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## PLANNING & ZONING COMMISSION CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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**AGENDA TOPIC:** Consideration and possible recommendation on a proposed amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located northwest of the intersection of Ralph Fair Road and Honeycomb Rock, platted as Oak Bend Estates subdivision.

**DATE:** May 9, 2024

**DEPARTMENT:** Public Works and Engineering Services

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

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#### **INTRODUCTION/BACKGROUND:**

The applicant is proposing to change the Future Land Use Map (FLUM) designation of approximately 149 acres generally located northwest of the intersection 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 recommends a minimum lot size of five (5) acres and the corresponding zoning classification of Rural Residential (RR).

The applicant is proposing to develop the property with single-family homes on minimum one-acre lots in accordance with a 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 NR and the corresponding zoning classification is NR.

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

1. Recommend approval or denial of the Comprehensive Plan Amendment to the City Council.
2. May choose to table the Amendment if they determine additional information from the applicant is warranted.

The City Council is the final authority on all Comprehensive Plan amendments, including Future Use Land Map (FLUM) and rezoning. Following Commission action tonight, the Council will conduct its public hearing at a regular Council meeting (tentatively June 6, 2024).

Staff recommends the Commission considers the following in approving this request -

- A. The proposed amendment will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
- B. The proposed amendment will permit the appropriate zoning classification of NR to be placed on the property and will permit lot sizes as approved in the Agreement for the property.

- C. With approval of the subsequent zone change request any potential conflicts of proposed amendments with the UDC, Comprehensive Plan, or approved Agreement will be eliminated.
- D. Additionally, reduction of lots from 130 to 110 will enable preservation of geological features on site and provide a second emergency entrance/exit to the development.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- 1. Staff report and public hearing demonstrates 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 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:**

Currently N/A. Will review applicable adopting ordinances.

**RECOMMENDATION/PROPOSED MOTION:**

I move to recommend approval of the proposed amendment to the Comprehensive Plan, CPA No. 2024-01 to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR).