



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

AGENDA TOPIC: Consideration and possible action recommending approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñiz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

This Preliminary Plat creates 12 residential lots. The lots are approximately one acre in size. The subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road (see attached Exhibit A: Location Map). Street access to the subdivision is provided from Ranch Heights.

Unit 1 (including subsequent amending plats), 1A, Unit 2A, and Unit 2C have been recorded. Unit 2B is the last remaining section to be platted based on the Stone Creek Master Development Plan. 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. This Agreement was amended in March 2024 to increase the number of single family residential lots from 238 to 247. Approval of the preliminary plat for Unit 2B brings the total number of lots to 247.

The Preliminary Plat review is based on the requirements of the previous Subdivision Regulations, which was in effect at the time of the approval of the service agreement.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Preliminary 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:

Subject to variance approval, staff recommends approval of the Preliminary Plat with a condition.

I move to recommend approval of the Preliminary Plat for Stone Creek Ranch Unit 2B with the condition that the applicant will verify that the increased runoff resulting from the proposed development will not have any adverse impact on other properties or drainage systems.