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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 a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2B proposing 12 single-family residential lots.

DATE: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

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

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

The Stone Creek Ranch subdivision is generally located northwest of the intersection of Rolling Acres Trail and Ammann Road. Unit 1 (including subsequent amending plats), 1A, Unit 2A, and Unit 2C have been recorded. Unit 2B is the last remaining section to be platted based on the Stone Creek Master Development Plan. The subject property is zoned Existing Residential 2 (ER2) which requires lot sizes between 0.3 and 1.3 acres. In addition, 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. Street access to the property is provided from Ranch Heights. All other development requirements under the Chapter 10 Subdivision Regulations have been met.

There is an existing water service agreement between the City and Green Land Ventures dated 2008. This Agreement was amended in March 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 requested variance. No residents 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. The Commission also approved a recommendation in support of the preliminary plat.

#### **POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

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

#### **LONGTERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

If the variance (PV-2024-02) is approved, staff recommends approval of the Preliminary Plat with conditions.

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.

Proposed Motion:

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

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