



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Wolosin
- ☒ 2 = Woolard
- ☐ 3 = Vacant
- ☐ 4 = Vacant
- ☐ 5 = Handren
- ☐ All

### AGENDA DATE

May 6, 2019

### DESCRIPTION

Consider the approval of a revised Master Plan for Ranches at Creekside Subdivision, (249.4415 acres), located at 125 E. State Highway 46 (KAD No. 49167). Take necessary action.

### STAFF'S RECOMMENDED ACTION (be specific)

Approve the revised Master Plan for Ranches at Creekside Subdivision, located at 125 E. State Highway 46. (KAD No. 49167)

### CONTACT PERSON

Laura Talley, Planning and Community Development Director

### SUMMARY

The master plan for the Ranches at Creekside Subdivision Plat has 886 residential lots and 42 acres for open space. The proposed update reflects changes to street layouts and lot sizes as well as adding commercial along Hwy-46.

In comparing the two plans, the original plan called for 892 residential lots with a mix of 55', 65' and 80' lots. The property was zoned accordingly to identify the areas of different lot sizes. The new plan calls for 886 lots with a mix of 55' and 65' lots which will require rezoning the east side and south side to R-1 or R-2.

Zoning	RE-1	R-1	R-2
Lot type	LOW-DENSITY LOT	STANDARD LOT	NEIGHBORHOOD LOT
Area	¼ acre (10,890 sf)	7,800 sf	5,400 sf
Frontage	80'	65'	50' 60' on corner lots

The developer is also proposing a commercial section along Hwy 46. Their intention is to add an 8 1/2 acre commercial site that would support the residential development and would likely be similar to what we currently have in front of Herff Ranch and Woods of Boerne. If rezoned to commercial, Entrance Corridor design standards would

	<p>apply to this area. The Land Use Plan does not identify this area as commercial.</p> <p>We have heard some concern from the neighbors to the east regarding the smaller lot sizes that abut their acreage development and the road alignment that dead-ends into the neighborhood. This section of arterial is on the thoroughfare plan, but actually shows alignment a little further south. Staff can continue to work with the developer regarding that alignment and as long as it doesn't affect a change in lot numbers by more than 10% or adversely affect the neighbors, we can realign this section of the road without coming back to P&amp;Z for approval.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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