



March 30, 2020

Mr. William Atkinson  
City Planner  
City of Kyle  
100 W. Center Street  
Kyle, Texas 78640

RE: Waiver Request  
Kyle Towne Center-Final Plat (SUB-20-0105)

Dear Mr. Atkinson:

This letter is in reference to your most recent comment letter dated February 24, 2020 regarding the above referenced project. It is our understanding that the City of Kyle's Subdivision Ordinance requires the dedication of a 15' Municipal Utility Easement (MUE) along all front lot lines, a 5' MUE alongside lot lines and a 10' MUE at all rear lot lines.

It is our view that this requirement will create future hardships for the project and other horizontally mixed-use developments. As these types of developments progress, lot lines often require adjustment to suit the end user and will be subject to change as leasing and pad sale activity occurs. The process to vacate these easements is cumbersome and any utility installed within them would have to be relocated as a result. Based on the aforementioned information, we respectfully request that the City waive the requirement for a 5' MUE at all side lots.

The attached exhibit shows the MUE dedications along the front and back of lots that we are willing to dedicate by plat.

We appreciate the City of Kyle's assistance in moving the project forward to this point and are excited to be able to contribute to the community.

Should you have any questions or require additional information, please feel free to contact me

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Campbell", with a large, stylized flourish extending to the right.

Daniel Campbell