



**Kettle Creek Addition No. 1 Annexation**  
**POLICY CHECKPOINT**

CITY COUNCIL  
WORK SESSION MEETING – December 8, 2025





# KETTLE CREEK ADDITION NO. 1

## QUICK FACTS

### Address:

2060 Old Ranch Road, 10455 Kettle  
Creek Rd, 10515 Kettle Creek Rd, Kettle  
Creek Right-of-way

### Location:

Northeast of Old Ranch Road and Kettle  
Creek Road

### Zoning and Overlays

Current: RR-5/RR-2.5 (County Enclave)  
Proposed: R-Flex Medium/SS-O/AF-O

### Site Area

19.88-acres

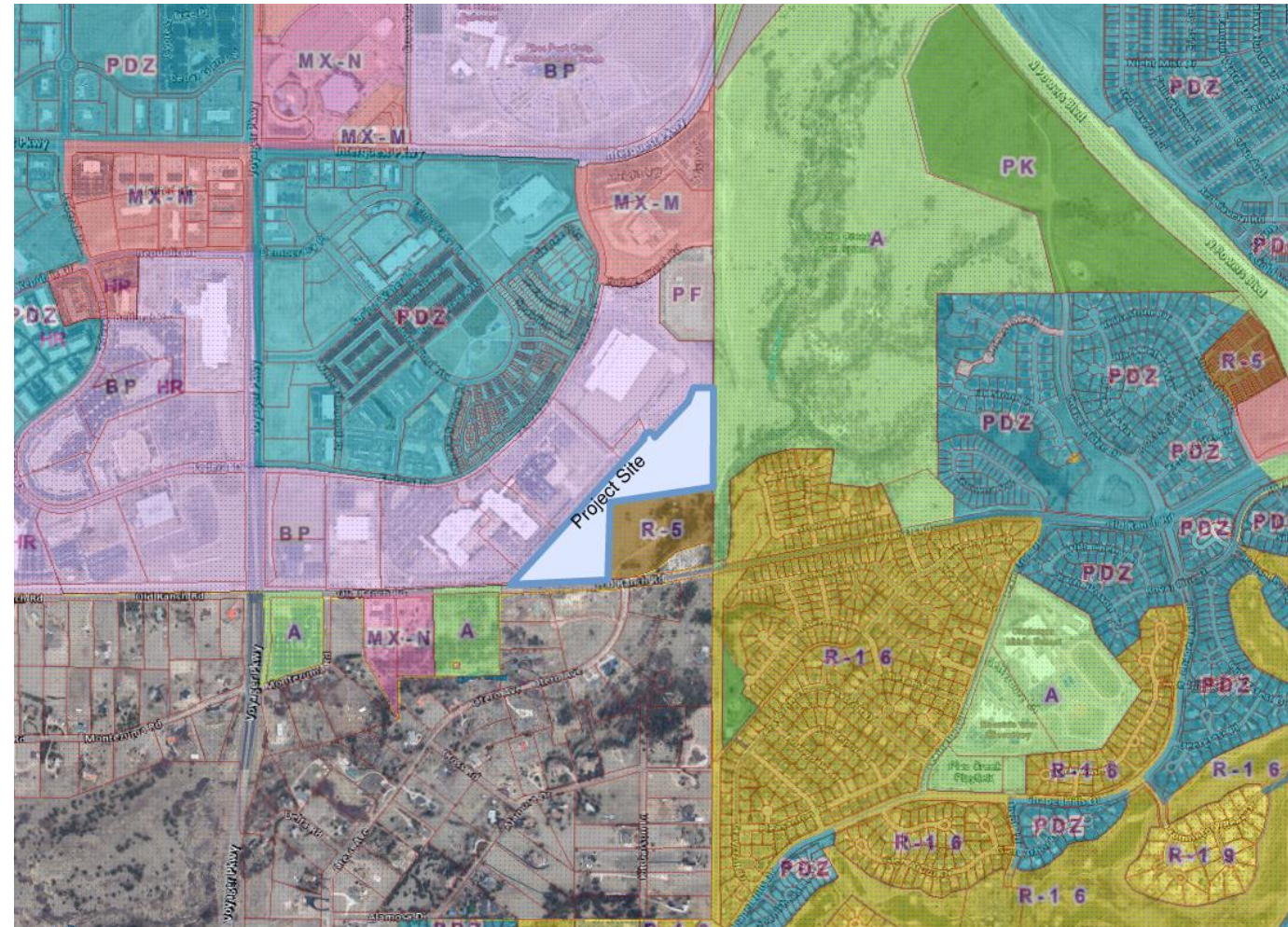
### Proposed Land Use

Single-Family Residential

## APPLICATIONS

Annexation, Zoning Map Amendment,  
Land Use Plan

## VICINITY MAP



# CITY COUNCIL ANNEXATION CHECKPOINT GUIDELINES

1. Offers housing diversity
2. Sufficiency of existing or planned roadway infrastructure
3. Sufficiency of existing or planned public safety staffing
4. Proximity/opportunity to serve employment centers
5. Diversity of development (commercial/industrial/residential)
6. Economic impact on city
7. Reasonable utilities cost recovery / ROI projections
8. Connectivity / Proximity to transportation options
9. Desirable parkland/open space
10. Ability to fund / offset costs for needed public facilities