

RE: Stagecoach Forest Estimated Number of Units

Zinsmeyer, John <JZinsmeyer@kbhome.com>

Wed 2/8/2017 9:19 AM

Inbox

To: William Atkinson <watkinson@cityofkyle.com>; Charles Brigance <charlesbrigance@cbdeng.com>;

Cc: Lara, Laurie <llara@kbhome.com>;

So with R-1-3 with 50-55'x125' homesites which would net approximately 270 homes or the 3.2/ac density. With R-1-A using the minimum 45' width allowed we estimate that in the same layout we would net approximately 310-320 homes.

We have waited a long time for the new code and zoning classification to be in effect so we want to make it absolutely clear that what we are requesting of P&Z is a recommendation of R-1-3 in lieu of the R-1-A applied for originally before the code amendment process was underway.

Please let us know if there is anything that we can do to assist.

John Zinsmeyer

Vice President – Land

KB Home – Austin Division

[10800 Pecan Park #200](#)

[Austin, Texas 78750](#)

Direct: (512) 651-8090

Cell: (512) 844-1114

jzinsmeyer@kbhome.com

From: William Atkinson [mailto:watkinson@cityofkyle.com]

Sent: Tuesday, February 07, 2017 9:37 AM

To: Charles Brigance <charlesbrigance@cbdeng.com>; Zinsmeyer, John <JZinsmeyer@kbhome.com>

Cc: Lara, Laurie <llara@kbhome.com>

Subject: Re: Stagecoach Forest Estimated Number of Units

Thanks for the quick response with the updated numbers. It's good that we have the R-1-3 info. Even if KB asks P&Z to recommend the R-1-3, I still have to write my staff report as if the request is for the R-1-A rezoning. Under R-1-A, what is the estimated count and units/acre for Stagecoach Forest?

Thanks,

William Atkinson

City Planner

City of Kyle, Texas

2/9/2017,

RE: Stagecoach Forest Estimated Number of Units - William Atkinson

100 W. Center Street

P. O. Box 40

Kyle, Texas 78640

From: Charles Brigance <charlesbrigance@cbdeng.com>
Sent: Tuesday, February 7, 2017 8:35:29 AM
To: 'Zinsmeyer, John'; William Atkinson
Cc: Lara, Laurie
Subject: RE: Stagecoach Forest Estimated Number of Units

Mr. Atkinson: John's math is correct. Under R1-3 zoning, the land plan would yield about 270 homes which is about 3.2 units per acre. Please let me know if you have any questions.

Thank you, Charles

Carlson, Brigance & Doering, Inc

5501 W. William Cannon Blvd

Austin, Texas 78749

512-280-5160

From: Zinsmeyer, John [<mailto:JZinsmeyer@kbhome.com>]
Sent: Tuesday, February 07, 2017 8:21 AM
To: William Atkinson
Cc: Lara, Laurie; Charles Brigance
Subject: RE: Stagecoach Forest Estimated Number of Units

William, I have included Charles Brigance on the email to confirm accuracy. My records show we have approximately 85 acres and that if approved for the R-1-3 zoning and we utilize a mix of 50' and 55' wide by 125' deep homesites our concepts yield approximately 270 homes. This is a yield of approximately 3.2 units/acre. Charles please confirm so that William has the most accurate info for representations.

John Zinsmeyer

Vice President – Land

KB Home – Austin Division

[10800 Pecan Park #200](#)

2/9/2017

RE: Stagecoach Forest Estimated Number of Units - William Atkinson

Austin, Texas 78750

Direct: (512) 651-8090

Cell: (512) 844-1114

jzinsmeyer@kbhome.com

888-KB-HOMES kbhome.com

Consider the environment before printing this email.



From: William Atkinson [<mailto:watkinson@cityofkyle.com>]

Sent: Monday, February 06, 2017 2:02 PM

To: Zinsmeyer, John <JZinsmeyer@kbhome.com>

Subject: Stagecoach Forest Estimated Number of Units

John,

Roughly, how many dwelling units does KB Homes anticipate for Stagecoach Forest? The number I have is 200, and I want to be as accurate as possible.

Thanks,

William Atkinson

City Planner

City of Kyle, Texas

[100 W. Center Street](#)

[P. O. Box 40](#)

[Kyle, Texas 78640](#)