



Real Estate Development Services

CITY OF KYLE

APR 07 2017

April 6, 2017

PLANNING DEPARTMENT

Ms. Debbie Guerra
Planning Technician
City of Kyle
Hand Delivery

RE: Bunton Creek Reserve (formerly Creekside at Bunton Creek)

Dear Debbie:

As I discussed previously with Howard and Leon, the new owners want to change the name of our subdivision to Bunton Creek Reserve and also change the name of the main entry boulevard from Morgan's Mill to Bunton Creek. We have an approved Preliminary Plan and the property is presently zoned R-1-2 and R-1-A.

We are moving forward with development under the approved Preliminary Plan, but would like to rezone the entire property to R-1-3 and revise the Preliminary Plan. Phase 1, which we are now working to complete, will be compliant with both the current approved Preliminary Plan and the revised Preliminary Plan.

I am submitting herewith the following:

Subdivision Improvement Construction & Utility Plans Application Checklist-These are the construction plans for Phase 1, which is consistent with the previously approved Preliminary Plan. These plans include all of the detention and most of the utilities required to serve Phase 2.

Application & Checklist Final Plat-This is the final plat of Phase 1, which is consistent with the previously approved Preliminary Plan. There are 125 single family lots in the first phase.

Application & Checklist-Zoning Change-This application is to rezone the entire parcel from R-1-2 and R-1-A to R-1-3. This rezoning is necessary to meet current market demand for the smaller single family lots.

Revised Preliminary Plan-As discussed previously, there is not an application form associated with this submittal. I've included the revised cover sheet and site plan. Other than the addition of a cul-de-sac on Bunton Creek Boulevard, the street and utility plans remain the same as before. The lots proposed for Phase 2 are consistent with the R-1-3 zoning, for which we are applying.

Our construction plans have just been completed, and I will be providing the engineer's cost estimate and the associated review fee next week. Please let me know if you need anything further.

Best Regards,

A handwritten signature in black ink, appearing to read 'W. Todd'.

Wade Todd

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