



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	November 6, 2017
ITEM NUMBER	
DESCRIPTION	CONSIDER THE MASTER PLAN FOR SHORELINE PARK, A 99.9 ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BOERNE AT 122 RANGER CREEK ROAD (KAD NO. 12851, 12852, AND PART OF 12854).
STAFF'S RECOMMENDED ACTION (be specific)	APPROVE THE MASTER PLAN FOR SHORELINE PARK, A 99.9 ACRE TRACT OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BOERNE AT 122 RANGER CREEK ROAD (KAD NO. 12851, 12852, AND PART OF 12854).
CONTACT PERSON	Laura Talley
SUMMARY	<p>At the October 2nd meeting, the Commission voted 6-1 to table approval of the master plan for Shoreline Park. We have since held a subcommittee meeting with Commissioners Hayward, Pena, Davis and Chapman, as well as, Councilman Anzollitto, our city attorney Kirsten Cohoon and the Assistant City Manager, Jeff Thompson to discuss the development. The property owner, Dan Pedrotti, Mark Schendel and Joe Hernandez with KB Homes and John Mark Matkin with KWU met with us to provide information regarding the development, the law regarding approval criteria of the development and how utilities will be provided to the development.</p> <p>The property under consideration is located at 122 Ranger Creek Road. This proposed KB Homes master planned community is in the Extraterritorial Jurisdiction (ETJ) of Boerne, a little over a mile from IH-10 and next to Boerne Lake. The proposed plan identifies three phases of development; for a total of 360 homes, 22.8 acres of open space with an average density of 3.6 units per acre.</p>

	<table><tr><th colspan="5">PROJECT SUMMARY TABLE</th></tr><tr><th></th><th>PHASE 1</th><th>PHASE 2</th><th>PHASE 3</th><th>TOTAL</th></tr><tr><td>6,300 SF (AVG.) LOTS:</td><td>99</td><td>0</td><td>116</td><td>215</td></tr><tr><td>7,900 SF (AVG.) LOTS:</td><td>4</td><td>141</td><td>0</td><td>145</td></tr><tr><td>TOTAL LOTS:</td><td>103</td><td>141</td><td>116</td><td>360</td></tr><tr><td>TOTAL ACREAGE:</td><td>33.1 AC</td><td>43.7 AC</td><td>23.1 AC</td><td>99.9 AC</td></tr><tr><td>AVERAGE LOTS/ACRE</td><td>3.1</td><td>3.2</td><td>5.0</td><td>3.6</td></tr><tr><td>LINEAR FEET OF STREET:</td><td>4,420 LF</td><td>5,780 LF</td><td>3,220 LF</td><td>13,420 LF</td></tr><tr><td>OPEN SPACE:</td><td>10.0 AC</td><td>9.3 AC</td><td>0.5 AC</td><td>19.8 AC</td></tr><tr><td>PARK/TRAIL CREDITS:</td><td>2.5 AC</td><td>0.5 AC</td><td>—</td><td>3.0 AC</td></tr><tr><td>TOTAL OPEN SPACE AREA:</td><td>12.5 AC</td><td>9.8 AC</td><td>0.5 AC</td><td>22.8 AC (23%)</td></tr></table> <p>Because it is a phased development, the city requires a master plan submittal. The master plan is the first step in the platting process. The plats will provide engineering data, lot lines, open space detail, etc. The purpose of the master plan is to provide a guide for future platting. They are only required to show the location of the full development, a north arrow, surrounding property information, total acreage and number of lots, streets, unit locations with lot sizes, streams, density, open space and provide lines for P&Z’s signatures. A master plan gives the Commission an idea of what is planned for the site and makes it easier for staff to connect the sections of a development when the plats come in for review. A master plan is unique to the City of Boerne. A master plan is not a State requirement, it is the City of Boerne submittal requirement. It is simply for our guidance. It can be changed, it can be modified, and often is modified when the developer gets into the detail of a project.</p> <p>This type of development in the ETJ is not something the City has seen before; this is the first development that the Commission will be asked to approve in the ETJ that will be provided both public water and sewer from an entity other than the City of Boerne. It will be provided water and sewer from Kendall West Utility (KWU). There were a lot of questions regarding the utility provider at the last Commission meetings, so we’ve asked KWU to provide a statement of their current status to provide better understanding how they operate and provide some insight of their goals for the future. That statement is attached.</p> <p>KB Homes has provided the required information with this master plan thereby meeting all the criteria required by the Ordinance. Once the master plan is approved, the developer will submit a preliminary and then a final plat for approval.</p>	PROJECT SUMMARY TABLE						PHASE 1	PHASE 2	PHASE 3	TOTAL	6,300 SF (AVG.) LOTS:	99	0	116	215	7,900 SF (AVG.) LOTS:	4	141	0	145	TOTAL LOTS:	103	141	116	360	TOTAL ACREAGE:	33.1 AC	43.7 AC	23.1 AC	99.9 AC	AVERAGE LOTS/ACRE	3.1	3.2	5.0	3.6	LINEAR FEET OF STREET:	4,420 LF	5,780 LF	3,220 LF	13,420 LF	OPEN SPACE:	10.0 AC	9.3 AC	0.5 AC	19.8 AC	PARK/TRAIL CREDITS:	2.5 AC	0.5 AC	—	3.0 AC	TOTAL OPEN SPACE AREA:	12.5 AC	9.8 AC	0.5 AC	22.8 AC (23%)
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This summary is not meant to be all inclusive. Supporting documentation is attached.

