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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 Comprehensive Plan to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for 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 change the Future Land Use Map (FLUM) designation of approximately 149 acres generally located along the north side 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 (Rural Residential) recommends a minimum lot size of five (5) acres and the corresponding zoning classification is RR.

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 FLUM designation for one-acre lots is Neighborhood Residential (NR) and the corresponding zoning classification is Neighborhood Residential (NR).

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

1. Approve or deny the Comprehensive Plan amendment.
2. Choose to table the amendment if they determine additional information from the applicant is warranted.

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

1. The proposed amendment will accurately reflect the approved Agreement for the property that preceded adoption of the Comprehensive Plan and UDC (zoning).
2. 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 and plat for the property.
3. 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.

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 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, recorded plat, 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 Comprehensive Plan changing the land use 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.