



# Agenda Item Report

**Legislative Board:**

Planning and Zoning  
Commission

**Date:**

March 26, 2024

**Contact:**

Will Parrish

**Agenda Item ID /**

**Number:**

2024-243- / G.4

## ITEM TITLE:

Hold a Public Hearing and consider a request by Buda Cole Springs JV LTD for a Zoning Map Amendment from ETJ to PD for a 98.96 acre tract of land, generally located between Cole Springs Road and Old Black Colony Road, out of the Phillip J. Allen Survey No. 5, Abstract 1, Hays County, Texas (Z 24-01) (Assistant Development Services Director Will Parrish).

## 1. EXECUTIVE SUMMARY

This request is for a Planned Development that will include Suburban Residential (R-2) single-family uses and One and Two Family Residential (R-3) single-family and incidental uses with continuity of building materials and uniformity in signage, lighting, and landscaping.

The Development will consist of approximately 21.5 acres of Suburban Residential (R-2) single-family lots, approximately 40.4 acres of One and Two Family Residential (R-3) single-family detached dwellings, approximately 30.8 acres of parkland and open space, and approximately 6.3 acres of major right-of-way for transportation improvements, which will include realigning Cole Springs Road within the center portion of the Property to align with the existing 60-foot right-of-way for Cole Springs Road within The Colony development and a neighborhood collector road from Cole Springs Road to the northern boundary of the Property.

## 2. BACKGROUND/HISTORY

This project, referred to as "The Reserve" is the project formally known as "The Colony Reserve" and is proposed to be constructed along Cole Springs Road directly adjacent to the development known as "The Colony".

Both the City Council and Planning and Zoning Commission have had multiple workshops regarding this project over the course of the last year. The intent of this request is to construct single family homes along Cole Springs Road, with some minor adjustments to some dimensional standards within the R-2 and R-3 zoning districts.

This project will also include the realignment and reconstruction of Cole Springs Road, constructing a more adequate street facility, as well as provide parkland and open space.

## 3. ANALYSIS

The Developer proposes two base zoning districts, "Suburban Residential" (R2) and "One & Two Family Residential" (R3). The only proposed uses allowed within the development will be detached single family homes.

The Developer is proposing to modify the side setbacks and impervious cover in the following manner:

**R-2****R-3**

<b>Minimum Front Yard Setback (ft)</b>	20	20
<b>Minimum Side Yard Setback (Interior/Corner) (ft)</b>	<u>7.5/10</u> (UDC is 10/15)	<u>7.5/10</u> (UDC is 7.5/10)
<b>Minimum Rear Yard Setback (ft)</b>	25	20
<b>Minimum Lot Area (sqft) or Maximum Dwelling Units per Acre</b>	9,000	6,000 8 DU/ac
<b>Minimum Lot Frontage</b>	50	35
<b>Minimum Lot Width (Interior/Corner) (ft)</b>	70/75	55/60
<b>Minimum Lot Depth (ft)</b>	100	100
<b>Maximum Height (ft)</b>	35	30
<b>Maximum Building Coverage (%)</b>	40*	50
<b>Maximum Impervious Cover (%)</b>	50*	60

\*10% of the R2 zoned lots will be permitted to have maximum building coverage of 50% and maximum impervious cover of 60%.

The Developer will construct parkland in accordance with the UDC, providing a 15 space parking lot, playground equipment, trail loop, and shade pavilion.

#### 4. FINANCIAL IMPACT

Development will provide typical review fees for public improvements, platting, and building permits. Additionally the Development will provide for new water and wastewater utility customers.

#### 5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

#### 6. STRATEGIC PLAN OBJECTIVES

Balance commercial and residential growth

#### 7. PROS AND CONS

Pros:

- Will construct significant planned transportation and utility infrastructure that will provide connectivity and utilities to 1626.
- Mix of single family residential products, between 55' and 75' lots.
- Approximately 30 acres of parkland and open space.

Cons:

- Development generates traffic

#### 8. ALTERNATIVES

## **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff has reviewed the request and recommends approval as submitted.

### **Attachments:**

[Reserve Design Statement Exhibit A.pdf](#)

[Reserve Concept Plan Exhibit B](#)

[Reserve Zoning Exhibit C](#)

[Reserve Parkland and Open Space Exhibit D](#)