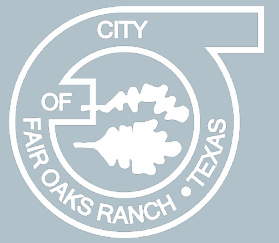


City Council

Oak Bend Subdivision Phase I

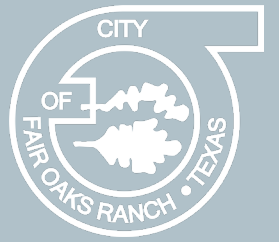
Preliminary Plat



October 03, 2024

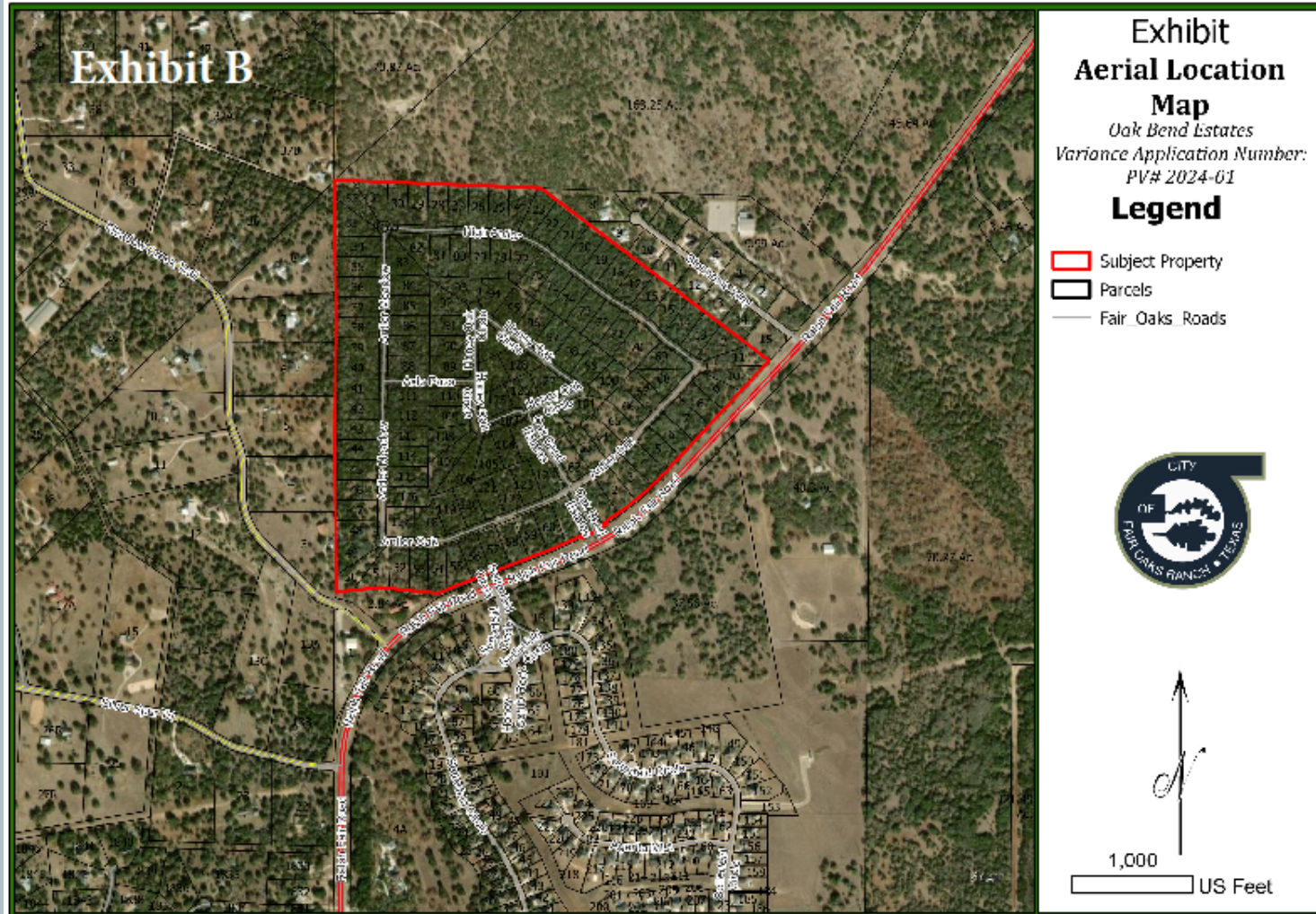
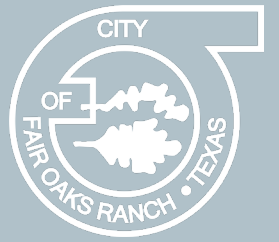
Grant Watanabe, P.E., CFM
Public Works Director

Introduction



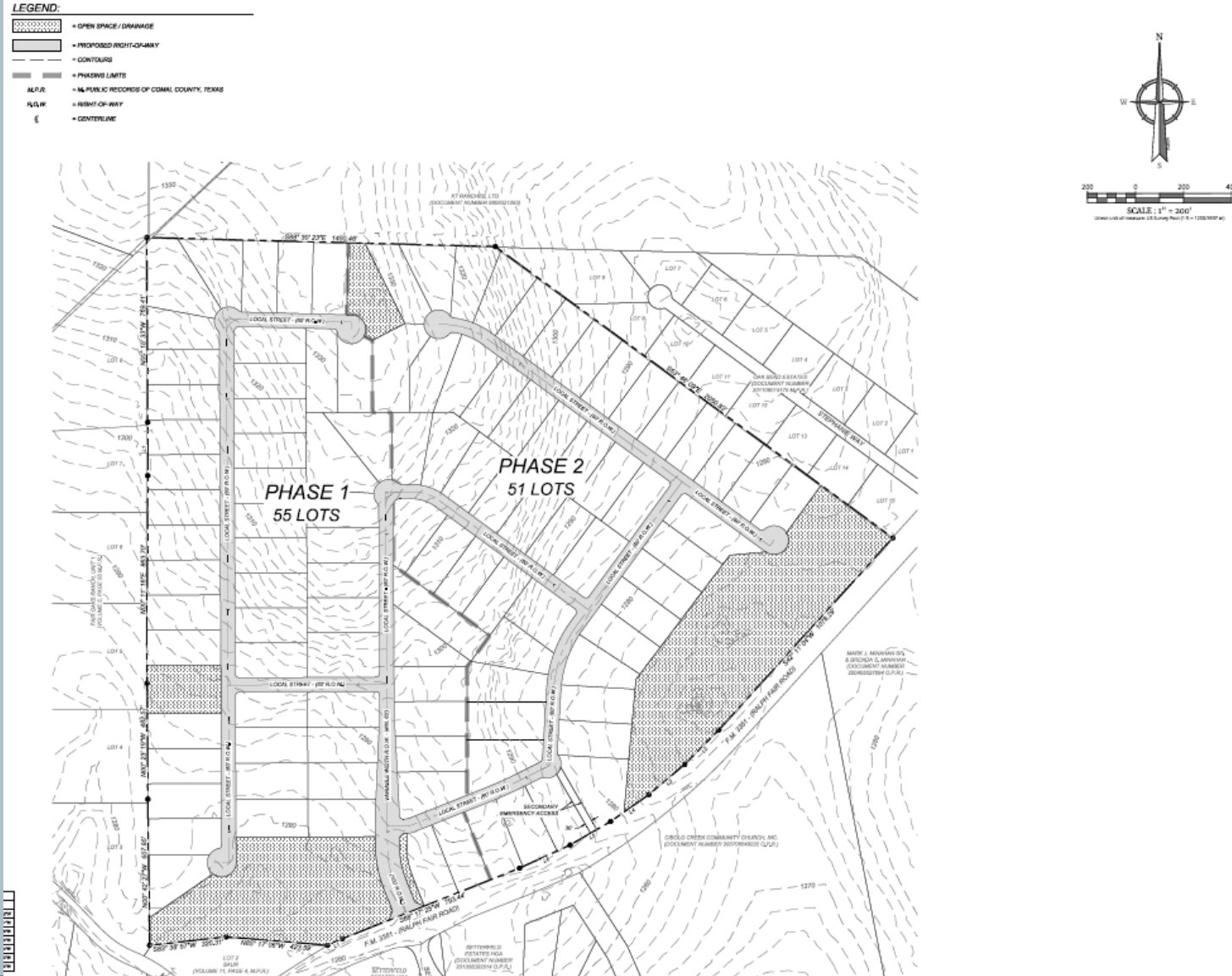
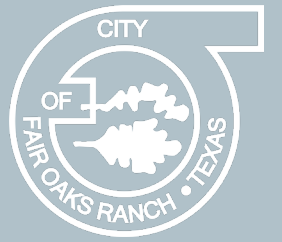
- Generally located north of the intersection of Ralph Fair Road and Honeycomb Rock, City of Fair Oaks Ranch, Texas.
- Approximately 149 acres to be developed in two phases
- Property is zoned Neighborhood Residential (minimum one-acre lots)
- Amended Water Supply Agreement allows for up to 110 residential lots.
- Development vested under Chapter 10 Subdivision Regulations which was in effect at the time the development started.

Aerial Map

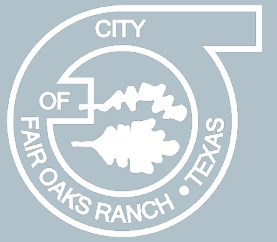


Disclaimer – The City of Fair Oaks Ranch (COFAR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFAR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of uncollected data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFAR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Master Plan

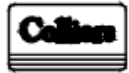


Preliminary Plat



**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

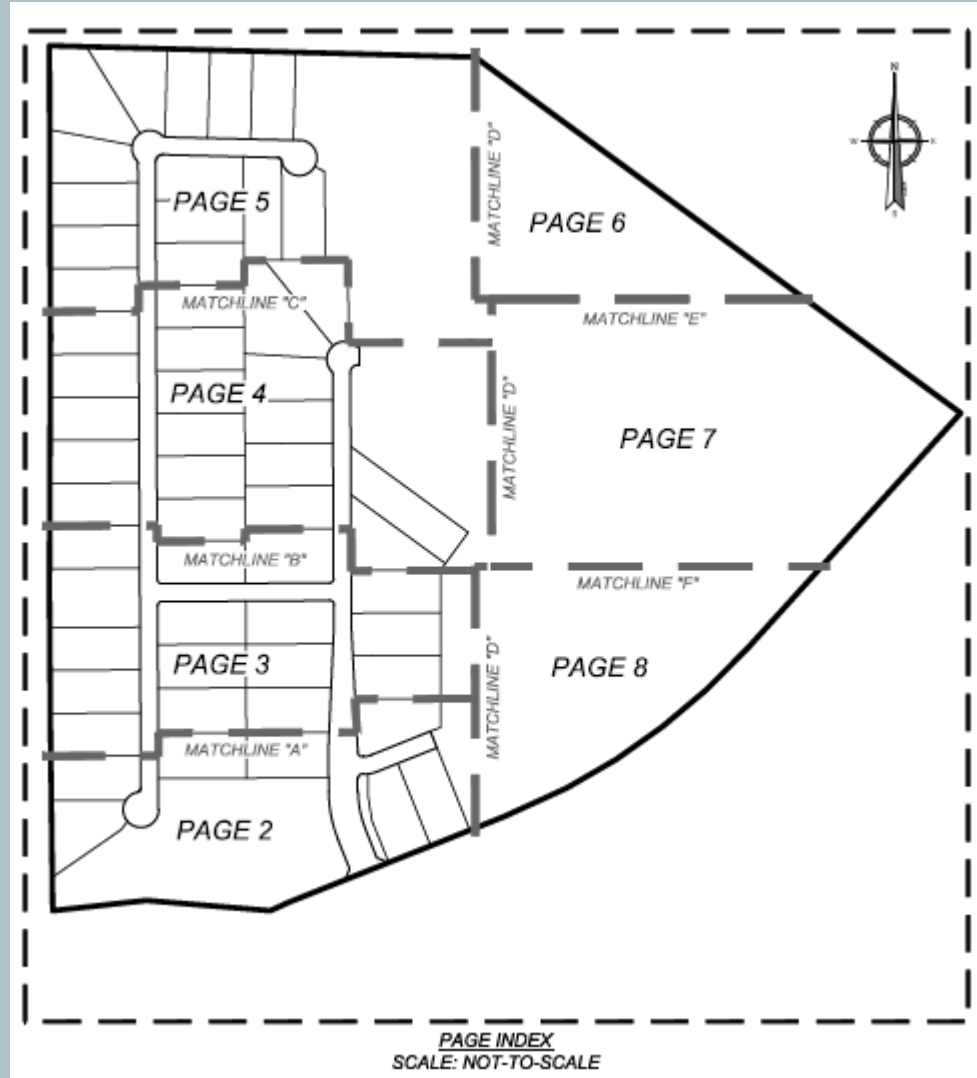
San Antonio, TX 78231

Phone: 210.979.8444

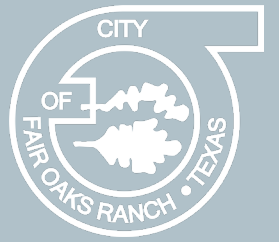
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: August 28, 2024

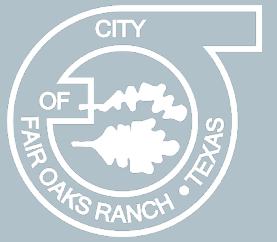


Preliminary Plat Summary



- Oak Bend Subdivision Phase I Preliminary Plat establishes 55 single-family residential lots, three drainage reserves, and five private streets.
- Street access to the subdivision will be provided from Ralph Fair Road. A secondary emergency access will also be established.
- Approximately nine acres of open space, including preservation of karst features within reserve areas
- All residential lots meet the minimum one-acre lot size.
- Variance (PV-2024-01) requested for thirty-eight (38) lots that do not meet the minimum lot frontage of 150 feet.
- If approved, existing recorded plat to be vacated.

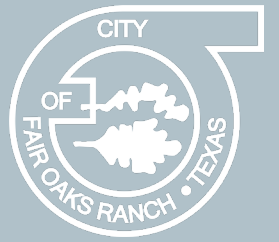
Recommended Motion



I move to approve the Preliminary Plat for Oak Bend Subdivision Phase I with the following conditions:

1. The approved variance (PV-2024-01) shall apply to only the thirty-eight (38) lots that do not meet the 150-foot street frontage requirement as presented.
2. Applicant to confirm that the proposed development complies with all applicable sections of the Chapter 10 Subdivision Regulations.
3. Applicant to 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 note to the plat regarding this.
4. 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 Neighborhood Residential (NR) District.

Recommended Motion, Cont'd



5. Applicant to 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.
6. Applicant to add a plat note stating approval of this plat vacates the approved and recorded Oak Bend Estates Plat.