



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☒ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ 6 = All

AGENDA DATE	August 5, 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	Nick Colonna, Assistant Planning and Community Development Director																
SUMMARY	<p>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.</p> <p>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 873 lots with a majority mix of 55' and 65' and a number of 80' lots. The 65' will require rezoning the west side and south side to R-1.</p> <table><tr><th>Zoning</th><th>RE-1</th><th>R-1</th><th>R-2</th></tr><tr><th>Lot type</th><td>LOW-DENSITY LOT</td><td>STANDARD LOT</td><td>NEIGHBORHOOD LOT</td></tr><tr><th>Area</th><td>¼ acre (10,890 sf)</td><td>7,800 sf</td><td>5,400 sf</td></tr><tr><th>Frontage</th><td>80'</td><td>65'</td><td>50' 60' on corner lots</td></tr></table> <p>The developer is also proposing a commercial section along Hwy 46. Their intention is to add an 8.6-acre commercial site that would support the residential development and would likely be like what we</p>	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
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	currently have in front of Herff Ranch and Woods of Boerne. If rezoned to commercial, Entrance Corridor design standards would apply to this area. The future land use plan envisions this area as neighborhood commercial.
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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