



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	August 4, 2025
<b>Requested Action</b>	A request for final plat approval for Ranches at Creekside, Units 7 & 8, generally located at 125 State Highway 46.
<b>Contact Person</b>	Foster Simonsen, Planning Intern (830) 248-1501, <a href="mailto:fsimonsen@boerne-tx.gov">fsimonsen@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is owned by Green Land Ventures LTD, and Dana Green is the applicant.</p> <p>Ranches at Creekside is a master-planned community located on State Highway 46. Its zoning includes R1-M Medium Density Residential, R2-M Moderate Density Residential, R1-L Low Density Residential, and RE Estate Residential.</p> <p>P&amp;Z approved a Master Community Plan (Master Development Plan) for Ranches at Creekside on June 3<sup>rd</sup>, 2013. The developer subsequently entered into a Development Agreement with the City of Boerne effective March 18<sup>th</sup>, 2015. This development has twelve (12) associated Major Subdivision plats including the following eight (8) recorded Units 1, 2A, 2B, 3A, 3B, 4A, 4B, and 4C.</p> <p>The preliminary plat was conditionally approved by the Planning and Zoning Commission on May 6<sup>th</sup>, 2024.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"><li>1. The Ranches at Creekside Unit 7 &amp; 8 Final Plat consists of 135 residential lots, 5 open space lots, and 2.921 acres of right-of-way, on a total of 58.574 acres. It has an overall gross density of 2.46 dwellings per acre. Residential lot sizes range from 0.140 acres to 0.575 acres.</li><li>2. The 5 open space lots consist of drainage and utility easements totaling 10.302 acres.</li></ol>

3. Wanderers Creek and Pedernales (neighborhood local private streets) extend into the units. Copper Creek (neighborhood private collector street) will be the primary access point for the units in this subdivision.
4. All interior streets within the subdivision are private gated roads and will be owned and maintained by the Homeowners Association.

**ANALYSIS:**

*Development Master Plan & Zoning:*

- The City's Future Land Use Plan designates this property as Neighborhood residential. The final plat is consistent with the Comprehensive Plan.
- The Community Master Plan and the Development Agreement for Ranches at Creekside depict 872 total residential lots on 307.78 total acres, with 61.56 required acres of open space. Units 7 & 8 are depicted with 135 total lots across 58.574 total acres, with 10.302 acres of open space.
- The zoning for the property is R2-M and RE, which specifies a minimum lot size of 5,400 SF and 21,780 SF respectively. All lots in Units 7 & 8 follow the dimensional standards for their respective zoning.

*Landscaping and Open Space:*

- The plat identifies 10.302 acres of open space, and 41 Heritage and Legacy trees. The open space corresponds to the drainage and utility easements listed in the next section.

*Utilities, Drainage and Floodplain:*

- Block 35 lot 902 (7.212 acres), Block 37 Lot 906 (1.697 acres), Block 38 Lot 903 (0.140 acres), and Block 41 Lot 904 (0.171 acres), are open space/private drainage easements to service the units.
- 7 proposed lots partially overlap with the 100-Year FEMA Floodplain. These lots require a minimum finished floor elevation visible on the plat.

	<ul style="list-style-type: none"> <li>Water, reclaimed water and sewer services will be provided by the City of Boerne.</li> </ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>The Final Plat is consistent with the Comprehensive Master Plan.</li> <li>The Final Plat is consistent with the existing Development Agreement and Community Master Plan.</li> <li>The Final Plat is consistent with the applicable subdivision regulations.</li> <li>The Final Plat is consistent with the approved preliminary plat.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> <li>The final plat shall substantially conform to the final plat date stamped July 21, 2025.</li> <li>The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the proposed Final Plat subject to the stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).</p>
<b>Strategic Alignment</b>	

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	The Commission may approve, approve with conditions, extend the review, or disapprove the plat.
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Approved Master Plan Attachment 6 – Ranches at Creekside Units 7 & 8 Final Plat Attachment 7 – Approved Preliminary Plat