

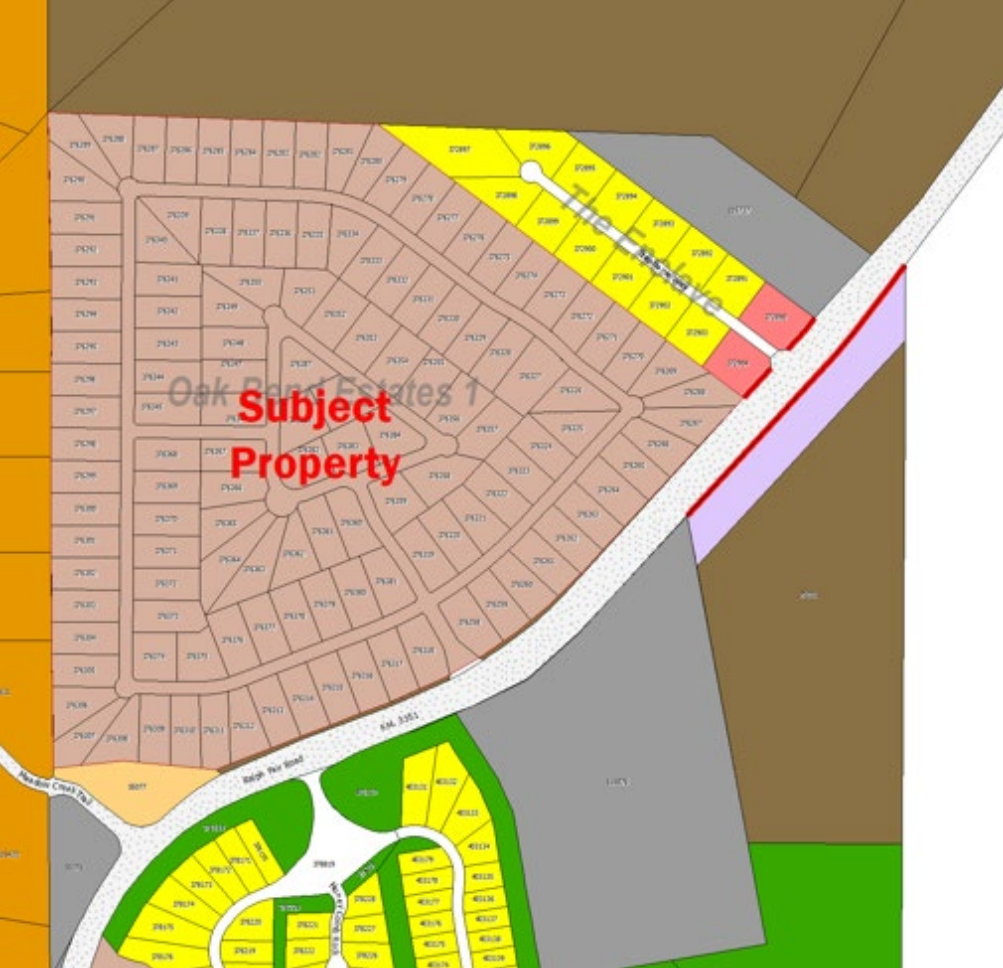


City Council Public Hearing

Oak Bend Estates FLUM Amendment

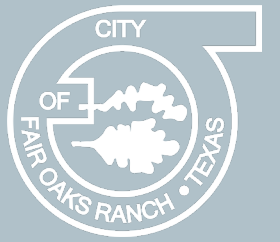
June 6, 2024

CPA# 2024-01



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

Introduction



The applicant has requested an amendment to the Comprehensive Plan (CPA No. 2024-01) to change the land use classification from Rural Residential (RR) to Neighborhood Residential (NR) for approximately 149 acres generally located north of the intersection of Ralph Fair Road and Honeycomb Rock. The property is currently platted as Oak Bend Estates.

Aerial Map

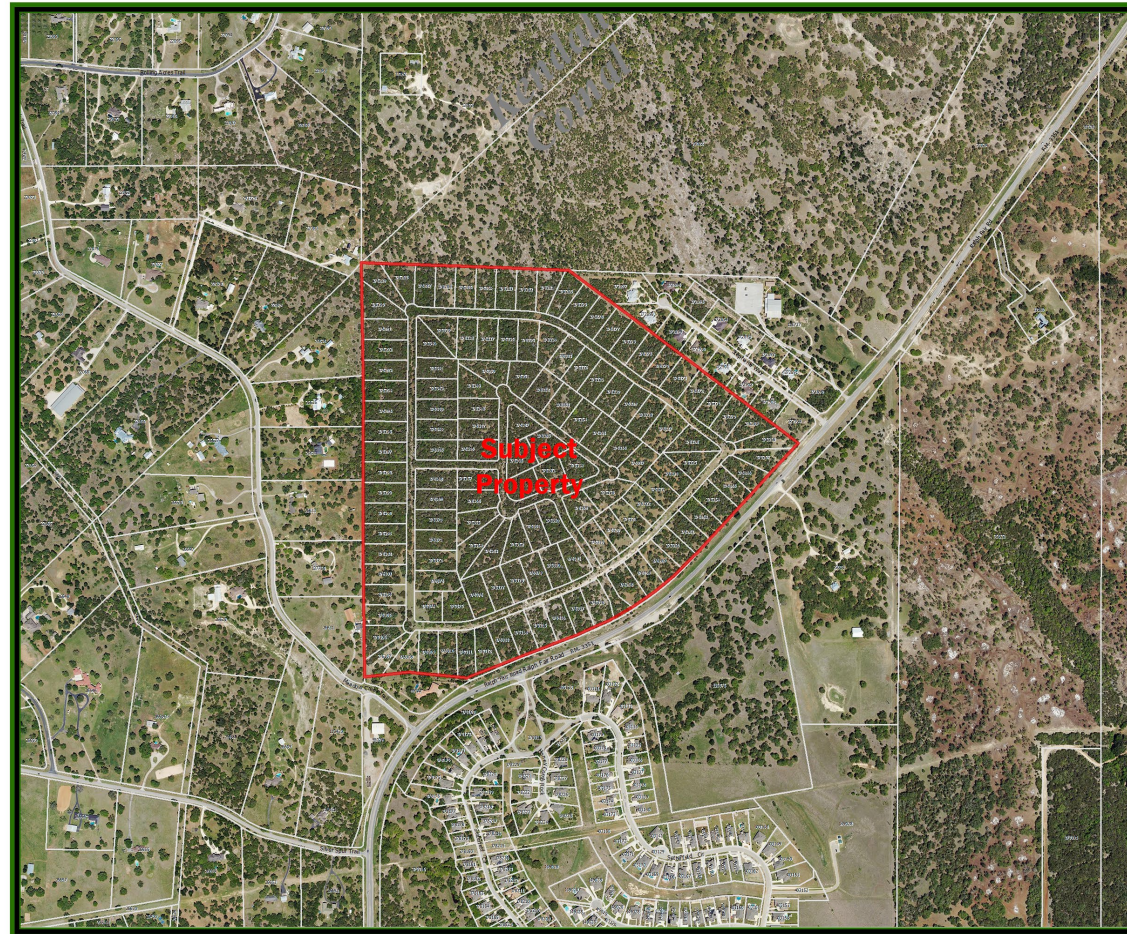
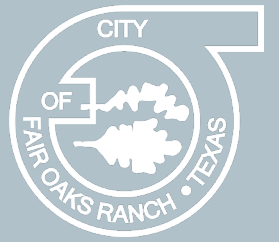
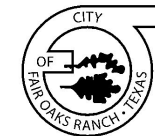


Exhibit A AERIAL MAP

Oak Bend Estates
Ralph Fair Rd.
Fair Oaks Ranch, TX 78015
Comal County

-  Subject Property
-  Property Boundaries



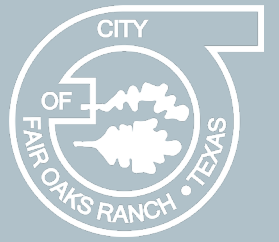
April 2024



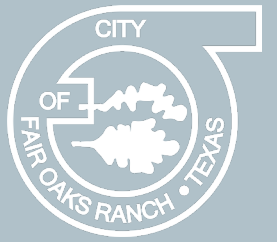
1" ≈ 1,000'

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Comprehensive Plan

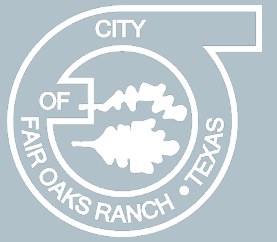


- Adopted in June 2018
- Includes a Future Land Use Map (FLUM) which shows the long-term vision for land use and zoning throughout the City.
- The FLUM was last amended in June 2020 which updated from Neighborhood Residential to Existing Residential 1
- Amendments require Public Hearings and P&Z recommendation prior to City Council consideration and action.



FLUM and Zoning District Description

- Rural Residential (RR) - A residential district that includes land subdivided for single-family residential purposes and associated uses. Lots are a minimum of 5 acres and are generally not served by urban infrastructure, such as City sewer service. District is intended to retain a rural character.
- Neighborhood Residential (NR) - A residential district with minimum one-acre lots is appropriate for low-to-medium density development. Accommodates a wide variety of housing types by allowing for contextual development standards. Provides for pedestrian-friendly residential neighborhoods, protected from incompatible uses.



Property History



Oct. 19, 2006

The subject property was annexed into City of Fair Oaks Ranch



Feb. 17, 2011

City Council approved a subdivision plat of Oak Bend Estates consisting of 130 one plus acre lots. The plat was then recorded with Comal County.



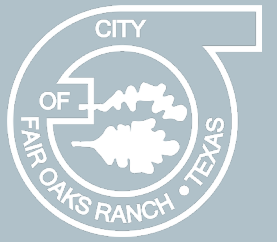
Sep. 02, 2008

Water Supply Agreement, for 15 years is executed for Oak Bend Forest, LC and City of Fair Oaks Ranch for the reservation of water. Agreement renewed in 2024.

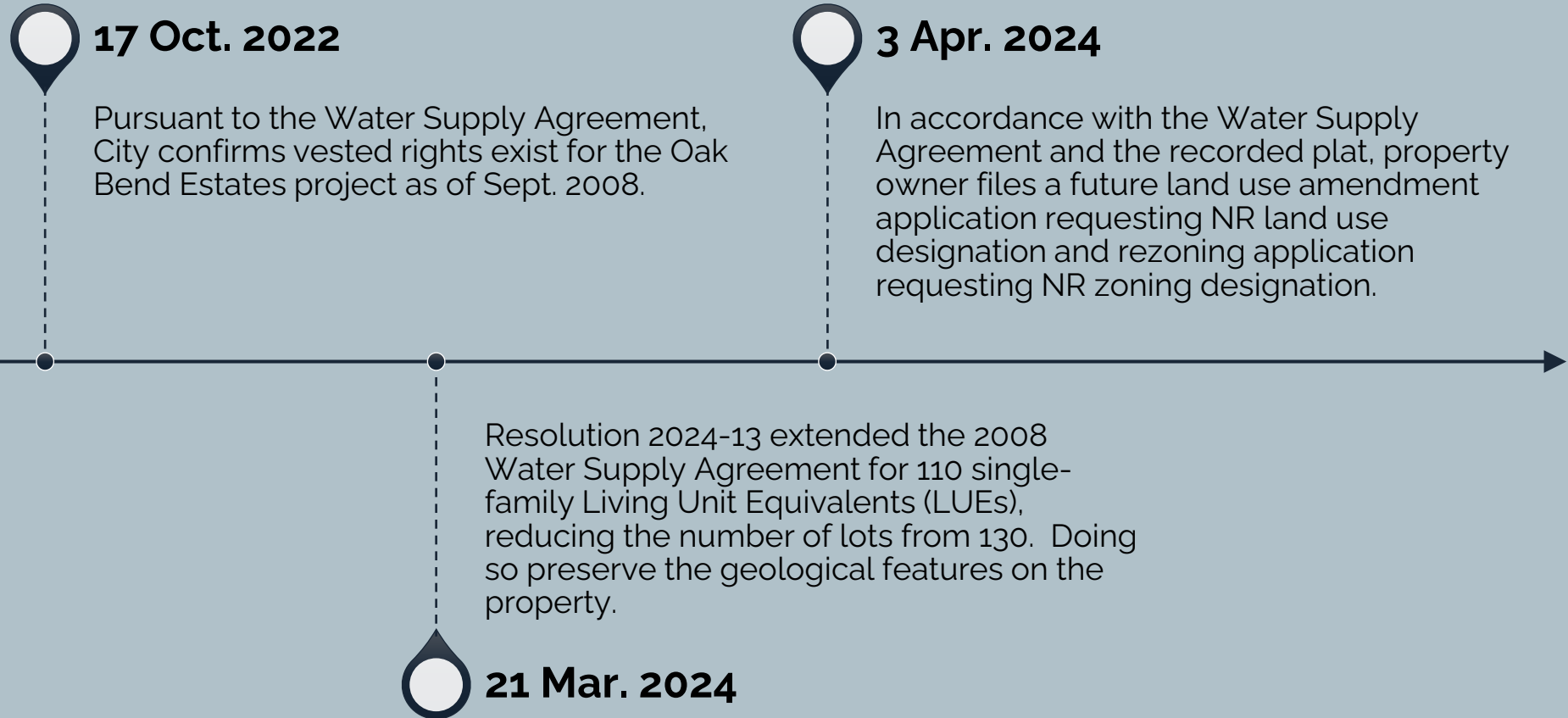


Jun 2018

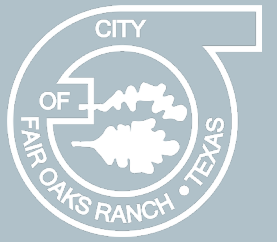
City Council approved zoning district boundaries, inclusive of a zoning map. The zoning map designated the subject property as Rural Residential (5+ acre lots) creating a conflict with the agreement.



Property History cont'd



Reason for Request



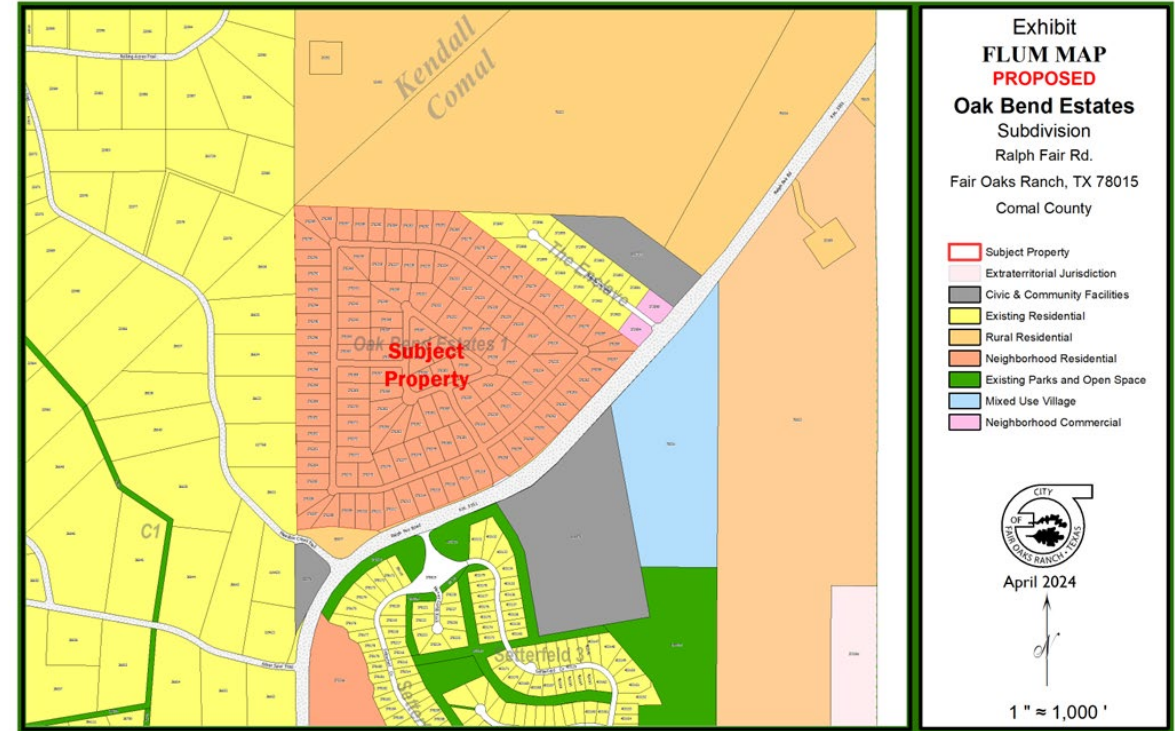
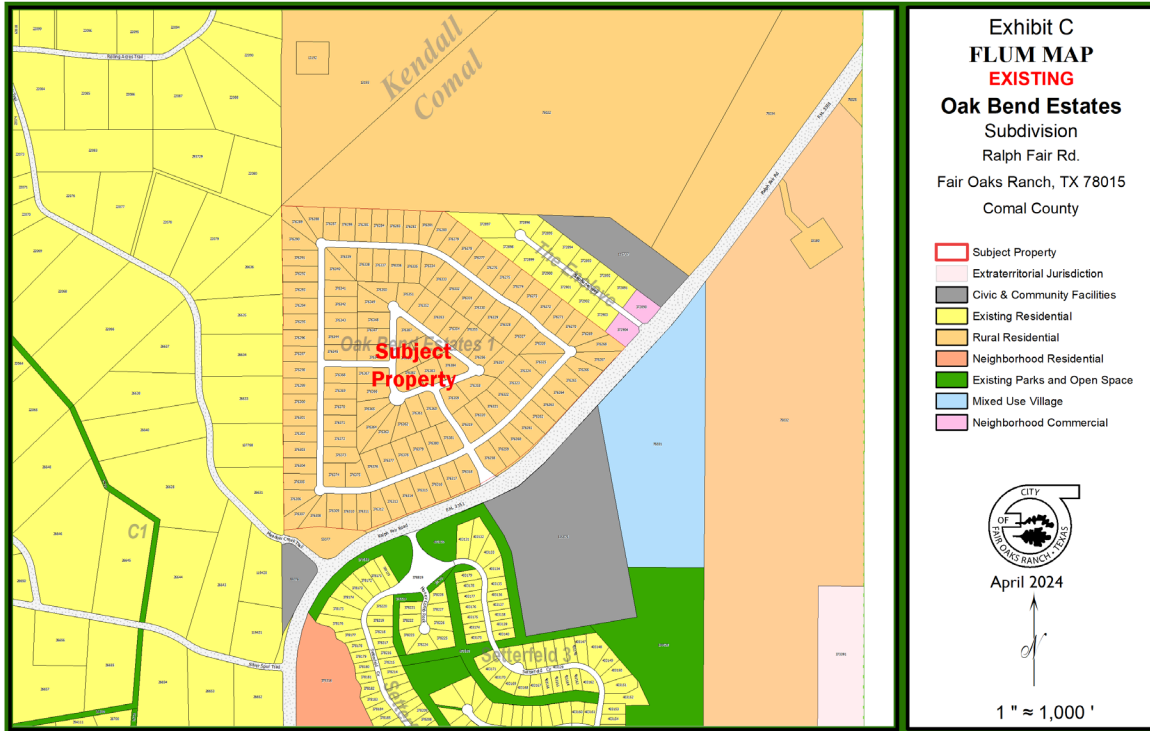
- To develop the subdivision with one-acre lots as per the existing Agreement.
- Removes the conflict between the approved existing Agreement and the FLUM, allowing for the appropriate development of the property.
- As per the UDC, any zone change must be in accordance with the FLUM. A FLUM change to NR will allow the applicant's rezoning request (subsequent agenda item) to be in alignment with the FLUM.
- A new plat reducing the number of lots cannot proceed.

Future Land Use Map



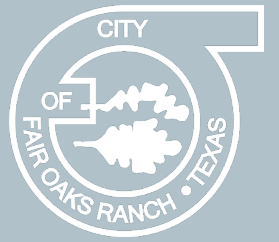
Existing

Proposed



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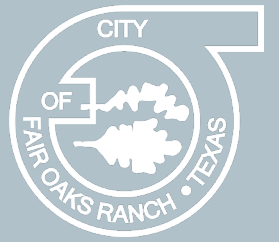
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Public Notices/Comments

- All public hearing requirements, as prescribed in LGC and UDC, have been met:
 - Notice was published in the Boerne Star April 21, 2024.
 - Abutting residents within 200 feet of the property were notified via US Mail.
 - Signage posted on the property
- Summary of responses from within the notification area

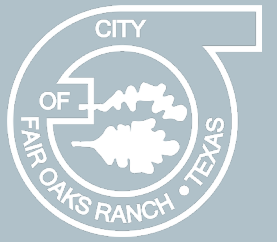
Criteria for Review



In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the City Council should consider the following matters regarding the proposed amendment:

- i. Whether the proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.*
- ii. Whether the proposed amendment is consistent with the Future Land Use element of the most recent version of Comprehensive Plan.*
- iii. Whether the proposed amendment is consistent with other goals and objectives of the Comprehensive Plan.*
- iv. No requirement of the procedure for Comprehensive Plan or Code amendments may govern if in conflict with specific provisions of this Code or Comprehensive Plan. Any potential conflict between the proposed amendment(s) and the UDC or other parts of the Comprehensive Plan should be dealt with prior to (or as part of) the adoption of any amendment.*
- v. Other criteria deemed relevant and important by the City Council in relationship to the proposed amendment in taking final action on the proposed amendment.*

Staff Recommendation



Consideration of the following when reviewing the Amendment request:

- Rectify the property for the agreement that preceded adoption of the Comprehensive Plan and Zoning.
- Allow the appropriate zoning classification of Neighborhood Residential (NR).
- Correct the conflict between the UDC, Comprehensive Plan, Zoning and approved Agreement.
- Enables a reduction in the number of lots, preserves geological features, and provide a second emergency entrance/exit.