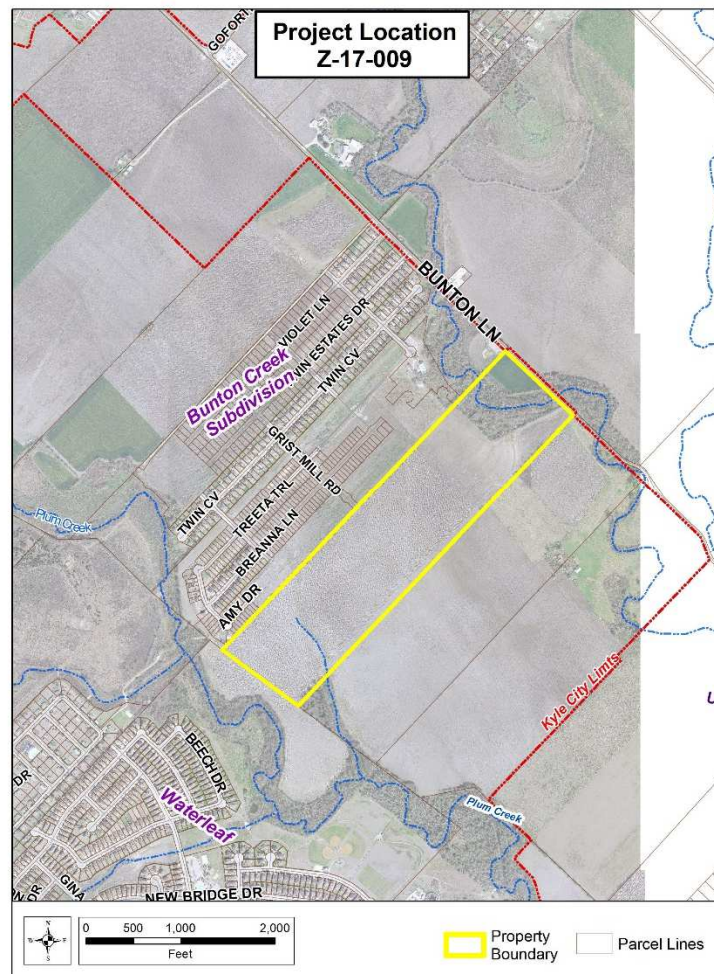


Property Location	Bunton Lane, SE of Bunton Creek Subdivision
Owner	Magnolia Reserve, LLC 3440 Riley Fuzzell, Ste 150 Spring, TX 77386
Agent	Wade Todd PO Box 33 Georgetown, TX 78627
Request	Rezone 98.106 acres R-1-A & R-1-2, to R-1-3

Vicinity Map



Site Description

The site is located on undeveloped agricultural land and is currently zoned R-1-A and R-1-2. The parcel is situated between Bunton Lane and Plum Creek and immediately southeast of the Bunton Creek community. Existing agriculture parcels in the immediate area tend to be strips of land longer than they are wide and run in a southwest to northeast direction, starting from Plum Creek. These parcels are ideally suited for single family development due to the relatively flat topography of the area. Adjacent parcels have followed these development patterns.

The applicant seeks to rezone the property from R-1-A & R-1-2 to R-1-3.

Current Zoning

R-1-A

Sec. 53-111. - Purpose and permitted uses.

The single-family attached district R-1-A, garden home allows attached single family structures with a minimum of 1,000 square feet of living area per dwelling unit and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family attached residences authorized in this zoning district include those generally referred to as garden homes, paired homes, patio homes and zero lot line homes.

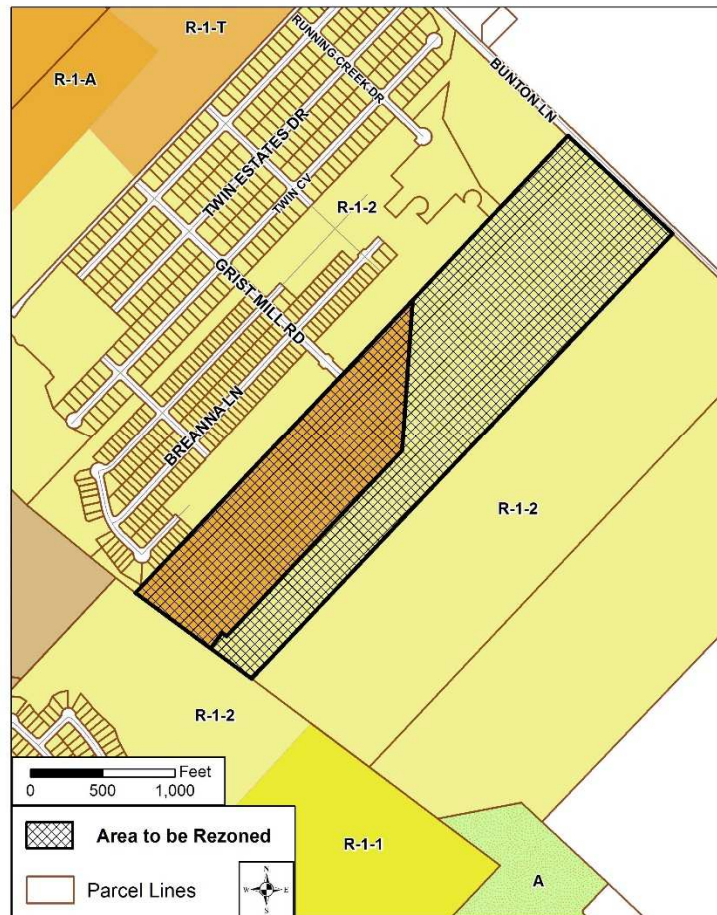
R-1-2

Sec. 53-89. - Purpose and permitted uses.

The single-family residential 2 district permits detached single-family dwellings with a minimum of 1,200 square feet of living area, and related accessory structures, on a minimum lot size of 6,825 square feet. There shall be no more than 4.7 houses per buildable acre.

Exhibit B

Z-17-009 98.1 Acres on Bunton Ln



Requested Zoning

R-1-3

Sec. 53-101

The R-1-3 single-family residential 3 district allows detached single-family residences with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 5,540 square feet. There shall be no more than 5.5 houses per buildable acre.

Rezoning R-1-A to R-1-3 is, without question, appropriate. R-1-3 has larger lots than R-1-A and has fewer homes per acre, or lower density than R-1-A. Rezoning the R-1-2 portion of the parcel to R-1-3 is also appropriate. While it does increase the density of

houses per buildable acre, the differences in the lot sizes will be difficult to distinguish from R-1-2, as a built environment.

Conditions of the Zoning Ordinance

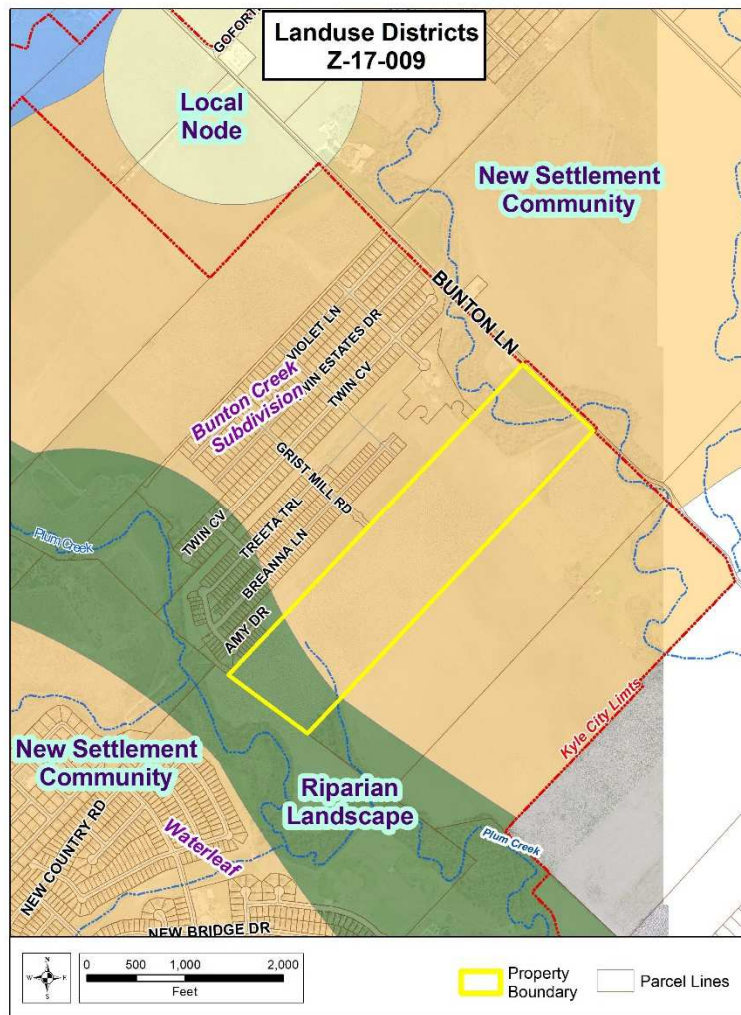
Sec. 53-1205 Amendments

(d)

Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



Comprehensive Plan Text

The subject site is located both in the “Riparian Landscape District” and the “New Settlement Community District”.

Riparian Landscape District

‘Character’: The Riparian Districts are characterized by the primary waterways of Kyle and surrounding floodplains, seeking to protect them from encroaching development. Additionally, significant vegetative cover can be found within these Districts, which impacts air quality and confers identity on the community. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

'Intent': The intent of the Riparian District designation is to prevent the loss of sensitive riparian habitat that impacts regional environmental quality. Ecologically appropriate development policies and design standards should be defined in these areas. Design standards and guidelines should be implemented to preserve habitat, stabilize stream banks, improve water quality, and control erosion. Public spaces (such as parks and trails) in the Riparian Districts should be a priority for preservation and should connect the various development forms to promote community cohesion.

New Settlement Community District

'Character': Stretching over both Plum Creek and I-35, the New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Private and public spaces are clearly separate, with the public domain by shared neighborhood amenities and the private domain defined by privatized landscapes. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

'Intent': The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this “developability”, while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creek ways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Use patterns should be established that complement residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

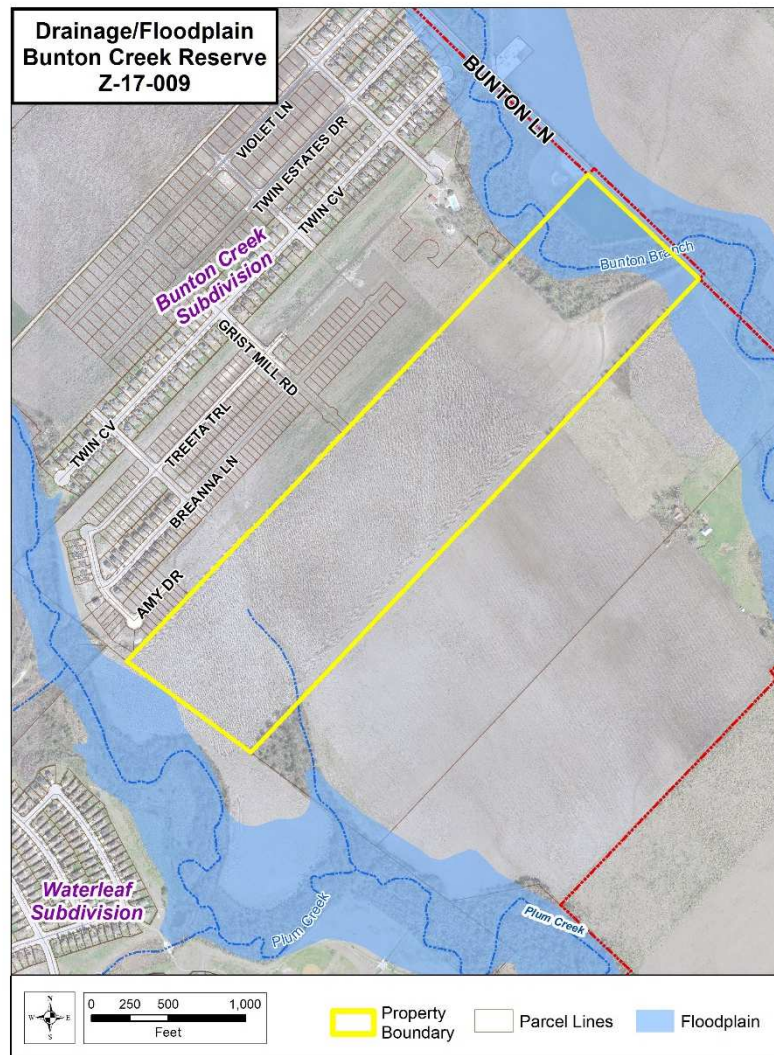
Current Land Use Chart

Recommended Zoning Categories: R-1-1, R-1-2, NC

Conditional Zoning Categories: A, E, HS, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R-3-2, R-3-3, R/S, T/U, UE, CC

2010 Comprehensive Plan Update

R-1-3 is recommended conditionally within current boundaries of the New Settlement District. However, upon Council acceptance of recommendations from the update, East Settlement (New District encompassing this zoning case) may allow R-1-3 as a recommended use.



Analysis

As previously stated, the property requesting to be rezoned is sited between Bunton Lane and Plum Creek and immediately southeast of the Bunton Creek community. Existing agriculture parcels in the immediate area tend to be strips of land longer than they are wide and run in a southwest to northeast direction, starting from Plum Creek. Single family residential developing in this area is likely to continue to reflect the

adjacent built environment, already in place. This includes continuation of both existing roads running from the northwest to the southeast and dedication of parkland, usually within the 100-year flood plain (Plum Creek).

As said above, rezoning the portion of R-1-A to R-1-3 makes sense, from solely a density stand point. R-1-3 has larger lots than R-1-A, and density is calculated by houses per buildable acre. Additionally, rezoning the portion currently zoned as R-1-2 to the slightly higher density of R-1-3, also makes sense. While the density will increase, it is likely to be difficult to distinguish between R-1-2 and R-1-3 when performing a wind shield survey, or driving through a neighborhood. R-1-2 has a minimum street width of 65 feet which an allowance for as little as 55 feet for up to 25% of the lots in a community. R-1-3 has a similar allowance of a 50-foot minimum street width, with up to 25% of the lots having a width of 45 feet. Keeping this in mind, the Bunton Creek subdivision immediately to the northwest and adjacent to this rezoning request is zoned for R-1-2, but has a judge's order to be allowed less than minimum lot sizes. This is due to the initial plans starting review outside of the City of Kyle's city limits, and were subsequently annexed. To tie this idea all together, if City Council approves the R-1-3 rezoning, the minimum lot sizes, for the most part, will be larger than the adjacent community. At the same time, they will also blend in to the surrounding built environment, due to the allowed variables in street width and lot area.

Reviewing the Kyle Connected Transportation Master Plan 2015, it is determined that Bunton Lane will not always be the primary route of entry into this subdivision or adjacent communities. This will eventually be Grist Mill Road. Grist Mill Road currently starts at State Highway 21 and makes its way northwest to its traditional terminus at Heidenreich Lane. In the 2015 Transportation Master Plan, Grist Mill Road continues northwest from Heidenreich Lane and is shown running the length of the former agricultural landscape and parallel to Plum Creek and Bunton Lane. Its' western terminus will be near the Bunton Lane/Goforth intersection. As the area develops, applicable parties will refer to the Transportation Plan and build their portion of the future Grist Mill Road. Furthermore, any development will be required to detain additional stormwater run-off, that is created as a function of development.

In conclusion, staff supports the rezoning to R-1-3 in its' entirety. Staff asks the Planning & Zoning Commission to give a favorable recommendation, by vote, to City Council.

Attachments

- Application
- Location Map
- Current Zoning Map
- Land Use Districts Map
- Drainage/Topo Map