



November 22, 2022

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

RE: Hays CISD - Academic Support Center
Conditional Use Summary Request Letter

On behalf of our client, Hays CISD, we are submitting for the new Academic Support Center and improvements to the existing administrative campus located at 21003 Interstate 35 Frontage Road, Kyle Texas 78640. The intent of this letter is to explain the overall design intentions of the site and provide a high-level overview of the proposed development.

Austin

811 Barton Springs Rd, Suite 900
Austin, TX 78704
512.478.7286

San Antonio

4040 Broadway, Suite 300
San Antonio, Texas 78209
210.224.6032

Houston

700 Milam, Suite 1300
Houston, Texas 77002
713.487.1583

oconnellrobertson.com

Hays CISD is proposing to create a New Academic Support Center (Bldg A) to house a new board room and academic support spaces to house the Superintendent Suite, Communications and Security Suite, Human Resources Suite, Technology Support Suite, Curriculum & Instruction Suite (including Special Education suite), as well as typical business support areas. The project also includes Renovation and Addition to an existing Technology Building into a Service Center for Technology (Bldg B), Warehouse areas for both Academic Support and Technology support and a Network Operations area. The site development also includes new parking areas for both employees and visitors, secured fleet/bus vehicle storage area, and the relocation of the fueling station for fleet and buses, new sidewalks, and a storm water detention pond.

The Total Impervious Cover at the existing site is 179,410 SF (4.12 acres) of paving, and 323,390 SF (7.42 acres) of stone with the total property being 19.8 acres. The proposed Total Impervious Cover (including leaving existing structures on site) is 359,067 SF (8.24 acres) which is an increase (using the existing paving value) of 20.87% (not using the stone in the calculation). The proposed detention pond will be located at the southeastern corner of the site, which is proposed to mitigate flows from impervious cover being released from the site. An underground stormwater system is proposed to direct flow into the detention pond.

During the course of the project, it is proposed to have Two Phases of Construction.

The first phase of the proposed project includes (highlighted items below indicate Conditional Use Components):

1. SWPPP placement for the site.
2. The remove the existing radio tower as shown on the Demolition Site Plan.
3. The district is planning on moving two portable buildings by separate instrument, one of which will be relocated to the north portion of the site adjacent to Portable Building 4.
4. The creation of the New Detention Pond.
5. Site Preparation to include rough grading of the eastern middle of the site in preparation of the construction of the Academic Support Center (Bldg A) and pad site preparation of Bldg B Addition.



6. Renovation and Addition to the Service Center for Technology (Bldg B).
Partial Demolition of Bldg B
7. Creation of Building A.
8. Setting temporary data and electric to buildings that would remain active until Phase 2 (Variance to Aerial Pole/Lines location on site).
9. Relocating the fueling station, to include replacement of the above ground tank, creating a new awning and relocating two existing fueling pumps (one diesel and one unleaded gas).
10. The creation of part of the parking lots and new vehicle access routes, including new parking lighting and landscape.
11. The creation of the New Secure Fleet/Bus Parking Area.
12. The creation of part of the pedestrian sidewalks.

The second phase of the proposed project includes:

1. The removal of 6 existing buildings.
2. The creation of the remainder of the parking lots and new vehicle access routes, including the remainder of new parking lighting and landscape.
3. The creation of the remainder of the pedestrian sidewalks.

Please contact our office if you have any questions or need additional information.

Sincerely,

James C. Moore, AIA
Project Manager