



PLANNING & ZONING COMMISSION CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of a final plat request from Sitterle Homes LTD, on behalf of Oak Bend Forest, L.C., for Oak Bend Subdivision Phase I proposing 55 single-family residential lots.

DATE: March 13, 2025

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Lee Muñoz, P.E., CFM, Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The Oak Bend Subdivision Phase I Final Plat creates 55 single-family residential lots. It is the first of two phases of the Oak Bend subdivision. The subdivision is generally located north of the intersection of Ralph Fair Road and Honeycomb Rock.

The Oak Bend Subdivision is zoned Neighborhood Residential (NR) which requires a lot size of minimum one acre. All lots meet this minimum lot size requirement.

The purpose of the Oak Bend Subdivision Phase I Final Plat is to create 55 residential lots, three reserves, and six private streets for Phase I. Past actions related to the property are summarized below:

- October 19, 2006 - Ordinance 154.0 approved voluntarily annexing the Grona Property into the City of Fair Oaks Ranch.
- September 2, 2008 - Water Supply Agreement, for 15 years, was executed between Oak Bend Forest, LC and the City of Fair Oaks Ranch for the reservation of water service capacity for 130 single-family Living Unit Equivalents ("LUE's") on 149 acres.
- February 17, 2011 - The City Council approved a subdivision plat of Oak Bend Estates consisting of 130 one-plus-acre lots. The lots widths generally ranged from 145 feet to 150 feet.
- June 2018 – The P&Z approved and advanced a final report to the City Council creating zoning district boundaries, inclusive of a zoning map. Ordinance 2018-05 adopting zoning district boundaries was approved by the City Council. The zoning map designated the subject property as Rural Residential (5+ acre lots) creating a conflict with the Agreement.
- October 17, 2022 – The City confirmed a vested right does exist for the Oak Bend Estates project as of September 2, 2008 (filing of plat).
- March 21, 2024 – Resolution 2024-13 extended the 2008 Water Supply agreement for 110 single-family Living Unit Equivalents ("LUE's").

- June 20, 2024 – The City Council approved a Future Land Use Amendment application (requesting NR land use designation) and a Rezoning application (requesting NR zoning designation) in accordance with the 2011 filed plat.
- October 3, 2024 - The City Council approved a Variance request to reduce the required minimum street frontage from the required 150 feet to a range of 107.75 – 148.68 feet for 38 lots in Phase I and the Tree Preservation Plan (Tree Plan). The preliminary plat for the Oak Bend Subdivision Phase I was also approved with the following conditions:
 - The variance to reduce the street lot frontage requirement shall only apply to the 38 lots as presented.
 - Applicant to confirm that the proposed development complies with the requirements of Article II, Section 3 Submission of Final Plat of the old subdivision regulations.
 - Applicant to show that the street, Bald Cypress Court, will be connected to the adjoining future street to the east in Phase II and add a plat note regarding this.
 - Applicant to remove building setback legend from the “existing keynotes” (previously titled as “key notes”) on all pages. All setback requirements need to meet the zoning requirements of the Neighborhood Residential (NR) district.
 - Applicant to provide a metes and bounds description to verify all coordinate points on the plat. The coordinates and distances indicated in the metes and bounds description of the warranty deed do not match the coordinates and distances called out on the plat.
 - Applicant to add a plat note stating “approval of this plat vacates the approved and recorded Oak Bend Estates plat.”
- January 2025 - City staff approved the construction plans for public improvements for the 55-lot Oak Bend Subdivision Phase I.
- February 11, 2025 - The applicant submitted the final plat application for the 55-lot Oak Bend Subdivision Phase I for consideration at the March P & Z meeting.

The applicant has satisfied all preliminary plat conditions in the final plat submittal. Since some streets will dead-end until Phase II is constructed, staff recommends that an all-weather surface be required for all temporary fire truck turnarounds.

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

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The Oak Bend Subdivision Phase I Final Plat provides the following benefits to citizens:

1. Reduction of lots (110 lots) as compared to the previously approved and recorded subdivision (130 lots)
2. Addition of nine (9) acres of open space to preserve karst features (geological features)
3. Inclusion of a secondary emergency access

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Final Plat for Oak Bend Subdivision Phase I with the following conditions:

1. Applicant to provide an all-weather surface for all temporary fire truck turnarounds.
2. Applicant to correct all administrative errors on the Final Plat prior to recordation.

Exhibits

- A. Exhibit A – Location Map
- B. Exhibit B - Oak Bend Subdivision Aerial Map
- C. Exhibit C - Oak Bend Subdivision Phase I Master Plan
- D. Exhibit D - Universal Application and Specific Application including Supporting Documents