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## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

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**AGENDA TOPIC:** Consideration and possible action approving the first reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas amending the zoning 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.

**DATE:** June 6, 2024

**DEPARTMENT:** Public Works and Engineering Services

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

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

The applicant is proposing to rezone approximately 149 acres of land generally located at 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 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 zoning classification is Neighborhood Residential (NR).

All documents related to this rezone is in the public hearing section of this meeting agenda. The Council may:

1. Approve or deny the rezoning request.
2. Choose to table the request if they determine additional information from the applicant is warranted.

Staff recommends the Council consider the following in approving this request.

1. The proposed rezone will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
2. The proposed rezone 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.
3. Potential conflicts with the UDC, Comprehensive Plan, or approved Agreement will be eliminated.
4. 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 hearings demonstrate compliance with Chapter 211 of the Local Government Code, and the City's Comprehensive Plan, Zoning Ordinance, and Unified Development Code.
2. Establishing a revised 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:**

Ordinance approved as to form.

**RECOMMENDATION/PROPOSED MOTION:**

I move to approve the first reading of an ordinance amending the zoning 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.