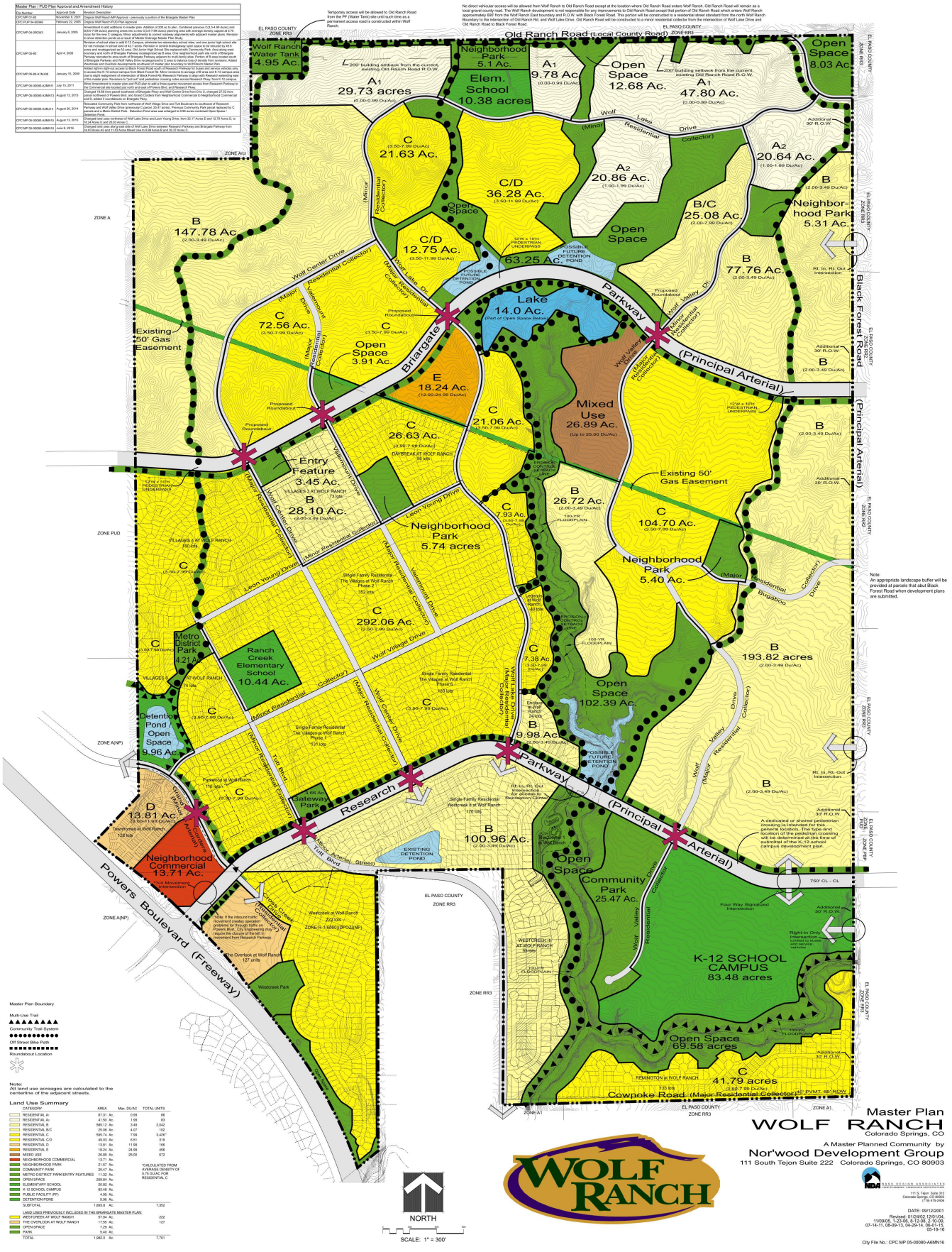

Master Plan / PUD Plan Approval and Amendment History		
File Number	Approval Date	Revision Description
CPC MP 07-00	November 5, 2007	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC PUP 94-00040	February 22, 2995	Original Wolf Ranch PUD Plan Approval
CPC MP 04-00043	January 6, 2005	Amendment to add additional to master plan. Addition of 235 ac to plan. Combined previous C(3.5-7.99 du/ac) and D(5.0-7.99 du/ac) planning areas into a new C(3.5-7.99 du/ac) planning area with average density capped at 5.75 du/ac for the new C category. Minor adjustments to current roadway alignments with adjacent master plans. Revision to show detention ponds as a result of Master Drainage Master Plan Study
CPC MP 05-80	April 4, 2006	Revised Land Use Summary to reflect reduction in Elementary school sites, and one junior high school site for net increase in school land of 42.7 acres. Revision in central drainageway open space to be reduced by 45.6 acres and reconfigured as A2 area. Old Junior High School Site replaced with Community Park. Area along west side of Wolf Lake Drive from Wolf Ranch Parkway to Old Ranch Road changed from C to A2. Wolf Ranch Parkway relocated to area south of Briargate Parkway adjacent to multi-family sites. Portion of B area relocated south of Briargate Parkway and Wolf Valley Drive reclassified to C area to balance loss of density from revisions. Added Westbrook and Overlook development to southwest of master plan boundary to Wolf Ranch Master Plan.
CPC MP 05-80-A1MJ08	January 15, 2009	Added right-in right-out access to Black Forest Road south of Research Parkway for buses and service vehicles only. Change 18.68 acres from Commercial to Multi-Family and 10.38 acres from Multi-Family to Elementary School site due to slight realignment of intersection of Black Forest Rd. Research Parkway to align with Research extending east of the master plan. Revisions to "pull out" and pedestrian crossing notes across Research Pkwy. from K-12 campus.
CPC MP 05-00080-A2MN11	July 13, 2011	Minor Amendment to master plan and PUD plan to add a three-quarter movement access from Research Parkway to Wolf Village Drive to assist southwest and east bound traffic at Research Parkway.
CPC MP 05-00080-A4MJ13	August 13, 2013	Re-zoned 18.68 acres of land north and east of Wolf Village Drive and Wolf Valley Drive from C to C, changed 37.52 Acres parcel southwest of Powers Blvd. and Grand Cordera from Neighborhood Commercial to Neighborhood Commercial and D, added 3 roundabouts on Briargate Pkwy.
CPC MP 05-00080-A4MJ14	August 20, 2014	Relocated Community Park from northwest of Wolf Village Drive and Tutt Boulevard to southwest of Research Parkway and Wolf Valley Drive (previously C parcel, 23.47 acres). Previous Community Park parcel replaced by C parcel (23.47 acres). Relocated Black Forest Park. Detention Pond area was enlarged to 9.96 acres combined Open Space / Detention Pond.
CPC MP 05-00080-A5MN15	August 13, 2015	Changed land uses northwest of Wolf Lake Drive and Leon Young Drive, from 32.17 Acres E and 12.79 Acres D, to 72.94 Acres C and 29.03 Acres B.
CPC MP 05-00080-A6MN16	June 9, 2016	Changed land uses on the east side of Wolf Lake Drive between Research Parkway and Briargate Parkway from 24.83 Acres A2 and 11.33 Acres Mixed Use to 8.98 Acres B and 39.27 Acres C.

Land Use Summary			
CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A-	87.31 Ac.	0.99	86
RESIDENTIAL A+	41.50 Ac.	1.99	83
RESIDENTIAL B	585.12 Ac.	3.49	2,042
RESIDENTIAL B/C	25.08 Ac.	4.67	102
RESIDENTIAL C	595.74 Ac.	7.99	3,426*
RESIDENTIAL C/D	49.03 Ac.	6.51	319
RESIDENTIAL D	13.81 Ac.	11.99	166
RESIDENTIAL E	18.24 Ac.	24.99	456
MIXED USE	26.89 Ac.	25.00	672
NEIGHBORHOOD COMMERCIAL	13.71 Ac.		
NEIGHBORHOOD PARK	21.57 Ac.		
COMMUNITY PARK	25.47 Ac.		
METRO DISTRICT PARK/ENTRY FEATURES	11.32 Ac.		
OPEN SPACE	259.94 Ac.		
ELEMENTARY SCHOOL	20.82 Ac.		
K-12 SCHOOL CAMPUS	83.48 Ac.		
PUBLIC FACILITY (PF)	4.06 Ac.		
DETENTION POND	9.96 Ac.		
SUBTOTAL	1,893.8 Ac.		7,352
LAND USES PREVIOUSLY INCLUDED IN THE BRIARGATE MASTER PLAN:			
WESTCREEK AT WOLF RANCH	57.94 Ac.		222
THE OVERLOOK AT WOLF RANCH	17.55 Ac.		127
OPEN SPACE	7.29 Ac.		
PARK	5.40 Ac.		
TOTAL	1,982.0 Ac.		7,701

*CALCULATED FROM AVERAGE DENSITY OF 5.75 DU/AC FOR RESIDENTIAL C

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DATE: 09/12/2001
Revised: 01/24/02-12/01/04, 11/09/05, 1-23-06, 8-12-08, 2-10-09, 07-14-11, 08-09-13, 04-29-14, 06-01-15, 05-18-16

City File No.: CPC MP 05-00080-A6MN16

AS PREVIOUSLY APPROVED BY CITY PLANNING JUNE 9, 2016

FIGURE 7