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August 18, 2022

City of Kyle
Planning Department
101 W. Center Street
Kyle, TX 78640

RE: 360 Old Stagecoach Retail – Summary Request Letter

City of Kyle Planning:

On behalf of 360 Old Stagecoach Retail, LLC, Atwell LLC is pleased to submit this summary request letter as a supplement to the attached site plan application, which is located along the north side of Old Stagecoach Road near the intersection of FM 150, Kyle Texas, 78640.

The proposed 7.16-acre lot is part of the Findley Subdivision described as “Lot 2 Block A” in accordance with Hays County CAD. The site is within City of Kyle Full Jurisdiction, Hays County, Texas and is currently zoned for Agricultural use and is proposed to be rezoned to Community Commercial District. 360 Old Stagecoach Retail is a proposed development of a commercial use tract consisting of 3 retail/office and 2 restaurant buildings, ranging from 3,500 square-feet to 19,950 square-feet.

The site development is proposed with 254 parking spaces, including 1 detention pond. The site will include approximately 400 LF of hike and bike trail to meet the city’s Overall Parks Plan. A 15 foot wide landscape buffer will be provided along the north and west property boundary, adjacent to the Kyle 57 subdivision and Franke’s property.

The site is undeveloped, therefore there is no existing impervious cover. When developed, the storm water runoff shall be controlled to pre-development flow rate via detention ponds. No portion of the site is located within the Recharge Zone or Contributing Zone per the Texas Commission on Environmental Quality.

The property is not affected by the 100-year flood plain as shown on the Flood Insurance Rate Map number 48209C0270F dated September 02, 2005, as prepared by the Federal Emergency Management Agency. The site is located within the Plum Creek watershed.

For water service, a proposed 8-inch water line will tie into the existing 8” water main that is located along the Old Stagecoach Road right-of-way. The proposed water line provide domestic and fire service to the commercial site and will be capped at the end for future connection.

For wastewater service, proposed 8-inch gravity collection lines will tie into the existing wastewater manholes located along Old Stagecoach Road right-of-way. There are currently no planned lift stations required for this development.

Storm sewer infrastructure will be provided to capture and convey runoff to detention pond. There is a proposed culvert at each driveway entrance to convey right-of-way runoff downstream toward an existing culvert that crosses Old Stagecoach Road. The existing culvert may need to be resized and replaced. The storm sewer infrastructure size is unknown at this time and will be provided with the complete set construction plans. Pedernales Electric Cooperative, Inc. (PEC) will provide electric to the commercial site.

If you should have any questions pertaining to this project or if you need further explanation, please feel free to call me at (512) 466-2371.

Sincerely,



Adrian Alvarado

Engineer

ATWELL, LLC, TBPE Firm No. 12242

aalvarado@atwell-group.com

Attachments:

- Land Owner Authorization
- Property Deeds
- Preliminary Site Plan set