



PLANNING & ZONING COMMISSION CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action recommending approval of a variance request: Application No. PV# 2024-01 from the applicant, Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C., to reduce the minimum required street frontage from 150 feet to a range of 107.75 – 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I

DATE: September 12, 2024

DEPARTMENT: Public Works and Engineering Department

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

INTRODUCTION/BACKGROUND:

A Water Supply Agreement executed between the City of Fair Oaks Ranch and the property owner in 2008 authorized 130 Living Unit Equivalents. A subdivision plat of the property was approved by the City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. The Oak Bend Estates would have vested rights and fall under the Chapter 10 subdivision regulations.

The applicant is seeking a variance from the minimum street frontage requirement 150 feet to a range of 107.75 – 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Subdivision Phase I. The requested variance will allow the plat to be approved as proposed.

All documents related to this variance request are in the public hearing section of this meeting agenda. The Commission may:

1. Recommend approval or denial of the variance request to the City Council.
2. Table the variance request if they determine additional information from the applicant is warranted.

The City Council is the final authority on all variances. Following Commission action, the Council will conduct its public hearing at its regular meeting on October 3, 2024.

Staff recommends the Commission considers the following regarding this request.

1. The proposed Phase I of Oak Bend Subdivision consists of 55 lots. Of these, 38 lots do not meet the minimum required street frontage of 150 feet.
2. Minimum street frontages for 38 lots range from 107.75 to 148.68 feet. Six lots are less than 145 feet street frontage, while 32 lots have a minimum street frontage of 145 feet.
3. The Oak Bend Subdivision was previously platted and recorded with similar reduced street frontages in 2011.
4. The proposed plat reduces the total number of lots (110 lots) as compared to the previously approved and recorded subdivision plat (130 lots).
5. The addition of nine (9) acres of open space preserves Karst features (geological features).

6. The proposed plat includes an emergency access.
7. The Oak Bend Subdivision is in Comal County and the County's minimum lot frontage requirement is 40 feet.
8. The existing Water Supply Agreement allows the construction of 110 single family residential lots.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. A reduction in the number of lots platted.
2. Ensures the preservation of natural resources.
3. Provides an opportunity to construct a secondary emergency exit.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to approve a recommendation to City Council in support of the proposed variance to allow street frontages of less than 150 feet for 38 of the proposed 55 lots in Oak Bend Subdivision Phase 1.