



PLANNING & ZONING CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

March 10, 2022

AGENDA TOPIC: Consideration and possible action recommending the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 54 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.

DATE: March 10, 2022

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Katherine Schweitzer, P.E., Manager, Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

SUMMARY:

The purpose of this Preliminary Plat is to create 54 residential lots, and one private street which would be a continuation of Ranch Heights. The lots are approximately one acre in size. The subdivision is generally located north-west of the intersection of Rolling Acres Trail and Ammann Road (see attached **Exhibit A**: Location Map). Street access to the subdivision will be provided from Ranch Heights.

A different configuration of this plat with 35 lots and less acreage was proposed previously, and was placed on the agenda of January 13, 2022 P & Z meeting. The applicant's requested extension of time was approved by the P & Z and City Council. Subsequently, the applicant proposed a new configuration with 54 lots and the applicant withdrew the previous request.

BACKGROUND:

Unit 1 (including subsequent amending plats), 1A, and Unit 2A have been recorded. Unit 2C is one of the two remaining sections to be platted. The subject parcel area is zoned Existing Residential 2 (R2).

There is an existing water service agreement between the City and the Green Land Ventures dated 2008 that restricts the number of units in the development to 230 single-family residential units. The open space provided in the overall Stone Creek Ranch exceeds the minimum requirements of the applicable old subdivision regulations.

A Master Plan of the entire Stone Creek Ranch development provided by the applicant is given as **Exhibit B**. **Exhibit C** shows an aerial view of the Stone Creek Ranch development. The street providing access to this subdivision is constructed and has been accepted by the City. The parcel has protected trees on site that need mitigation. The tree mitigation plan (Tree Plan) needs to be approved prior to approval of the Preliminary Plat.

The Preliminary Plat review is based on the requirements of the Subdivision Regulations contained in Chapter 10 of the Code of Ordinances, which was in effect at the time of the approval of the service agreement. Staff has reviewed the Preliminary Plat and recommends approval of the

Preliminary Plat with the following conditions:

1. Remove reference to San Antonio Planning Commission and Unified Development Code from the plat note above the engineer's seal. The proposed plat is governed by old subdivision regulations.
2. On the preliminary plat, add drainage reserves where concentrated drainage features are to be located and crossing multiple property lines, update acreage accordingly.

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 application and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Sec. 212.006 (a) of the Texas Local Government Code titled, Authority Responsible for Approval Generally, states the following:

"The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission."

Sec. 212.009 (b-2) of the Texas Local Government Code titled, Approval Procedure: Initial Approval, states that - "...the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request."

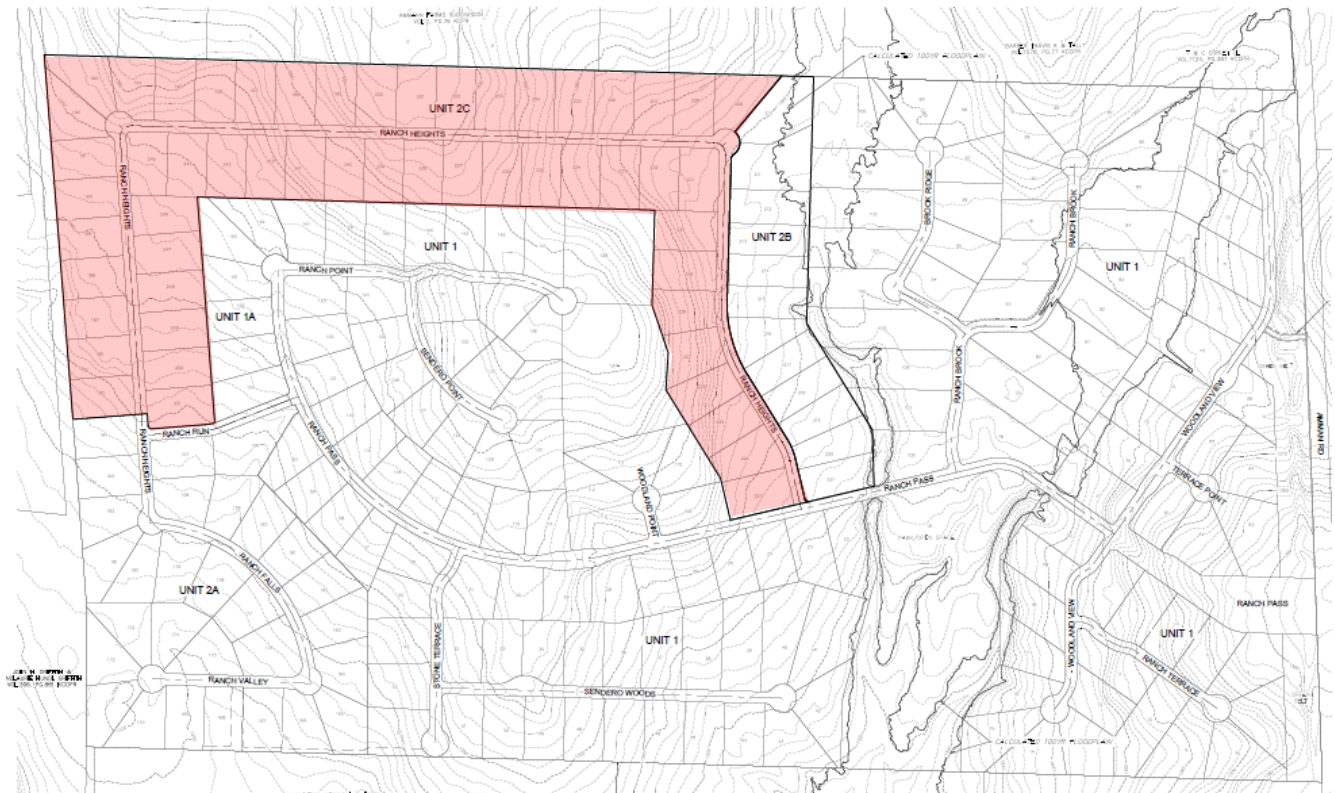
RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Preliminary Plat of Stone Creek Ranch Unit 2C with the following conditions.

1. Remove reference to San Antonio Planning Commission and Unified Development Code from the plat note above the engineer's seal. The proposed plat is governed by old subdivision regulations.
2. On the preliminary plat, add drainage reserves where concentrated drainage features are to be located and crossing multiple property lines, update acreage accordingly.

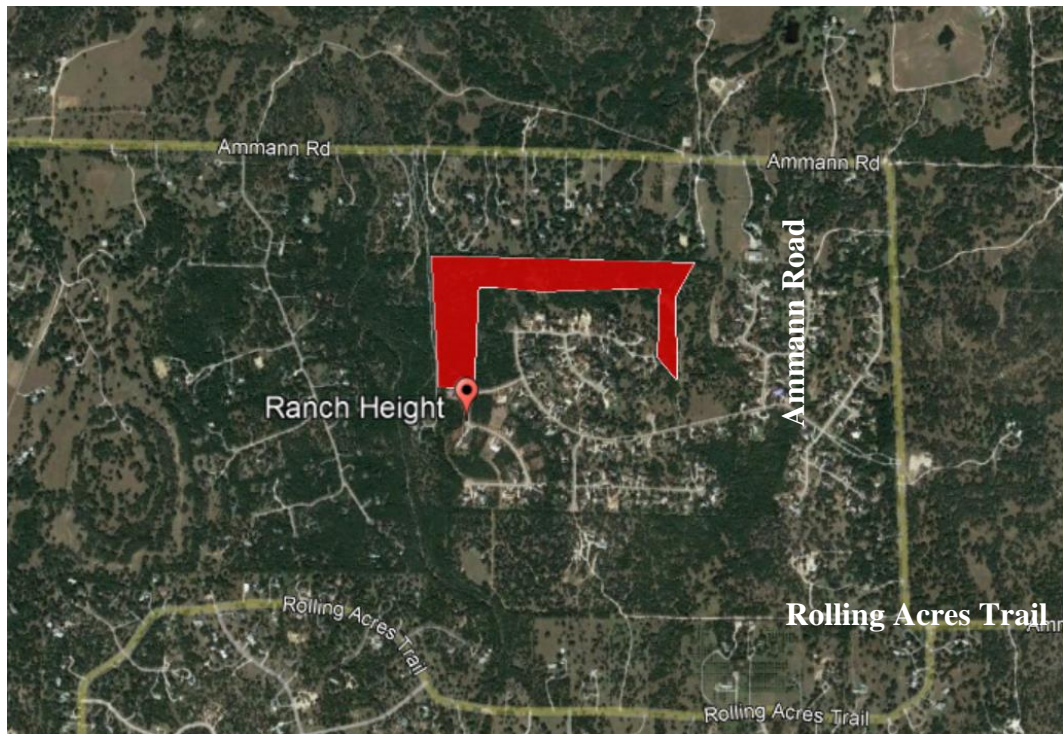
A detailed map of the Fair Oaks Ranch area. The map shows a grid of streets including Ammann Rd, San Antonio E J, Boerne E J, Park Ln, Wood Trail, Rolling Acre Trail, Meadows Creek Trail, and Fair Oaks Ranch E J. A specific area is highlighted with a shaded pattern and labeled 'SITE' with an arrow pointing to it. This site is located near the intersection of Ammann Rd and San Antonio E J, adjacent to the Fair Oaks Ranch E J. The map also shows various other streets and landmarks within the area.

Exhibit B: Stone Creek Ranch Subdivision Master Plan (Unit 2C Highlighted)



Source: Provided by the applicant

Exhibit C: Stone Creek Ranch Subdivision Aerial View (Unit 2C Highlighted)



Attachments:

1. Universal Application
2. S10 Preliminary Plat Specific Application Form
3. Letter of Intent
4. Stone Creek Ranch Unit 2C Subdivision Preliminary Plat
5. Stone Creek Ranch Masterplan