



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a variance request: Application No. PV# 2024-02 from the applicant and owner, Green Land Ventures, LTD. to reduce the required minimum street frontage from 150 feet to 108 feet for three (3) lots in the proposed Stone Creek Ranch Unit 2B.

DATE: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and Engineering Services

INTRODUCTION/BACKGROUND:

In 2008, a Water Supply Agreement between the City of Fair Oaks Ranch and Green Land Ventures was executed for 238 Living Unit Equivalents. The agreement was amended in 2024 to increase the number of single-family residential lots from 238 to 247. Unit 2B is the last remaining unit of the subdivision to be platted. All previous Stone Creek Ranch units have been platted and recorded.

On August 16, 2024, staff received applications for a variance request and preliminary plat consisting of 13+ acres for Stone Creek Ranch Unit 2B generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. The subdivision is zoned Existing Residential 2.

The proposed 12 lots on the 13+ acres will be served by private on-site sewage disposal systems (septic) and public water systems which requires a minimum of 150 feet of street frontage. The applicant is seeking a variance to reduce the required minimum street frontage to 108 feet for three (3) lots. The variance will allow the plat to be approved as proposed.

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

1. Approve or deny the variance request.
2. Table the variance request if it is determined that additional information from the applicant is warranted.

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

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Staff recommends the City Council consider the following regarding this request:

1. The minimum street frontages of 108.13 feet, 111.85 feet, and 116.90 feet for lots 219, 220, and 221, respectively.

2. The three (3) lots will have similar lot area to other lots in the subdivision and meets the minimum lot area requirement of 45,000 square feet.
3. The three (3) lots meet the minimum lot size of one acre for on-site sewage facilities (OSSF) as specified in the Kendall County Development Rules. Kendall County is the regulatory authority for permitting, inspecting and monitoring OSSF in this area.
4. The existing Water Supply Agreement with Green Land Ventures, amended in 2024, allows for the construction of 247 single family residential lots. This variance allows for full buildout of the development.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve the proposed variance to allow street frontages of less than 150 feet for three (3) of the proposed 12 lots in the Stone Creek Unit 2B Plat, with street frontages of 108.13 feet, 111.85 feet, and 116.90 feet as presented.