



AGENDA ITEM SUMMARY

District Impacted

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

DESCRIPTION:

To consider the approval of a revised master plan for Regent Park Subdivision. Take necessary action.

RECOMMENDED ACTION (be specific)

Approve the revised master plan for Regent Park Subdivision.

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

The master plan for the Regent Park Subdivision Plat has 950 residential lots and 105.30 acres for open space. In the previous master plan the developer identified an area along IH-10 as open space. It was already zoned B-2, Highway Commercial and should never have been identified as open space. It was not their intent, nor did staff catch the contradiction between what they identified as open space and the current zoning. They've also made an adjustment in a pod of lot sizes. They have also provided some larger lots in Phase II than previously identified on the master plan, but have not exceeded the number of planned lots. They still have a good mix of lots overall and the plan is still in excess of the required open space. They have trails throughout that connect the entire subdivision and several large areas of open space/park land.

PRO-RATED DEVELOPMENT SUMMARY					
PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	0	159	105	0	264
II	0	60	0	0	60
III	0	53	0	0	53
IV	0	47	0	0	47
V	119	0	0	0	119
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	139	0	0	0	139
X	0	0	0	15	15
TOTAL	258	359	318	15	950

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	54.90
TOTAL OPEN SPACE AREA	105.30

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.99 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

DEVELOPMENT SUMMARY					
PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	82	98	102	0	282
II	65	0	0	0	65
III	0	57	0	0	57
IV	0	47	0	0	47
V	106	0	0	0	106
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	125	0	0	0	125
X	0	0	0	15	15
TOTAL	378	242	315	15	950

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	89.63
TOTAL OPEN SPACE AREA	140.03

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.20 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

Staff recommends approval of the revised master plan.

COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	
POWER POINT ?	

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