



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

<b>DESCRIPTION:</b>	Consider approval for the Master Plan for The Commons at Menger Creek. Take necessary action.
<b>RECOMMENDED ACTION (be specific)</b>	Approve the Master Plan for The Commons at Menger Creek.
<b>DEPARTMENT</b>	Planning and Community Development
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>The Commons at Menger Creek will be our second development in the SoBo area. The first was HB Subdivision along IH-10. The Commons at Menger Creek is +/- 60 acre mixed use development. The developer will have 11 acres of single family residential, six and a half (6.5) acres of apartments, three acres of either apartments/high density residential, 20 acres of commercial and 11 ½ acres of open space. They will provide trails that connect the residential lots/apartments on the north side to the commercial along Herff Road and Menger Creek. Years ago, when the property was initially being considered for development, the City entered into a development agreement (DA) which required the owner to provide an open space buffer 75' on both sides of Menger Creek which was to be dedicated to the City of Boerne. The developer also shows the stream corridor setback of 100' on both sides of Menger Creek. The setback limits development directly on the creek. The developer plans to work with the city to provide trails along the creek. The DA also does not allow thru traffic from Third Street to the commercial area. As it is designed now, there would be no connection to commercial.</p> <p>With this master plan, the developer has met the criteria for approval of a master plan, met the criteria of the Regulating Plan for SoBo and fulfilled requirements of the development agreement.</p> <p>Staff is supportive of approval of the Master Plan.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	
<b>POWER POINT ?</b>	

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This summary is not meant to be all inclusive. Supporting documentation is attached.