



AGENDA ITEM SUMMARY

Agenda Date	July 1, 2024
Requested Action	A request for final plat approval for Ranches at Creekside, Unit 5, generally located at 125 State Highway 46.
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>Green Land Venture, LTD has owned the property since the beginning of the process, and Dana Green serves as the applicant/applicant's representative.</p> <p>Ranches at Creekside is a master-planned community, first approved in June 2013 and most recently updated in August 2019. The last update decreased the overall density of the development from 2.91 dwellings per acre to 2.86. It includes 873 lots and 42 acres of open space/ park area, subdivided into 8 units.</p> <p>The property is zoned as Estate Residential (RE), Medium Density Residential (R1-M), Low Density Residential (R1-L), and Moderate Density Residential (R2-M).</p> <p>The Preliminary Plat was approved by the Planning & Zoning Commission on August 14, 2023, subject to 2 stipulations.</p> <p>The plat review is an administrative action. The regulations that apply to this project are those that were in effect in 2013. The code at that time required separate preliminary and final plat approval. Currently, Units 1 through 4C have been recorded.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. Ranches at Creekside, Units 5 includes 4 open space lots, and 7.47 acres of Private Right-Of-Way on 36.964 acres. The number of lots has decreased, as shown by the reduction in density from 3.01 and 2.9 units per acre to 2.49 units per acre. The lot frontages range from 55 feet to 76.39 feet.

2. Primary access to the site will be provided from Herff Ranch Blvd and Copper Creek; they are designated as primary collectors on the city's thoroughfare plan. All necessary right-of-way dedications and street improvements are part of previous units.
3. All interior streets within the subdivision are private gated roads and will be owned and maintained by the Homeowners Association.
4. The plat for Unit 5 includes a total of 9.90 acres of open space. Open space has been provided along Herff Ranch Blvd, along the eastern boundary, and within two large parcels in the interior of the development. These areas also serve as drainage easements. The homeowner's association will own and maintain all open space and common areas.
5. Storm water detention will be directed to three main areas. Lot 901, block 25, and lot 904, block 31 will be used as natural open space and drainage easements.

ANALYSIS:

Development Master Plan, Zoning, and Preliminary Plat

- The property is designated as Neighborhood Residential (2 to 6 units per acre) on the Future Land Use Map. The final plat is consistent with the Comprehensive Plan.
- The final plat is consistent with the approved preliminary plat and master plan.
- The plat is consistent with the City of Boerne Subdivision regulations in effect at the time of Master Plan approval, including lotting and block configuration.

Landscaping and Open Space:

- The open space plans conform to the approved Master Plan.

Utilities, Drainage and Floodplain:

- Water, reclaimed water, and sewer service are provided by the City of Boerne. Pedernales Electric Cooperative provides electricity.

FINDINGS:

	<ul style="list-style-type: none"> • The preliminary plat is consistent with the Comprehensive Plan. • The preliminary plat is consistent with the Ranches at Creekside Master Plan. • The preliminary plat is consistent with existing zoning districts. • The plat is consistent with the City of Boerne Subdivision regulations in effect at the time of Master Plan approval, including lotting and block configuration. <p>RECOMMENDATION:</p> <p>Staff recommends that the Planning and Zoning Commission approve the final plat subject to the following stipulations:</p> <ol style="list-style-type: none"> 1. The recorded plat shall substantially conform to the preliminary plat approved on August 14, 2023, except as modified by these stipulations. 2. The final plat will not be recorded until such time as the infrastructure is completed and accepted by the City, thereby negating the requirement for a financial guarantee or the financial guarantee for the entire cost of infrastructure is received and approved, per Subdivision Ordinance 2007-56, Article 2, Section 2.04.001 B. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission's decision.</p> <ul style="list-style-type: none"> - I move that the Planning and Zoning Commission accept the findings and APPROVE the proposed final plat subject to the two stipulations recommended by staff. - I move that the Planning and Zoning Commission DENY 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.).
Item Justification	<div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment </div> <div> <input type="checkbox"/> Reduce Costs <input checked="" type="checkbox"/> Customer Pull </div> <div> <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement </div> <div> <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency </div> <div> <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other: </div>

Strategic Alignment <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	C2 – Seeking customer-driven feedback. F2 – Investing in and maintaining high-quality infrastructure systems and public assets. B2 – Advancing master plan recommendations.
Financial Considerations	N/A
Citizen Input/Board Review	This plat does not meet the public notice or hearing requirements under LGC Sec. 212.015.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to the requirements of city regulations and may not be arbitrary.
Supporting Documents	Location and Aerial Map – Ranches at Creekside Unit 5 Ranches at Creekside Unit 5 Final Plat Ranches at Creekside Master Plan – approved 8.05.19 Approved Preliminary Plat dated: August 1, 2023 Preliminary Plat Approval Letter