



---

## PLANNING & ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

---

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

DATE: February 13, 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 the subject property 2B is shown in Exhibit A. A 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. 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.

In September 2024, the City Council approved the preliminary plat with a variance to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots.

Staff reviewed the final plat and relayed review comments to the applicant. The applicant has satisfactorily addressed all comments.

### **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 recommend approval of the final plat for Stone Creek Ranch Unit 2B

**EXHIBITS:**

Exhibit A – Location including Subject Property Map

Exhibit B - Stone Creek Ranch Master Plan (provided by the applicant)

Exhibit C - Universal Application and Specific Application (Final Plat)