



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving 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: October 3, 2024

DEPARTMENT: Public Works – Engineering Services

PRESENTED BY: Grant Watanabe, P.E., CFM, Director of Public Works and 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 of 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.

Lot Number	Proposed Frontage (LF)
3	148.68
4	132.07
5	132
6	148.5
11	146
12	146
13	146
14	146
15	146

Lot Number	Proposed Frontage (LF)
30	115.73
31	129.8
32	145.2
33	145.2
34	145.2
35	145.2
36	145.2
37	145.2
38	145.2

Lot Number	Proposed Frontage (LF)
16	146
17	146
18	146
19	146
20	146
21	146
22	146
26	146
27	146
28	146

Lot Number	Proposed Frontage (LF)
39	145.2
40	130.4
42	146
43	146
44	146
50	144
51	145.11
52	148.18
54	144
55	107.75

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

1. Approve or denial of the variance request.
2. Table the variance request if they determine additional information from the applicant is warranted.

Staff recommends the City Council 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.

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.

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 the proposed variance to permit street frontages of less than 150 feet for 38 of the 55 lots in Oak Bend Subdivision Phase I, with frontages ranging from 107.75 to 148.68 feet as presented.