



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Mayor & City Council

FROM: Howard J. Koontz- Director of Planning & Community Development

DATE: Tuesday, April 7, 2020

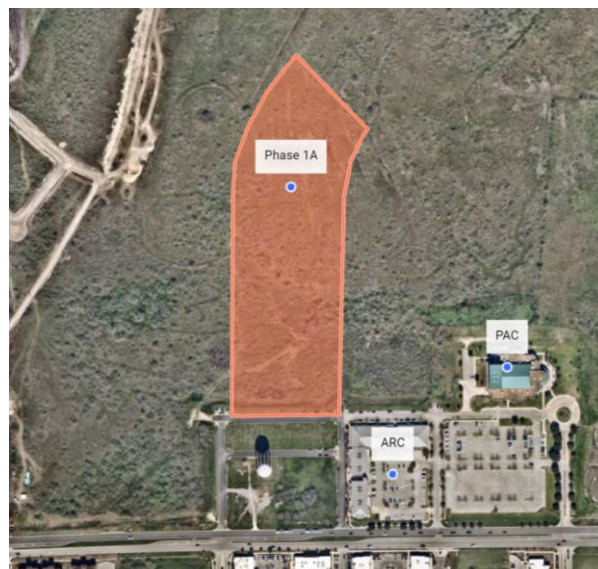
SUBJECT: Uptown at Plum Creek Waiver Request (Final Plat, Plum Creek Uptown Phase 1A)

REQUEST

The applicant requests to forgo the required front 7.5' Public Utility Easement (P.U.E.) required in the Plum Creek subdivision code (Ch. 41, Exhibit A, Sec. 12(D)(1)). A waiver will be required from the Mayor and Council to allow not dedicating a P.U.E.

LOCATION

The property consists of Block A (Lots 1 & 2), Block B (Lots 1 & 2), with a total of 11.486-acres between the two blocks. Burnham & Benner streets flank both lots (east & west). Dougherty is the southern street, un-named ROW splits Block A & B, and additional un-named ROW forms the northern boundary of Block B. This project will be slightly northwest of Austin Regional Clinic in Plum Creek.



TEXT OF THE ZONING ORDINANCE

Chapter 41 – Subdivisions, Exhibit A. – Regulations for Platting and Subdividing Within the Plum Creek PUD, Sec. 12. - Standards and specifications.

(D) *Utilities easements.*

- (1) **Each block that does not abut an alley as provided for in paragraph (C) of this section shall have utility easements platted on each lot adjacent to the right-of-way of each street abutting the block.** Such easements shall be reserved for the use of all public utility lines, conduits, and equipment. **These utility easements shall be 7½ feet in width, shall be continuous for the entire length of the block and shall parallel the street line frontage of the block.** Such easements shall be considered a part of the lot area for purposes of minimum lot-size requirements of this ordinance. Normal curb exposure shall be required where utility easements intersect streets.

ANALYSIS

Cardinal Group is working with Momark Development (Plum Creek) and the City of Kyle to construct the first large scale multifamily and vertical mixed-use project in the Uptown District in Plum Creek. During discussion between staff & engineers designing the site and adjacent road network, it was found appropriate to ensure that all utilities will be in the streets rights-of-way (ROW). This is standard for urban settings, as buildings are intentionally set up against the property line. This helps activate the streetscape from a pedestrian level.

As the intent of the Uptown District & the Plum Creek Mixed-Use zoning district is to create an urban streetscape that provides for connectivity and push buildings to be taller/higher density, the lots don't have to be as large. This helps gain efficiencies, when constructing new sites. As the utilities will be in the ROW, the 7.5-foot P.U.E is redundant and should not be required.

RECOMMENDATION

Staff supports the request to not require the 7.5-foot P.U.E. Staff asks the Mayor and Council to consider granting the waiver.

ATTACHMENTS

1. Request letter (email)
2. Proposed subdivision layout