



---

## PLANNING & ZONING COMMISSION PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

---

AGENDA TOPIC: Conduct a public hearing to receive public testimony on the following 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 Services

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

---

### **INTRODUCTION/BACKGROUND:**

The City of Fair Oaks Ranch and the property owner, Oak Bend Forest, L.C. executed a Water Supply Agreement in 2008 that authorized 130 Living Unit Equivalents. The City Council approved a subdivision plat of the property in 2011 that established 130 single-family residential one-acre lots. In March 2024, the City Council extended the Agreement and amended the number of lots to not exceed 110.

On August 16, 2024, staff received the Oak Bend Estates applications for a preliminary plat and a variance consisting of 149 acres and generally located north of the intersection of Ralph Fair Road and Honeycomb Rock. The original Oak Bend Estates development is vested under the Chapter 10 subdivision regulations. The applicant is seeking a variance from the minimum street frontage requirement of Chapter 10 Subdivision Regulations from 150 feet to a range of 107.75 - 148.68 feet for 38 lots in the proposed 55-lot Oak Bend Estates Subdivision Phase I. The requested variance will allow the plat to be approved as proposed.

See attached staff report for additional information, criteria for variance review, analysis and recommendations.

### **PUBLIC HEARING:**

The sequence for conducting the public hearing is shown on the meeting agenda.

### **NEXT STEPS:**

Planning and Zoning Commission

- Consideration and possible action on a recommendation to the City Council of the requested variance.

City Council

- October 3, 2024 - Conduct a Public Hearing.
- October 3, 2024 - Consideration and possible action on the requested variance.