

# ESTATES AT MARANGO SPRINGS

REGULATORY ZONE AMENDMENT &  
MASTER PLAN AMENDMENT

Planning Commission

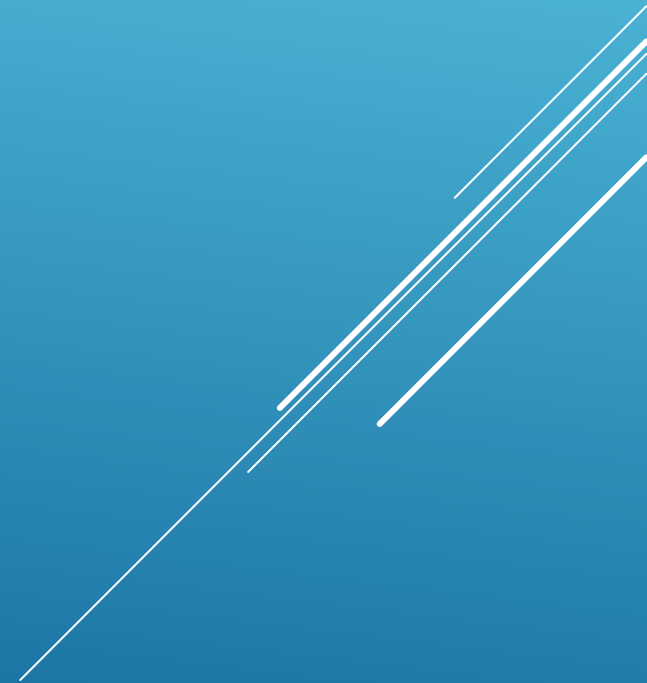
November 7, 2018





# PROJECT LOCATION

**PROJECT  
SITE**



- ▶ A **Master Plan Amendment** to re-designate 80.12± acres of property from 70.12± acres of Rural Residential (RR) and 10.00± acres of Rural (R) to 45.12± acres of Suburban Residential (SR) and 25.00± acres of Rural Residential (RR), keeping the 10.00± acres of Rural (R) already on the property intact.

| Existing Master Plan (Acres) | Proposed Master Plan (Acres)  |
|------------------------------|-------------------------------|
| Rural Residential (70.12±)   | Suburban Residential (45.12±) |
| Rural (10.00±)               | Rural Residential (25.00±)    |
|                              | Rural (10.00±)                |

- ▶ A **Regulatory Zone Amendment** to rezone 80.12± acres from 35.26± acres of Low Density Rural (LDR), 10.00 ± acres of General Rural (GR), and 34.86± acres of Medium Density Rural (MDR) to 45.12± acres Low Density Suburban (LDS), 25.00± acres of Medium Density Rural (MDR), and keeping the 10.00± acres of General Rural (GR) already on the property intact.

| Existing Master Plan (Acres)  | Proposed Master Plan (Acres)  |
|-------------------------------|-------------------------------|
| Low Density Rural (35.26±)    | Low Density Suburban (45.12±) |
| Medium Density Rural (34.86±) | Medium Density Rural (25.00±) |
| General Rural (10.00±)        | General Rural (10.00±)        |



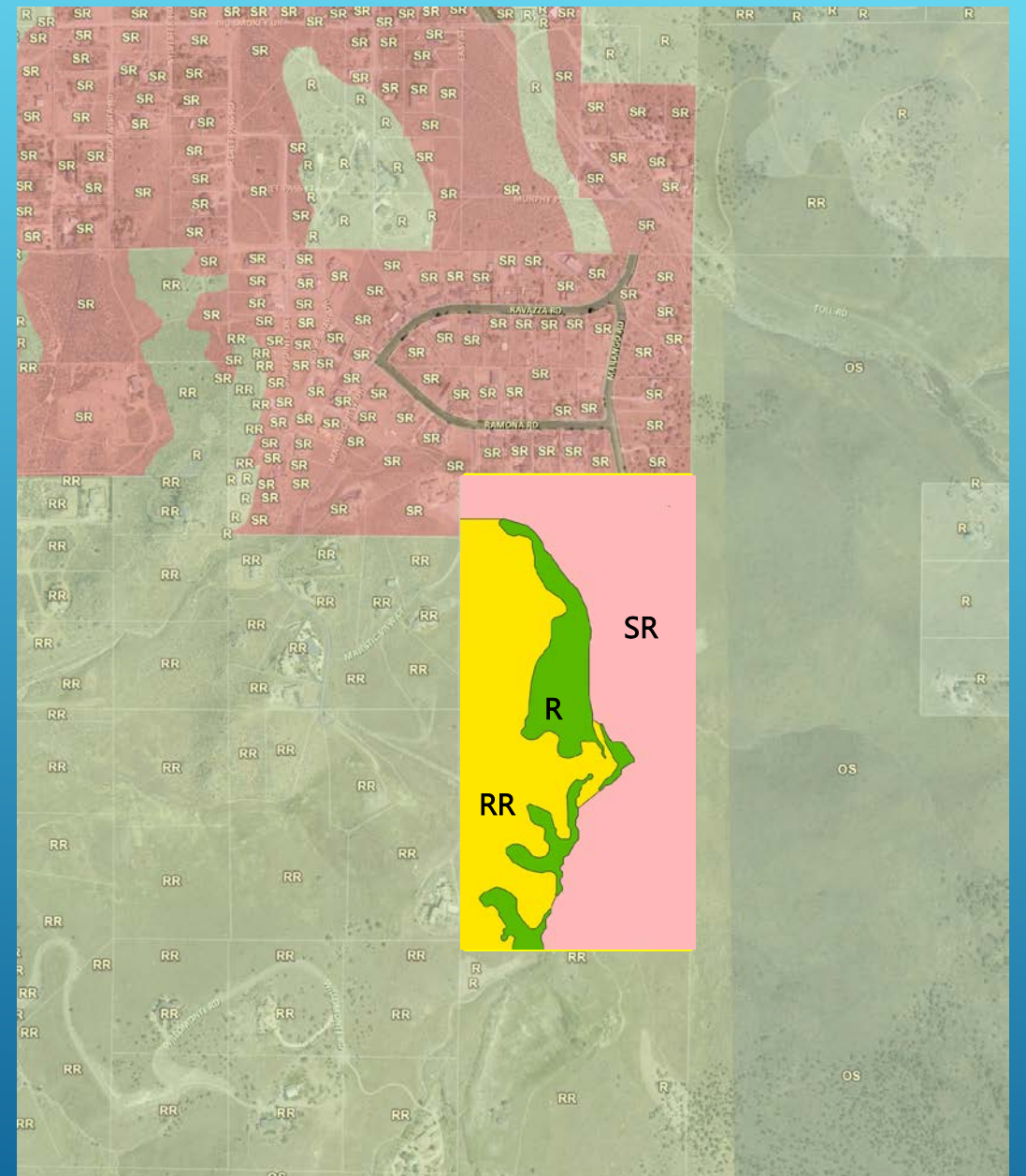
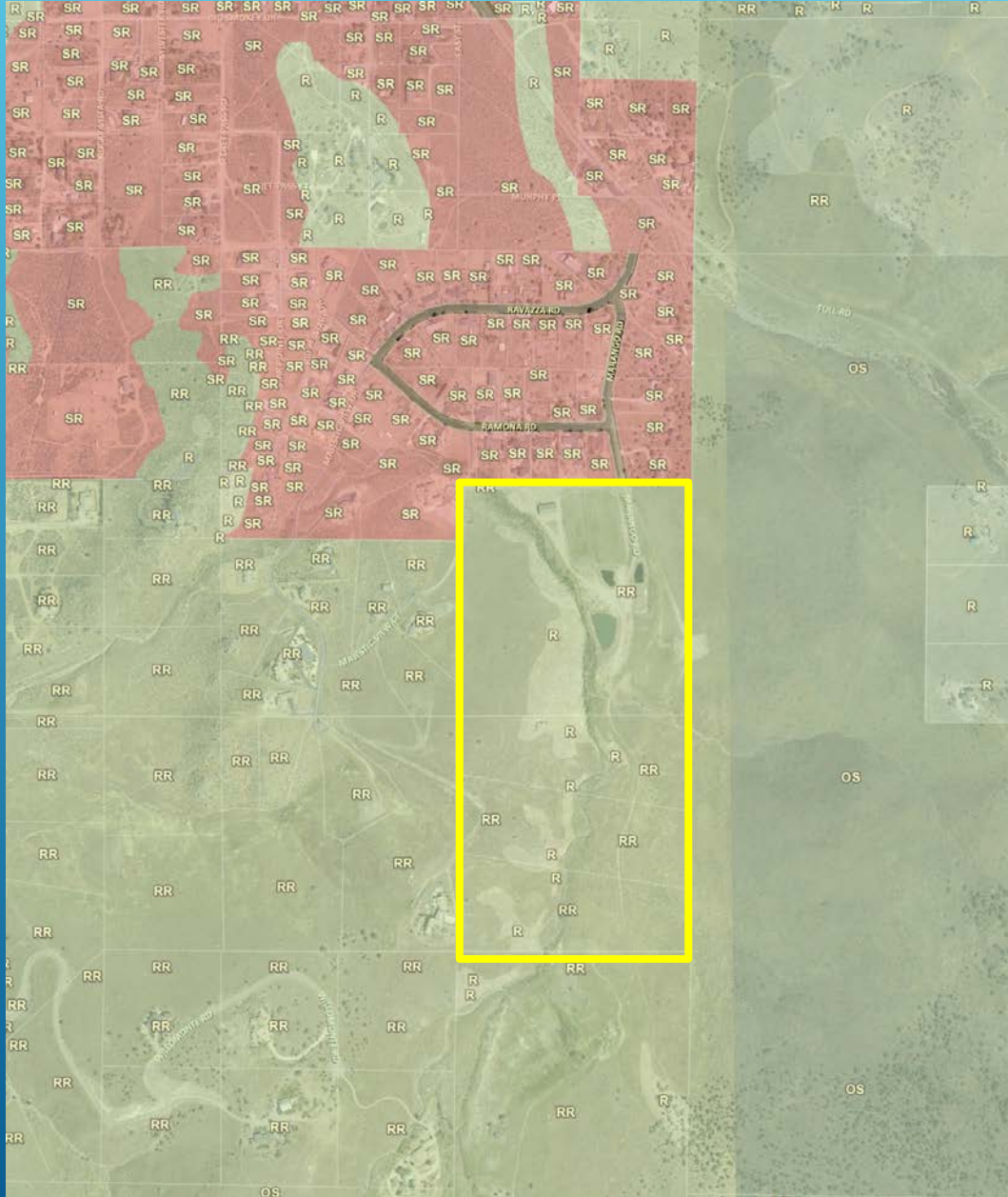
# PROJECT INFORMATION

- ▶ Site is within the TMSA and SVRTCMA
- ▶ Water and Sewer lines will be extended
- ▶ TMWA “Discovery”- A new pump and tank will be installed within a year or so
- ▶ Potential to tap in for those on existing wells if new drought occurs



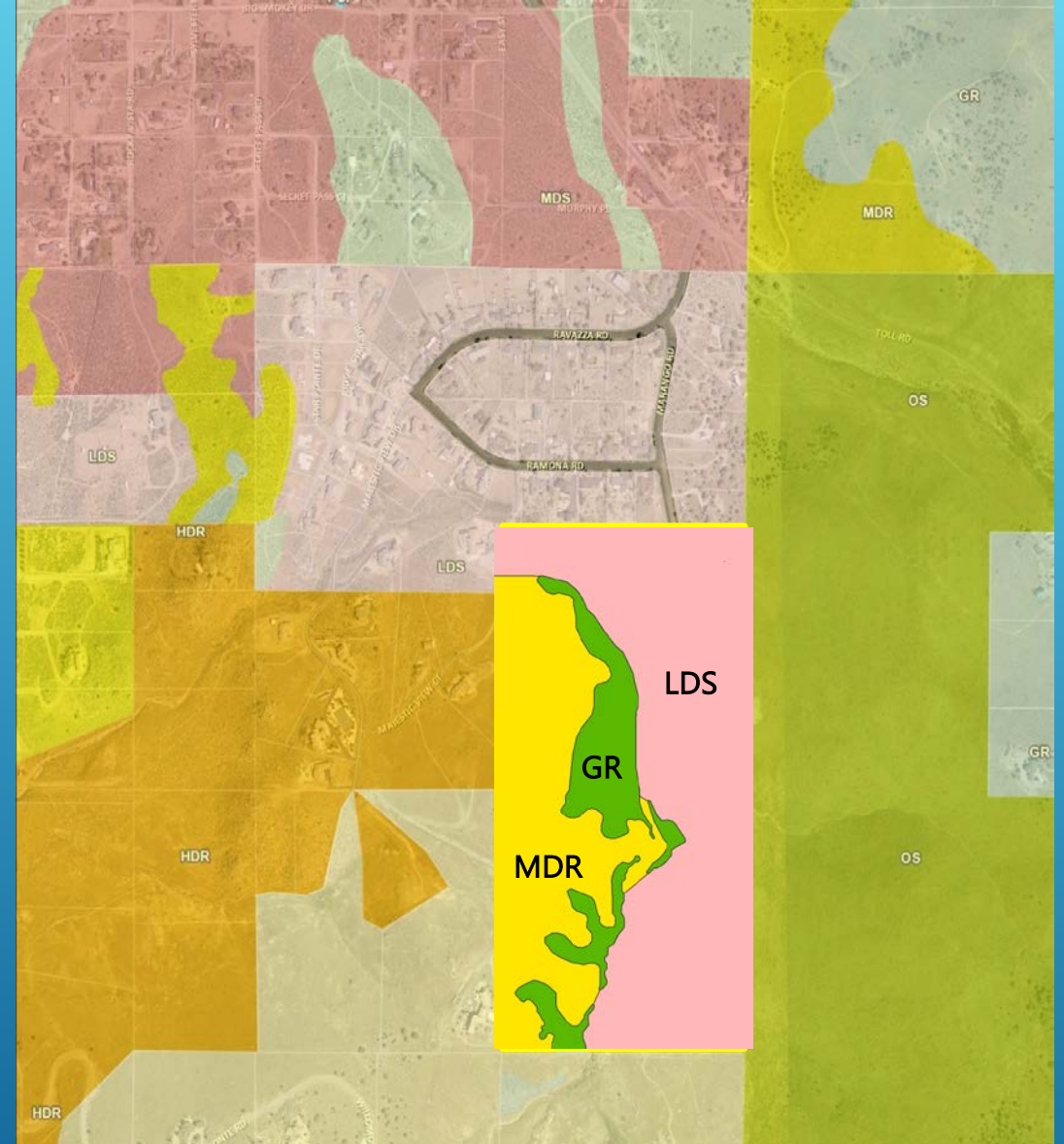
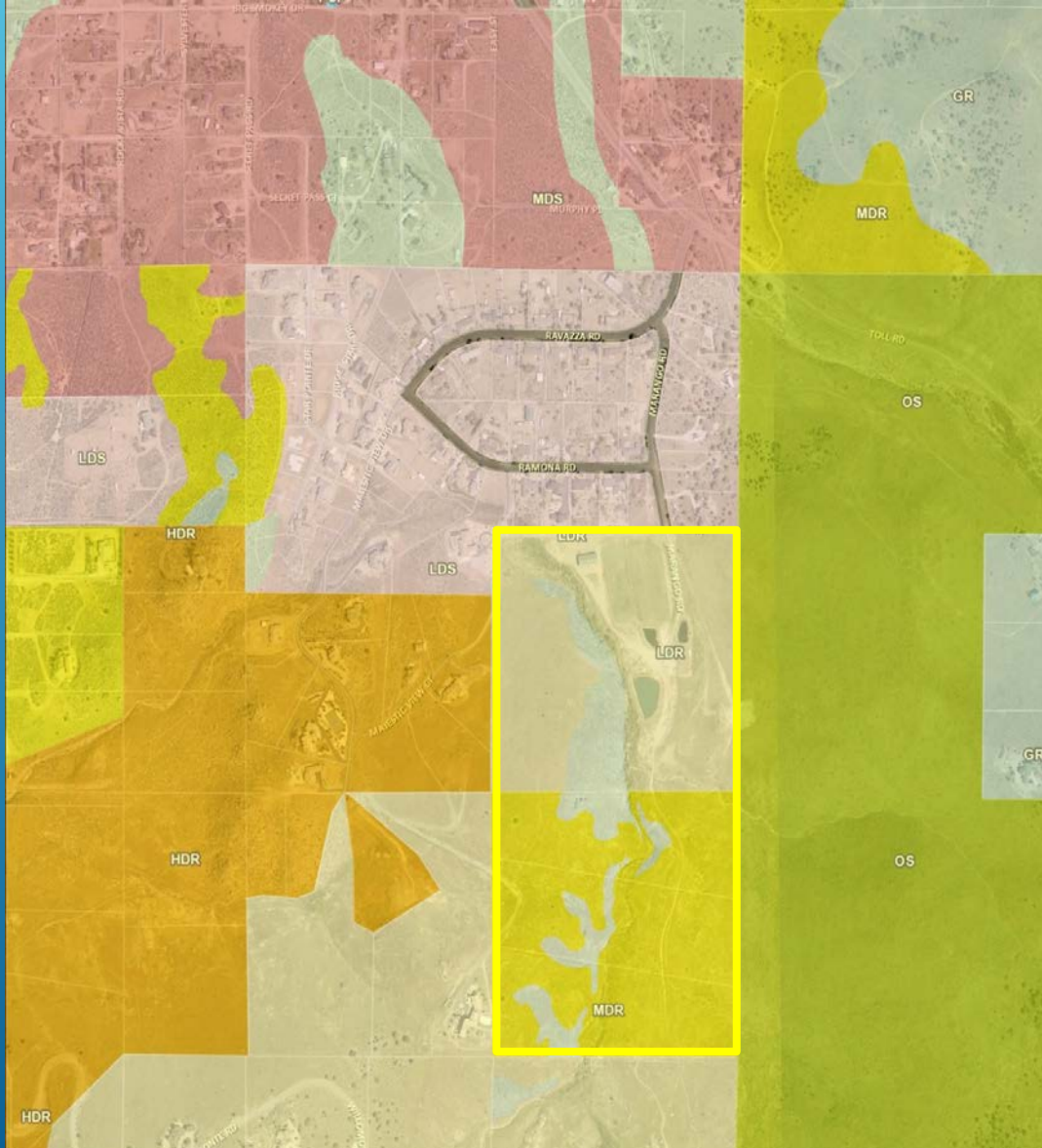


# MASTER PLAN AMENDMENT





# REGULATORY ZONE AMENDMENT



- ▶ Stormwater Runoff
  - ▶ Onsite detention to correct existing problem
- ▶ Road Layout
  - ▶ Emergency Access



TENTATIVE MAP PROCESS

NEIGHBOR'S CONCERNS

FOR QUESTIONS OR COMMENTS PLEASE CONTACT

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A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue gradient background.