

STAFF REPORT

To: City Council
From: Public Works – Engineering Services
Date: October 03, 2024
Re: Preliminary Plat application from Green Land Ventures LTD for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots

SUMMARY:

The Stone Creek Ranch subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road (see attached Exhibit A: Location Map). This subdivision contains five (5) units – Units 1, 1A, 2A, 2B, and 2C. Unit 2B is the only remaining section that is not platted. Units 1, 1A, 2A, and 2C have been recorded. An aerial view of the Stone Creek Ranch development is included as Exhibit B. A Master Plan of the entire Stone Creek Ranch development provided by the applicant is included as Exhibit C.

The subject property is zoned Existing Residential 2 (ER2) which requires lot sizes between 0.3 and 1.3 acres. The Unit 2B preliminary plat creates 12 residential lots which will be served by public water and private septic which requires a minimum lot size of one acre and minimum street frontage of 150 feet. All 12 proposed lots are greater than one acre, but three do not meet the minimum 150-foot street frontage requirement unless a variance is approved. All other development requirements under the Chapter 10 Subdivision Regulations have been met.

SITE HISTORY:

Stone Creek Unit 2B is the only remaining section that is not platted as part of the existing Stone Creek Ranch Development. There is an existing water supply agreement between the City and Green Land Ventures dated 2008. This agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. No residents spoke in support or opposition to the proposed variance and no written testimony was received. The commission approved a recommendation to City Council in support of the proposed variance and the preliminary plat.

REASON FOR THE REQUEST:

The City of Fair Oaks Ranch's current process requires the Planning and Zoning Commission to consider the Preliminary Plat application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

PUBLIC NOTICES/COMMENTS:

N/A

CRITERIA FOR REVIEW:

Compliance with all relevant sections of the Chapter 10 Subdivision Regulations and UDC.

STAFF RECOMMENDATION:

If the variance (PV-2024-02) is approved, staff recommends approval of the Preliminary Plat with the following condition:

1. Applicant to verify that the increased runoff resulting from the proposed development will not have an adverse impact on other properties or drainage systems.

If the variance (PV-2024-02) is denied, staff recommends denial of the preliminary plat since three residential lots do not meet the minimum street frontage requirement.

Exhibits

- A. Exhibit A - Location Map
- B. Exhibit B - Subject Property Aerial Map
- C. Exhibit C - Stone Creek Ranch Master Plan (provided by the applicant)
- D. Exhibit D - Universal Application and Specific Application (Preliminary Plat) including Supporting Documents