



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-02 from the applicant and owner, Green Land Ventures, LTD. to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

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

INTRODUCTION/BACKGROUND:

In 2008, a Water Supply Agreement between the City of Fair Oaks Ranch and Green Land Ventures was executed for 238 Living Unit Equivalents. The agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247. Unit 2B is the remaining unit of the subdivision to be platted. All previous Stone Creek Ranch units have been platted and recorded.

On August 16, 2024, staff received applications for a variance request and preliminary plat consisting of 13+ acres for Stone Creek Ranch subdivision generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned existing residential two.

The proposed 12 lots on the 13+ acres will be served by private on-site sewage disposal systems (septic) and public water systems which requires a minimum of 150 feet of street frontage. The applicant is seeking a variance to reduce the required minimum street frontage to 108' for three (3) lots. The variance will allow the plat to be approved as proposed.

All documents related to this variance request are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the variance request to the City Council.
2. Table the variance request if they determine additional information from the applicant is warranted.

The City Council is the final authority on all variances. Following Commission action, the Council will conduct its public hearing at the regular Council meeting on October 3, 2024.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Staff recommends the Commission consider the following regarding this request

1. The minimum street frontages of 108.13 feet, 111.85 feet, and 116.90 feet is for three lots.

2. The three (3) lots will have similar lot area to other lots in the subdivision and will meet the minimum lot area requirement of 45,000 square feet.
3. The three (3) lots meet the minimum lot size of one acre for on-site sewage facilities (OSSF) as specified in the Kendall County Development Rules. Kendall County is the regulatory authority for permitting, inspecting and monitoring OSSF in this area.
4. The existing Water Supply Agreement with Green Land Ventures, amended in 2024, allows for the construction of 247 single family residential lots. This variance allows for full buildout of the development with 247 lots

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve a recommendation to City Council in support of the proposed variance to allow street frontages of less than 150 feet for three (3) of the proposed 12 lots in the Stone Creek Unit 2B Plat.