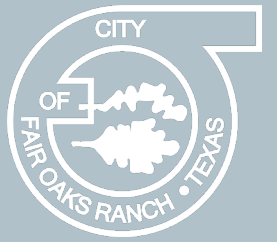


Planning and Zoning Commission

Oak Bend Subdivision Phase I

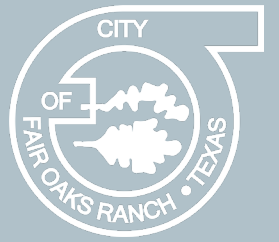
Preliminary Plat



September 12, 2024

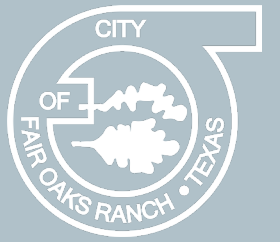
Lee Muniz, P.E., CFM
Manager of Engineering Services

Introduction



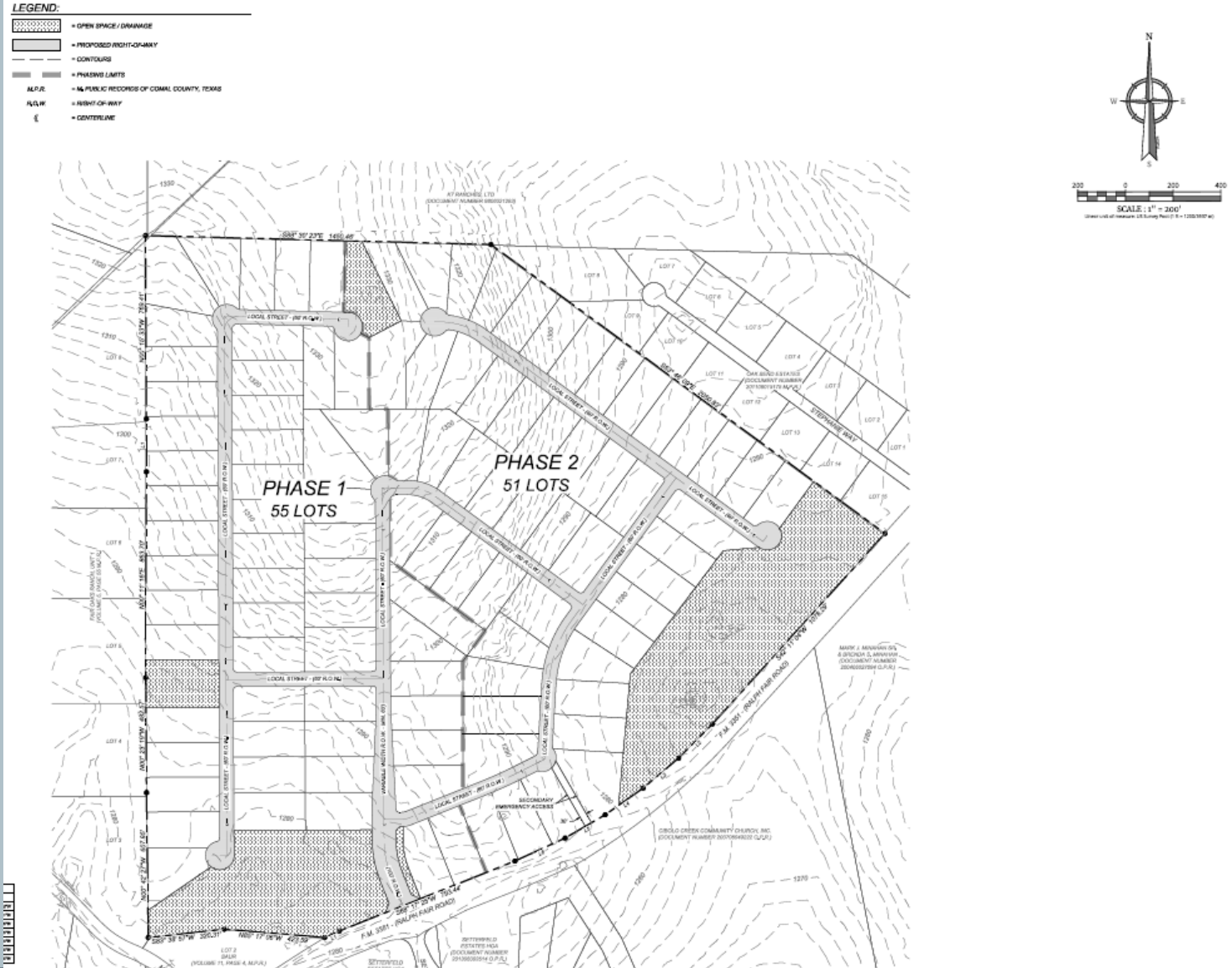
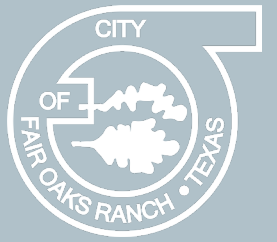
- Consideration and possible action recommending a Preliminary Plat of Phase 1 of the Oak Bend Subdivision proposing 55 single-family residential lots.
- Generally located north of the intersection of Ralph Fair Road and Honeycomb Rock, City of Fair Oaks Ranch, Texas.
- Proposed Preliminary Plat complies with subdivision regulations - Chapter 10 that were in effect at the time of the approval of the original water supply agreement.

Preliminary Plat Summary

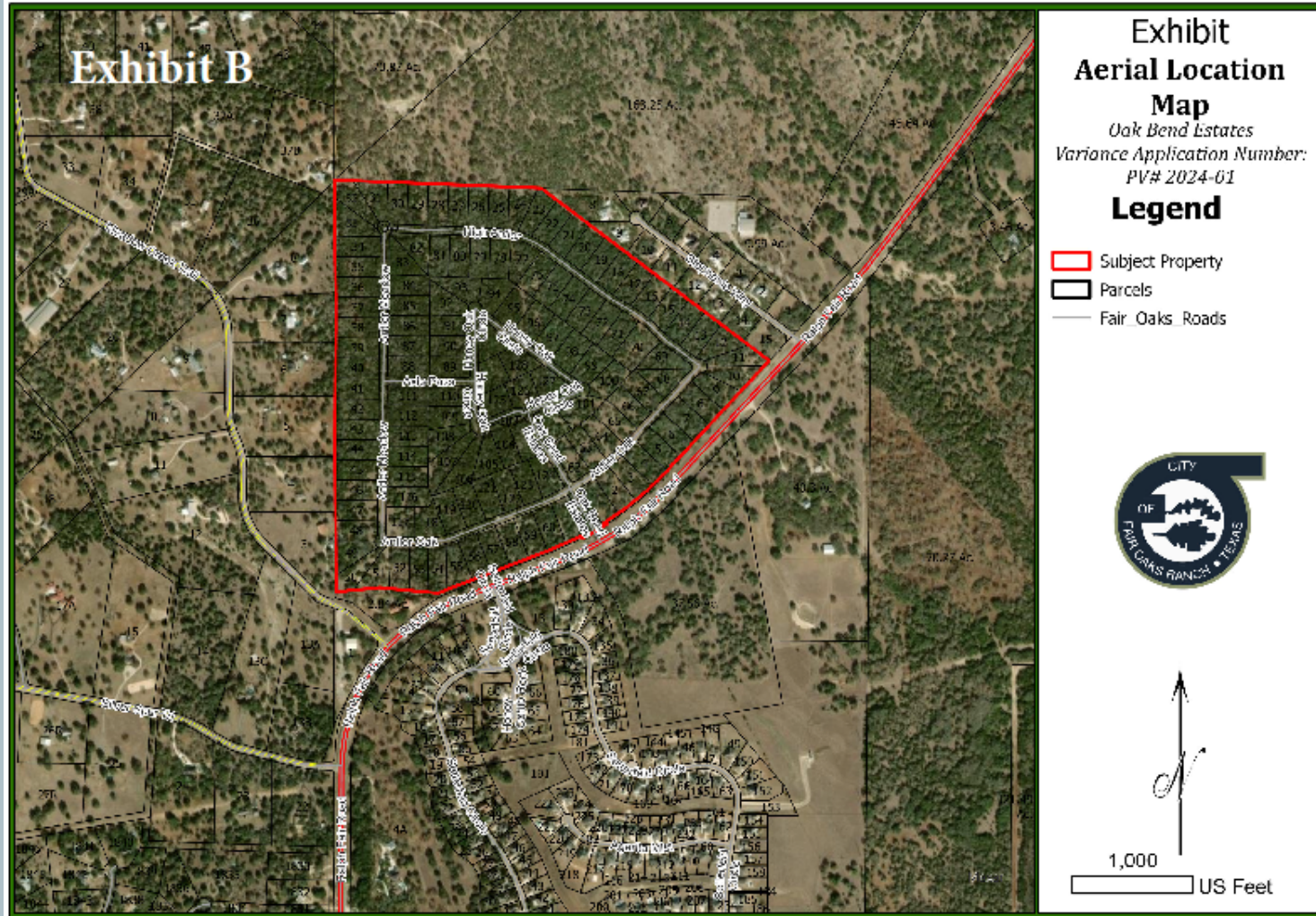
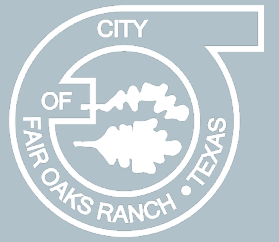


- Oak Bend Subdivision Phase I Preliminary Plat establishes 55 single-family residential lots, 3 reserves, and six private streets.
- Street access to the subdivision will be provided from Ralph Fair Road.
- The lots are approximately one acre in size.
- There is a pending variance (PV-2024-01) for thirty-eight (38) lots that do not meet the minimum lot frontage of 150 feet.

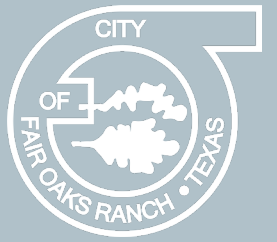
Master Plan



Aerial Map



Preliminary Plat



**PRELIMINARY PLAT ESTABLISHING
OAK BEND SUBDIVISION PHASE I**

BEING 149.0 ACRES OF LAND OUT OF SURVEY NUMBER 172, MARIA DE LA LUZ GUERRA, 1 LEAGUE, COMAL COUNTY ABSTRACT NUMBER 173 IN COMAL COUNTY, TEXAS. SAID 149.02 ACRE TRACT OF LAND BEING THE SAME DESCRIBED IN A DEED DATED MAY 8, 2008 TO OAK BEND FOREST, L.C., RECORDED IN DOCUMENT NUMBER 200806019093 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



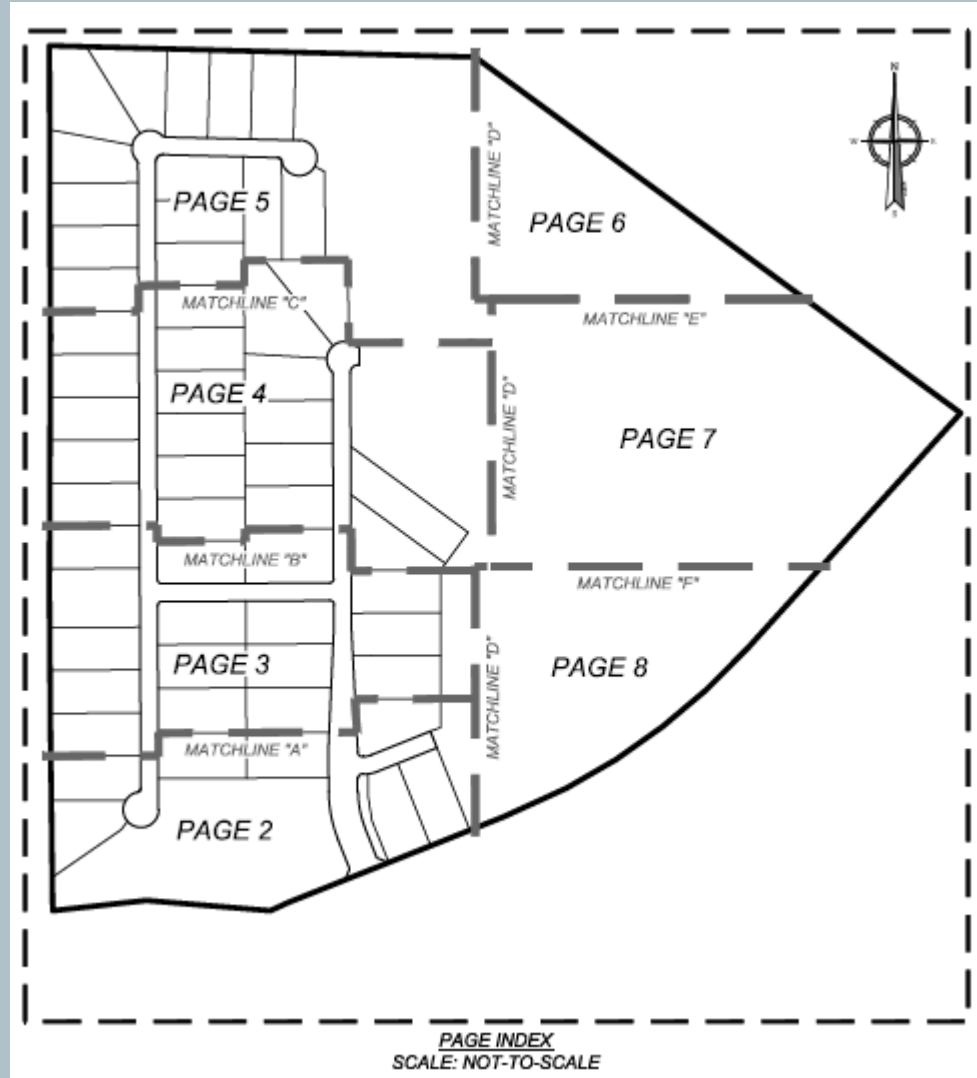
Engineering
& Design

SAN ANTONIO

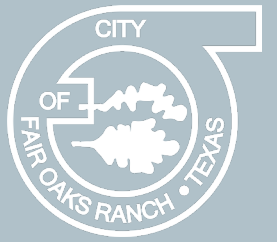
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024



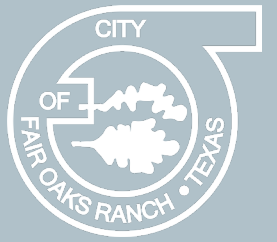
Recommended Motion



Staff recommends the approval of Oak Bend Subdivision Phase 1 Preliminary Plat with the following conditions:

1. Confirm how the proposed development will comply with Article II Section 3, Submission of Final Plat of Subdivision Regulations.
2. Show that the street Bald Cypress Court will be connected to the adjoining street on the east in Phase II in the future and add a plat note regarding this.
3. 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 Neighborhood Residential (NR) District.

Recommended Motion, Cont'd



3. Provide metes and bounds description to verify all coordinate points on plat. The coordinates and distances indicated in the metes and description in the warranty deed do not match the coordinates and distances called out on the plat.
4. Add a plat note "approval of this plat vacates the approved and recorded Oak Bend Estates Plat."
5. City Council approval of the variance (PV-2024-01) for thirty-eight (38) lots that do not meet the minimum 150-foot street lot frontages.