



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving the Oak Bend Subdivision Phase I Preliminary plat establishing 55 lots from the applicant Sitterle Homes LTD, on behalf of the property owner, Oak Bend Forest, L.C.

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:

This preliminary plat creates 55 single family residential lots. It is the first of two phases of the Oak Bend subdivision. The subdivision is generally located north of the intersection of Ralph Fair Road and Honeycomb Rock.

A Water Supply Agreement 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 City Council and recorded in 2011 establishing 130 single-family residential one-acre lots. The Oak Bend development is vested under the Chapter 10 subdivision regulations.

The Agreement was amended in March 2024 to extend it and reduce the number of lots from 130 to 110 in accordance with the developer’s revised plans. The reduction in lots will allow for the protection of special geological features, creation of drainage reserve areas, and inclusion of an emergency access.

In June 2024 the City Council approved a Future Land Use Amendment and Rezoning application to designate Oak Bend as Neighborhood Residential (minimum one acre lots).

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 and the preliminary plat.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The City of Fair Oaks Ranch’s current process requires the Planning and Zoning Commission to consider the preliminary plat and make a recommendation to the City Council. The City Council has the final authority to act on the plat.

The Oak Bend Subdivision Phase 1 Preliminary Plat will provide the following benefits to citizens:

1. Reduction of lots (110 lots) as compared to the previously approved and recorded subdivision (130 lots)
2. Addition of nine (9) acres of open space to preserve Karst features (geological features)
3. Inclusion of an emergency access

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Preliminary Plat for Oak Bend Subdivision Phase I with the following conditions.

1. The proposed variance (PV-2024-01) regarding thirty-eight (38) lots that do not meet the 150-foot street lot frontages is approved.
2. Confirm how the proposed development will comply with the requirements of Article II Section 3, Submission of Final Plat of Old Subdivision Regulations.
3. 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. 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.
5. Provide metes and bounds description to verify all coordinate points on the 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. Add a plat note stating “approval of this plat vacates the approved and recorded Oak Bend Estates Plat”.