



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a resolution to incorporate an 80.69-acre parcel of land at 29580 Ralph Fair Road, a portion of the Corley Tract, into the City of Fair Oaks Ranch Water Certificate of Convenience and Necessity (CCN)

DATE: October 17, 2024

DEPARTMENT: Public Works – Engineering Services

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

INTRODUCTION/BACKGROUND:

The 80.69-acre parcel of land at 29580 Ralph Fair Road is a portion of a 160-acre undeveloped tract, known as the Corley Tract, within the City of Fair Oaks Ranch. The current zoning for this property includes Neighborhood Residential, Mixed Use Village, and Logistics. Importantly, this tract is not located within any entity’s Certificate of Convenience and Necessity (CCN), which is also referred to as a certificated service area.

Athena Domain, LLC, on behalf of the owner, Century Oaks, LLC, applied to incorporate the subject parcel into the City of Fair Oak Ranch Water CCN. According to UDC Section 9.6 (5)(c)(v) Service Requests, the “developer or property owner requesting water service from the City for new residential development or commercial development, or extension of the City’s existing CCN must submit a master plan for the property.” The City Engineer will determine the use and intensity of water consumption reasonably anticipated based on an examination of the master plan and make recommendations to the City Council on the amount of water necessary to support the development, or CCN extension. Analysis of the developer’s master plan, anticipated water consumption, and available water supply is included in the attached staff report.

The City contracts with GBRA to reserve 1,850 acre-feet of water, of which 1,344 acre-feet is currently delivered to City water plants for distribution. The remaining amount in reserve is adequate to fulfill existing Water Supply Agreement commitments, and serve the proposed development and other future developments.

The proposed Master Development Plan consists of 20 single-family residential units, 216 townhomes, and four Mixed Use Village lots. Based on evaluation of the plan, staff recommends granting the request for Water CCN extension based on anticipated consumption by the proposed development and available water supply in reserve, subject to approval of the developer’s master plan.

Should the request for Water CCN extension be approved, the Planning and Zoning Commission will consider the proposed Master Development Plan at a future meeting. The City Council is the approval authority on the Master Plan. In addition, staff plans to present a water service agreement at a later date to memorialize the number of units, LUEs, related fees, and any cost-

sharing arrangement for off-site infrastructure upgrades prior to submission of an application to the Public Utility Commission of Texas to amend the City's water CCN.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1 of the Strategic Action Plan to Manage the Physical Development of the City in accordance with the Comprehensive Plan
- Supports Project 3.1.15 of the Strategic Action Plan to Evaluate and Ensure Water Supply Availability and Continuity in accordance with adopted Master Plans

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Incorporating the proposed property into the City's Water CCN will increase the utility customer base and allow development that aligns with the City's Comprehensive Plan, zoning regulations and permitted uses for the property. There are also potential opportunities to cost-share infrastructure improvements if determined necessary.

LEGAL ANALYSIS:

The City Attorney has reviewed the resolution and approved it as to form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve a resolution to incorporate an 80.69-acre parcel of land at 29580 Ralph Fair Road, into the City of Fair Oaks Ranch Water Certificate of Convenience and Necessity (CCN), subject to approval of the proposed Master Development Plan.