



**DOUCET**  
& ASSOCIATES

**DOUCET+CHAN**

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October 6, 2017

Mr. Howard Koontz, Director of Planning  
Kyle, Texas  
100 West Center Street  
Kyle, Texas 78740

**RE: Cool Springs Subdivision  
Preliminary Plan Update and Waiver Request**

Dear Mr. Koontz:

Doucet + Chan (D+C), a division of Doucet & Associates, is submitting this waiver request letter for the referenced preliminary plan update on behalf of the current owner, Lennar Homes of Texas Land and Construction, Ltd. The existing preliminary plan was approved by the City Planning and Zoning Commission in April 2015. A Development Agreement between the City and Land Owner at that time (Kalogridis & Kalogridis) was executed on June 7, 2016.

This preliminary plan update incorporates provisions of the Development Agreement into the lot layout plan. Specifically, in accordance with the Development Agreement, and as permitted by the City's Zoning regulations with Council approval, up to 25% of the R-1-2 zoned lots may have a street frontage less than 65-feet, but not less than 55-feet. Other than the resultant total single-family lot count changing from 372 to 388, no other aspect of the approved preliminary plan has changed.

We understand from discussions with City Planning Department staff, that while the Development Agreement specifically addresses approval of up to 25% of the lots having less than 65-feet of frontage, it did not specifically address the associated reduction in lot size as stated in the footnotes of zoning code section 53.33, Chart 1. As such, through this preliminary plan update, we are requesting City Council approval to incorporate the following waivers from the standard provisions of Chart 1.

- 1) From footnote 1 of Chart 1 – On approval by the City Council, up to 25% of R-1-2 lots may be less than 6,825 square feet in area but not less than 5,825 square feet, and up to 25 percent of the lots may be less than 65 feet in width but not less than 55 feet in width.
- 2) From footnote 9 of Chart 1 – On approval by the City Council, up to 50 percent of the lots within a subdivision may have a front setback line of less than 30 feet but not less than 20 feet; provided that no more than three consecutive and abutting lots shall have less than 30 feet front setback; and no more than 25 percent of the lots shall have a minimum front setback of 25 feet; and not more than 25 percent of the lots shall have a minimum setback of 20 feet.

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Incorporating the provisions of footnote 9 would enable the houses on a block to have a staggered appearance and not all be lined up with a straightedge, which we believe provides a better aesthetic.

In addition, City Code at the time of this Development Agreement included an impervious cover restriction limiting the primary building/home pad to less than 35% of the lot area. For homes with attached garages, it has been interpreted that the garage is included in the primary building pad area. This provision has recently been eliminated from City Code by Council action. It was replaced it with provisions only limiting overall impervious cover (buildings, driveway, porch, sidewalk, etc.) on a single family lot.

In order to provide more flexibility in housing layout options, particularly for smaller sized lots, we request a waiver from the 35% main building pad area criteria. We propose to adhere to the maximum impervious cover requirements defined under current Code.

Please let us know if you have any questions, or require additional information, for review of the above waivers. Thank you in advance for your time and consideration.

Sincerely,



Tom Curran, PE  
Senior Project Manager

cc: Ms. Tara Thomason, Lennar  
Mr. William Atkinson, City of Kyle  
Ms. Debbie Guerra, City of Kyle