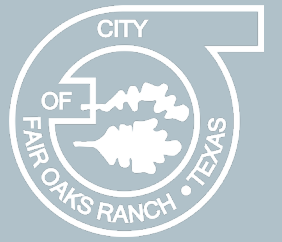


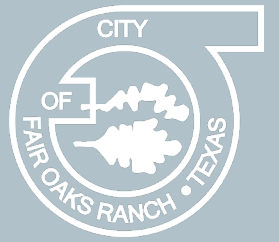
Master Development Plan – Corley Parcel



Planning and Zoning Commission Meeting

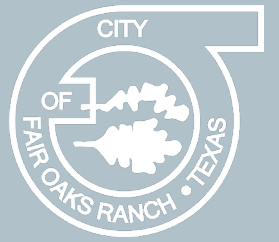
November 14, 2024

Lee Muñiz, P.E., CFM
Manager of Engineering Services



Introduction

- 80.69-acre parcel at 29580 Ralph Fair Road is part of the 160-acre Corley Tract in Fair Oaks Ranch.
- Zoned Neighborhood Residential, Mixed Use Village, and Logistics.
- Parcel is not within any entity's Certificate of Convenience and Necessity (CCN) and is Phase I of the proposed development.
- Athena Domain, LLC, on behalf of Century Oaks, LLC, submitted a formal request for incorporation of the 80.69-acre parcel into the City's water and wastewater CCN.



CCN Incorporation Steps

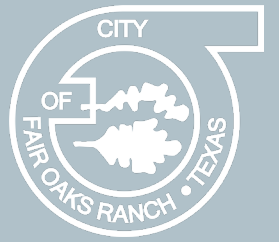
- According to UDC Section 9.6 (5), the extension of CCN process involves two steps:

- Step 1: Determination to ensure availability of water supply and wastewater capacity to the development that will be included in the CCN.

This step was completed by City Council on October 17, 2024.

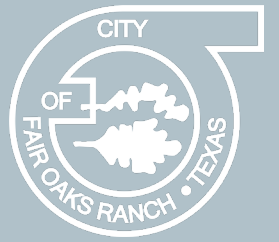
- Step 2: Approval of a Master Development Plan.

P&Z to make a recommendation to City Council. The City Council is the final authority.



Site History

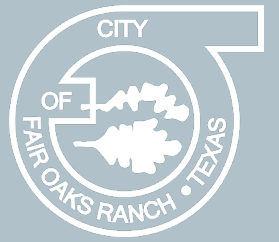
- In 2017, the 160-acre Corley tract was annexed into the city limits of Fair Oaks Ranch.
- In 2018, the City adopted zoning, inclusive of a zoning map and zoning regulations for each district.
- In 2018, the City contracted with Freese and Nichols to develop the City's Water, Wastewater and Reuse Master Plan.
 - The Master Plan allocates a total of 215 Living Unit Equivalents (LUEs) for water and 215 LUEs for wastewater to the Corley Tract.



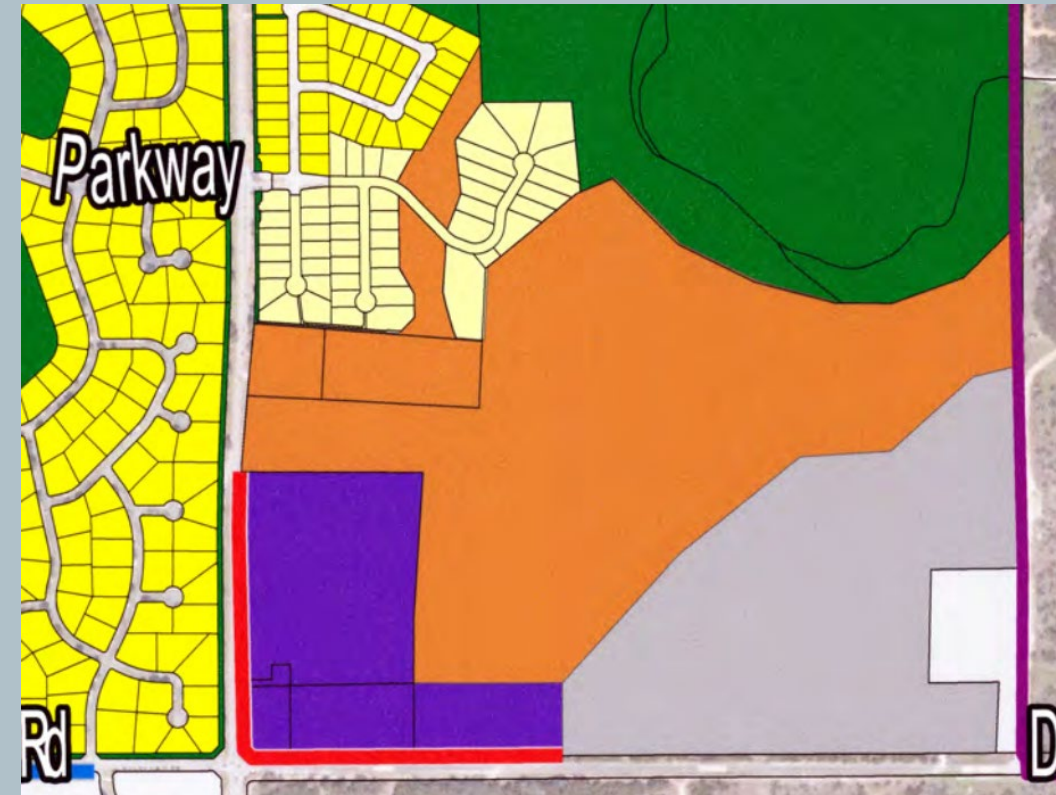
Site History Cont'd

- In August 2024, the applicant submitted a formal request for incorporation into the City's water and wastewater service area (CCN).
- On October 1, 2024, the applicant submitted a revised Master Development Plan that aligns with zoning and the City's Water, Wastewater and Reuse Master Plan.
- On October 17, 2024, the City Council approved resolutions to incorporate the 80.69-acre parcel into the City's water and wastewater CCN subject to approval of a Master Development Plan reflecting a maximum of 139 LUEs (water) and 137 LUEs (wastewater).

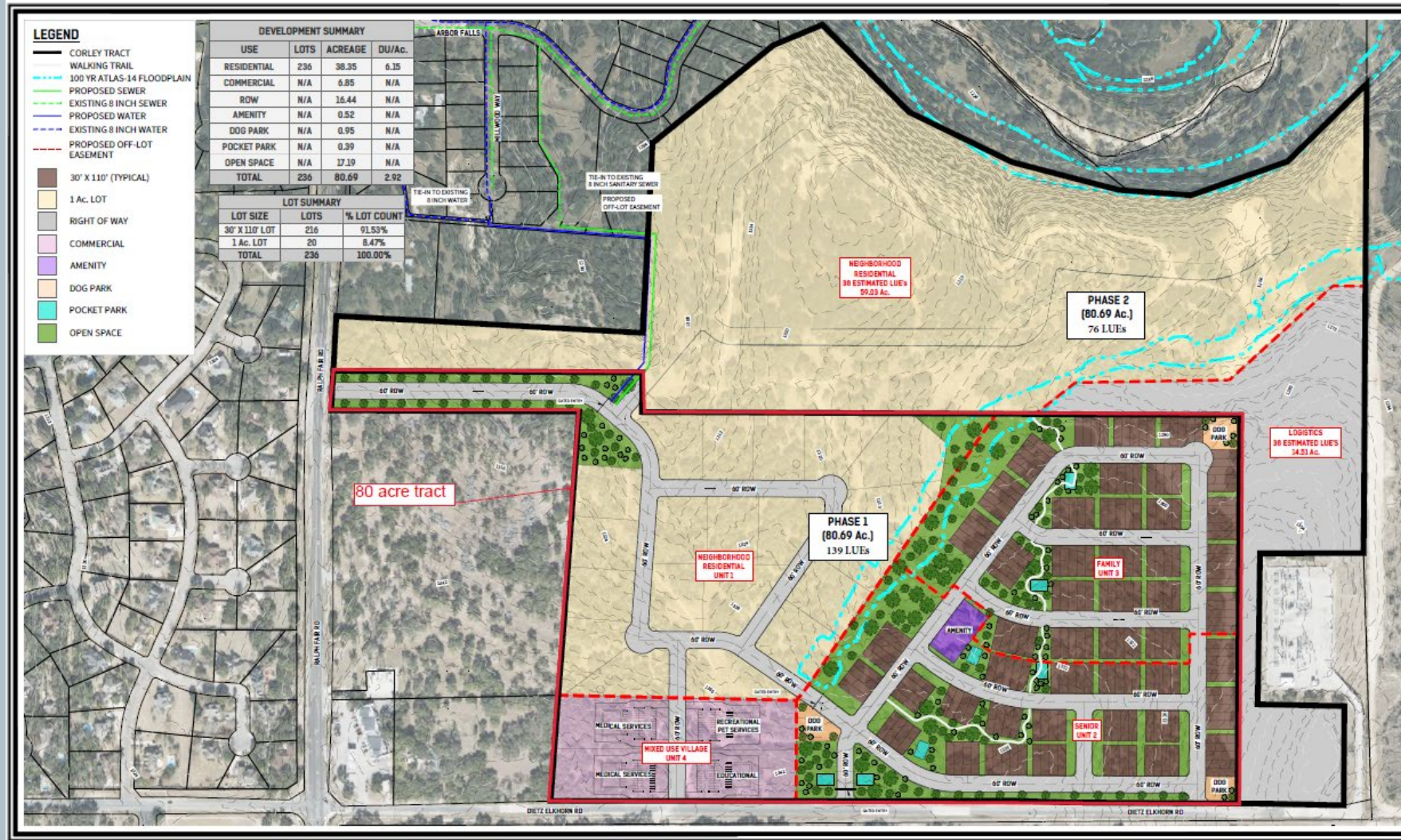
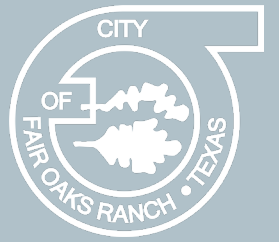
Surroundings

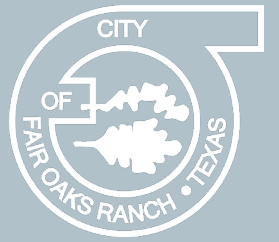


| | Zoning | Land Use |
|-------|--------------------------|--|
| North | Existing Residential One | The Arbors |
| South | Outside City Limits | Military Base |
| West | Mixed Use Village | Meat Market, Liquor Store, Restaurant, and Gas Station |
| East | Longistics | Vacant |



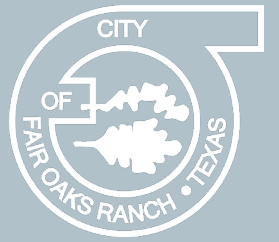
Master Development Plan





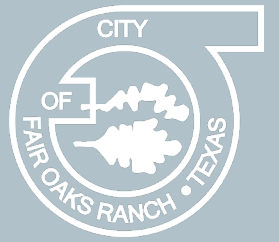
Master Development Plan Cont'd

- Master Development Plan, Phase I encompasses 80.69 acres of the 160-acre tract of land
- Current zoning - Neighborhood Residential, Logistics, and Mixed Use Village.
- Plan proposes 20 single-family one-acre lots for Neighborhood Residential, 216 townhomes for Logistics, and four commercial structures for Mixed Use Village.
- Townhome development includes dog parks, vegetated walking trails, an amenity center, and a senior living section.
- Gated community with private streets



Master Development Plan Cont'd

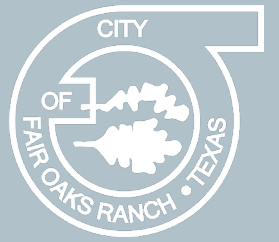
- Proposed uses within the Mixed Use Village district consist of medical services, recreational pet services and educational services.
- Multiple access points along Dietz Elkhorn Road and one access point along Ralph Fair Road, which will require a Traffic Impact Analysis.
- Portion of the property is within the 1% annual chance Flood Hazard Area which will require a drainage study and FEMA CLOMR/LOMR.
- Property is currently unplatted and will need an approved subdivision plat based on the 80.69-acre parcel.
- A tree preservation plan will be required during the platting process.



Comprehensive Plan and Zoning

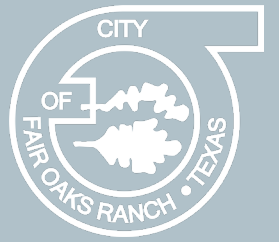
- The Logistics District (LO) is designed for scaled office-warehouse and light industrial/commercial uses in specific locations within the City. Townhomes are also permitted.
- The Neighborhood Residential district (NR) is designated for low-to-medium density development with minimum one-acre lots.
- The Mixed Use Village District (MU) promotes a blend of uses that foster pedestrian-friendly development at major transportation nodes. Pet and animal sales and services, veterinary services, schools, hospital and nursing establishments, and commercial/office uses are permitted.

The Master Development Plan generally complies with zoning regulations. The developer does not plan to seek any waivers, exemptions or variances.



Staff Recommendation

- Staff recommends approval of the Master Development Plan for the 80.69-acre parcel, in furtherance of the applicant's request for water and wastewater CCN incorporation, with the following conditions:
 - The Master Development Plan for Phase I shall not exceed 139 LUEs (water) and 137 LUEs (wastewater).
 - The Developer shall “loop” the water system by connection to existing waterline mains to the north at the Arbors Subdivision and to the south at the intersection of Ralph Fair Road and Dietz Elkhorn Road.
 - The Developer shall conduct a FEMA CLOMR/LOMR study and obtain approval prior to submission of the Final Plat if altering the boundary of the 100-year floodplain..
 - The Developer shall enter into a water and wastewater service agreement with the City to memorialize the number of units, LUEs, related fees, and any cost sharing arrangement for off-site infrastructure upgrades necessary to serve the development.
 - The Master Development plan for Phase I will be a gated community with private streets.



Next Steps

- Staff presents the Master Development Plan to the City Council for approval, accompanied by the Planning and Zoning Commission's recommendation.
- City and Developer enter into a Water and Wastewater Service Agreement to memorialize the number of LUEs, acre-feet of water reserved, related fees and any contribution towards infrastructure improvements.
- Staff submits CCN amendment application to the Public Utility Commission (PUC).
- Developer proceeds with the necessary steps to plat the property following normal development processes.