



CITY COUNCIL CONSENT ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Approval of the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas amending the Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located along the north side of Ralph Fair Road and Honeycomb Rock generally known as Oak Bend Estates.

DATE: June 20, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Consent Item – Lee Muñoz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The applicant is proposing to change the Future Land Use Map (FLUM) designation of approximately 149 acres generally located along the north side of Ralph Fair Road and Honeycomb Rock from Rural Residential (RR) to Neighborhood Residential (NR). The subject parcel is platted as Oak Bend Estates subdivision. The current FLUM designation of RR (Rural Residential) recommends a minimum lot size of five (5) acres and the corresponding zoning classification is RR.

The applicant is proposing to develop the property with single-family homes on minimum one-acre lots in accordance with an executed Water Supply Agreement with the City of Fair Oaks Ranch, entered into in 2008 and renewed March 2024. Accordingly, the appropriate FLUM designation for one-acre lots is Neighborhood Residential (NR) and the corresponding zoning classification is Neighborhood Residential (NR).

During the June 06, 2024 City Council meeting, a public hearing was conducted, which concluded with no public testimony. After the public hearing was closed the City Council unanimously approved the first reading of the ordinance.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Staff report and public hearings demonstrate compliance with Chapter 213 of the Local Government Code, the City's Comprehensive Plan, Zoning Ordinance, and Unified Development Code.
2. Establishing a revised land-use regulation and zoning classification eliminates any future conflicts between the established development Agreement, recorded plat, and the Comprehensive Plan.
3. Recognizes the maximum total number of one-acre+ developed lots from 130 to 110.
4. Ensures the preservation of natural resources and promotes sustainable land use practices.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Consent Item - I move to approve the second reading of an ordinance amending the Comprehensive Plan changing the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) of approximately 149 acres generally located along the north side of Ralph Fair Road and Honeycomb Rock generally known as Oak Bend Estates.