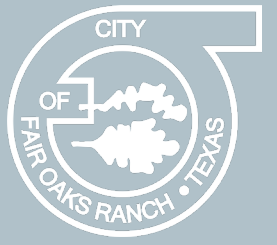


City Council

Stone Creek Unit 2B

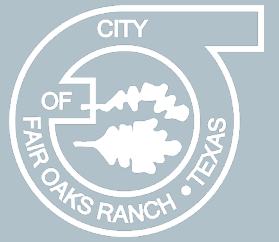
Preliminary Plat



October 03, 2024

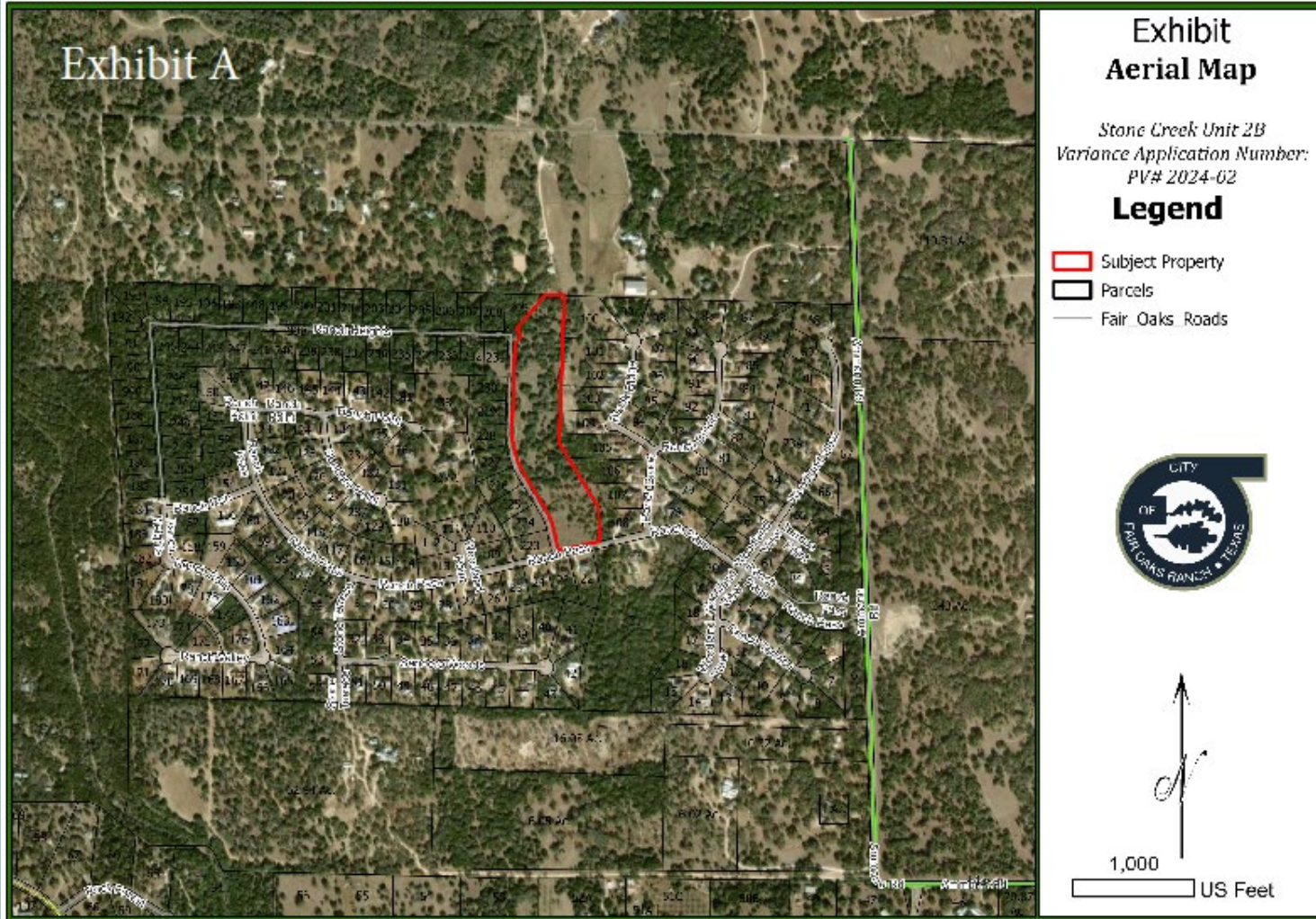
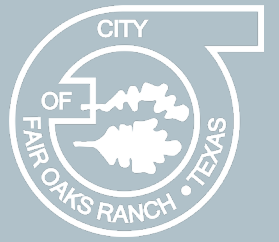
Grant Watanabe, P.E., CFM
Public Works Director

Introduction



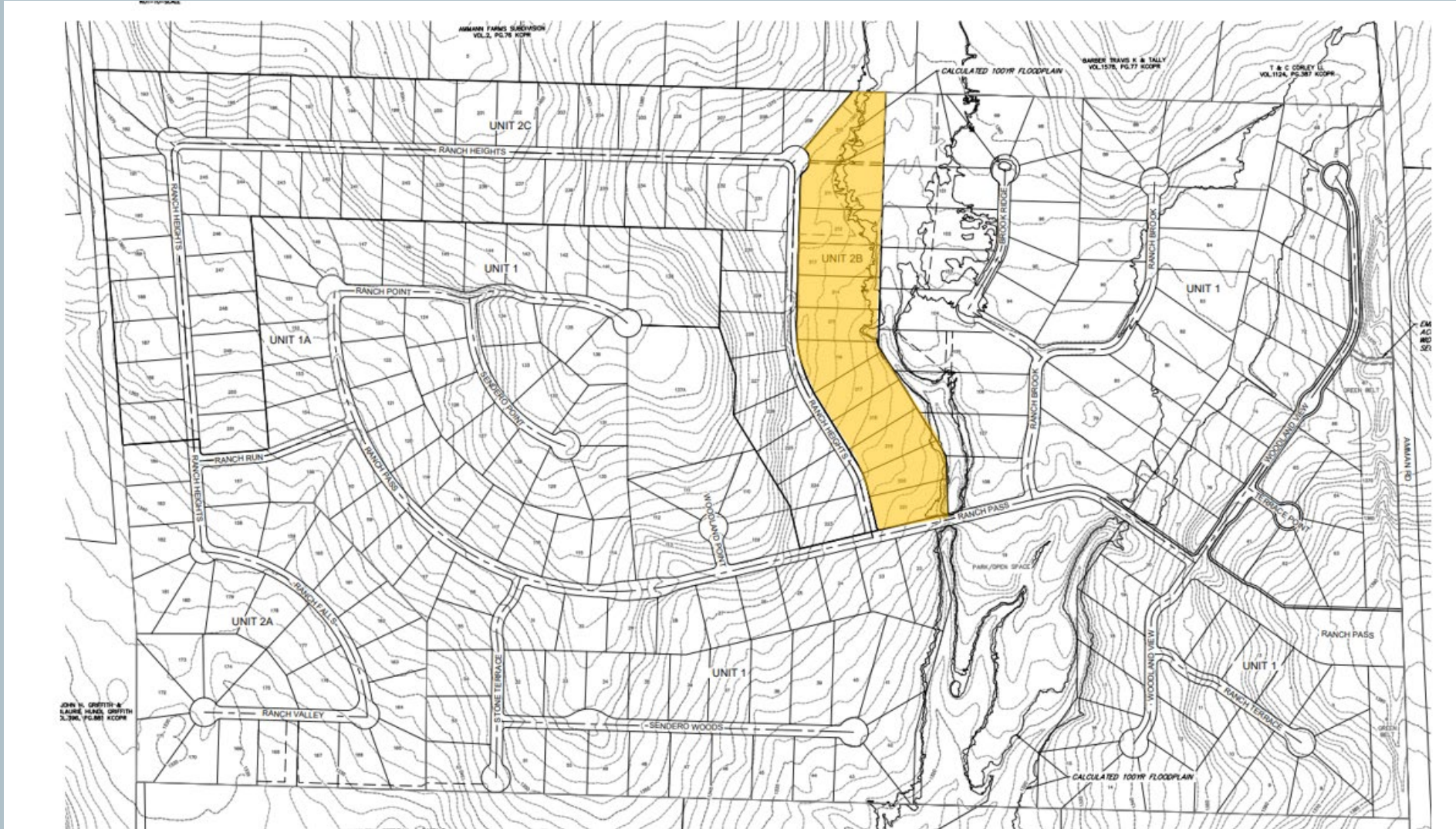
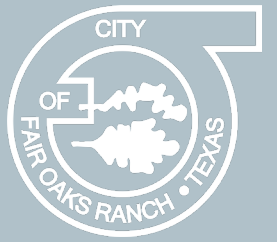
- Generally located northwest of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.
- Property is zoned Existing Residential 2 (0.3 to 1.3 acre lots).
- Development is served by public water and private sewer.
- Amended Water Supply Agreement allows up to 247 single family residential lots.
- Development vested under Chapter 10 Subdivision Regulations which were in effect at the time the development started.

Aerial Map

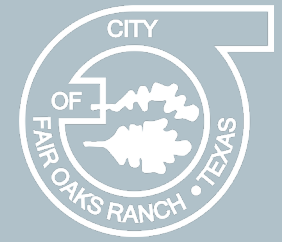


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Master Plan



Preliminary Plat



PRELIMINARY PLAT ESTABLISHING STONE CREEK RANCH UNIT 2B

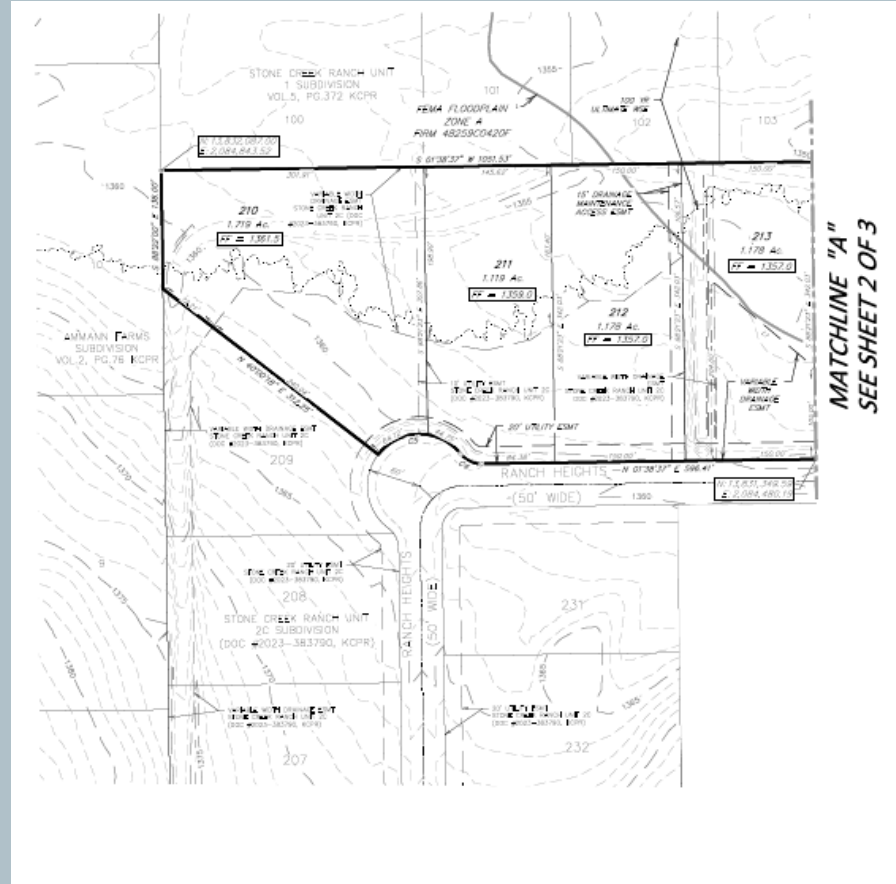
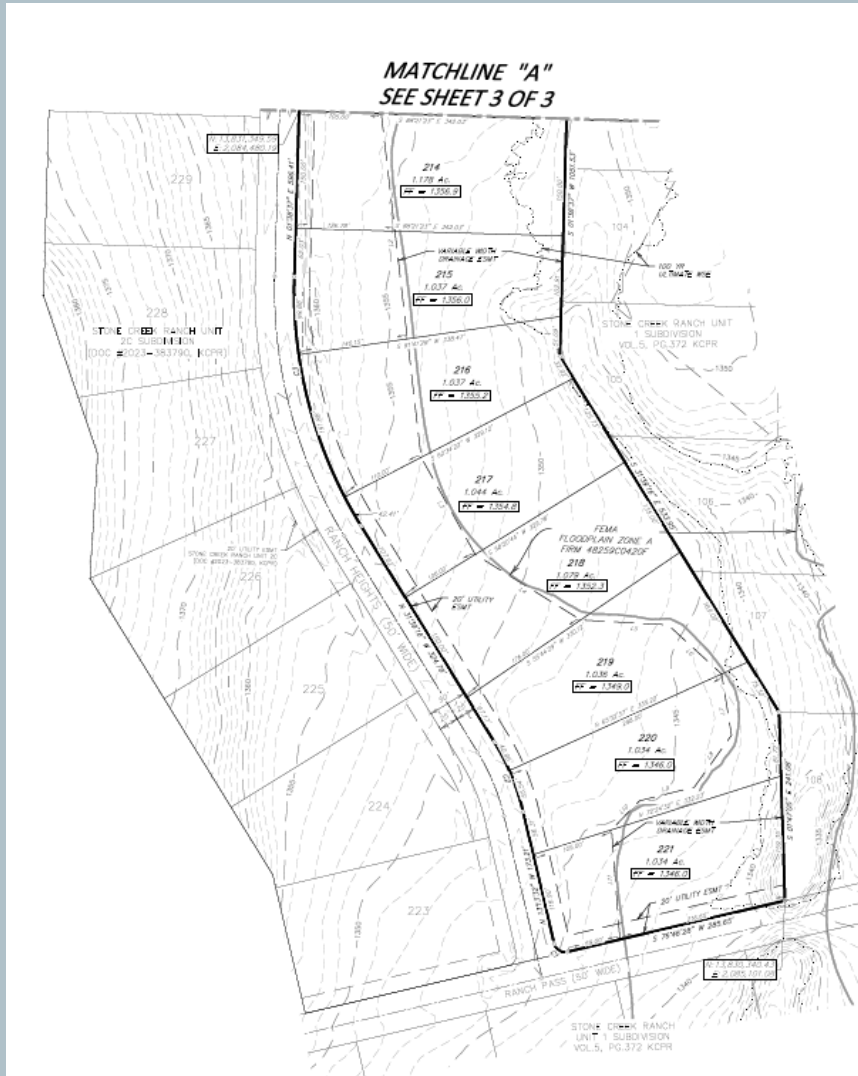
BEING A TOTAL OF 13.671 ACRES OF LAND OUT OF THE WM. D. LUSK SURVEY NO. 211, ABSTRACT NO. 306 KENDALL COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN CALLED 357.94 ACRE TRACT DESCRIBED IN INSTRUMENT TO GREEN LAND VENTURES, LTD. RECORDED IN VOLUME 1076, PAGE 555 OF THE KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

REASON FOR PRELIMINARY PLAT: TO SUBDIVIDE 13.671 ACRES OF LAND TO CREATE 12 SINGLE FAMILY RESIDENTIAL LOTS.

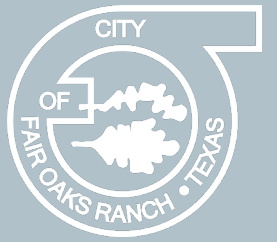


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DATE OF PRINT: August 16, 2024

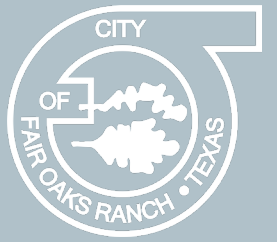


Preliminary Plat Summary



- The Stone Creek Ranch Unit 2B Preliminary Plat establishes 12 single-family residential lots on 13.67 acres of land.
- Street access to Unit 2B will be provided from Ranch Heights.
- Development to be served by public water and private sewer.
- All proposed lots meet the minimum one-acre lot size.
- There is a pending FEMA Letter of Map Revision (LOMR) which may change the floodplain boundary on the east side of the proposed lots.
- Variance (PV-2024-02) requested for three (3) lots that do not meet the minimum lot frontage of 150 feet.

Recommended Motion



I move to approve the Preliminary Plat for Stone Creek Unit 2B with the following conditions:

1. The approved variance (PV-2024-02) shall apply to only the three (3) lots that do not meet the minimum 150-foot street frontage requirement as presented.
2. Applicant to verify that the increased runoff resulting from the proposed development will not have any adverse impact on other properties or drainage systems.