plat to reflect the latest floodplain delineation based on the ongoing LOMR review. Ensure to include supporting data to justify floodplain delineation since the LOMR is still under review.
6. All streets giving access to the subdivision are required to be constructed, inspected, and approved by the City prior to recordation of the final plat as per Article II, Section 3 of the subdivision regulations). If the extension is approved, no action is needed on the next item on the agenda.

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.

Additionally, the Code allows for extension of time as follows:

(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request.

UDC Section 3.5 (3) Exception to Standard Review Period

The standard review period of an application for a subdivision plan may be extended one time for a period not to exceed thirty (30) days upon the submission of a written request for extension. The standard review period of an application for a plat may be extended for one or more time periods not to exceed thirty (30) days upon the submission of a written request for extension. The request for extension will be placed on the first available city council meeting agenda for approval.

The plat time extension will be placed on the January 16, 2025, regular council meeting.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

N/A

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A