



---

## CITY COUNCIL PUBLIC HEARING CITY OF FAIR OAKS RANCH, TEXAS

---

**AGENDA TOPIC:** The City Council will 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:** October 3, 2024

**DEPARTMENT:** Public Works – Engineering Services

**PRESENTED BY:** Grant Watanabe, P.E., CFM, Director of Public Works and 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 a preliminary plat and variance application for Oak Bend Subdivision Phase I which consists of 149 acres and is 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 Subdivision Phase I plat. The requested variance will allow the preliminary plat to be approved as proposed.

On September 12, 2024, the Planning and Zoning Commission conducted a public hearing to receive public testimony on the variance. One resident spoke in support of the proposed variance. The commission approved a recommendation to City Council in support of the proposed variance.

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:**

City Council will consider and take possible action on the requested variance during the related consideration item of this agenda packet.