

# CITY OF KYLE

## PLANNING & ZONING COMMISSION REGULAR MEETING



<https://www.cityofkyle.com/kyletv/kyle-10-live> OR  
Spectrum10

Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called 'social distancing') to slow the spread of COVID-19. City Council members will attend the meeting via videoconferencing. This meeting can be viewed live online at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10.

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on August 11, 2020, at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10, for the purpose of discussing the following agenda.

**NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.**

Posted this 7th day of August, 2020, prior to 6:30 P.M.

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**1. Call Meeting To Order**

**2. Roll Call**

**3. Minutes**

A.Planning and Zoning Commission Meeting Minutes for July 28, 2020.

**4. Citizen Comments**

A.Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to

attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

## **5. Consent**

A. Sheerghar Subdivision (SUB-20-0128) 4.18 acres; 1 commercial lot for property located at 1450 E. RR 150.

Staff Proposal to P&Z: Approve the plat.

B. Plum Creek Phase 2, Section 1 - Final Plat (FP-16-015) 67.636 acres; 202 single family lots, 1 access easement, 1 amenity center, 1 drainage easement, 1 wastewater, drainage and utility easement, 1 water easement, 1 open space and 17 open space and landscape lots for property located on the northeast corner of Kohler's Crossing and Sanders.

Staff Proposal to P&Z: Approve the final plat.

## **6. Zoning**

A. Consider a request by LC 2012 Investments, LP, a Texas Limited Partnership (Z-20-0057) to assign original zoning to approximately 15.48 acres from Agriculture 'AG' to Retail Service 'RS' and to assign original zoning to approximately 12.25 acres of land from Agriculture 'AG' to Multi-Family Residential-3 'R-3-3' for property located on the southwest corner of Kohler's Crossing & I-35 Frontage Road.

- Public Hearing
- Recommendation to City Council

B. Consider a request by Ky-TEX Properties, LP (Z-20-0060) to rezone approximately 6.67 acres of land from PUD (Single Family Attached District 'R-1-A') to PUD (Retail Service District 'RS') & rezone approximately 8.20 acres from PUD (Single Family Attached District 'R-1-A') to a Planned Unit Development 'PUD' (Single Family Residential District 3, 'R-1-3') for property located within the 800 block of Rebel Drive, north of Gregg Clark Park, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

## **7. Consider and Possible Action**

A. Consider a request to construct three (3) retail buildings (Building 1 approximately 7,379 sq. ft., Buildings 3 and 4 approximately 5,301 sq. ft.) for property located within the IH-35 overlay district. (340 E. RR 150 - 150 Business Park)

## **8. General Discussion**

A. Discussion only regarding Planning and Zoning Commission request for future agenda items.

## **9. Staff Report**

A. Staff Report by Howard J. Koontz, Director of Planning and Community

Development.

## **10. Adjournment**



# CITY OF KYLE, TEXAS

## Minutes

**Meeting Date: 8/11/2020**  
**Date time:6:30 PM**

**Subject/Recommendation:** Planning and Zoning Commission Meeting Minutes for July 28, 2020.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

☐ July 28, 2020 - Minutes

## **REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular called meeting on July 28, 2020 at 6:30 P.M. in person and virtually with the following persons present:

Madam Chair, Michele Christie  
Vice-Chair, Tim McHutchion  
Commissioner, Priscilla Harrell  
Commissioner, Paul Scheibmeir  
Commissioner, Alex Guerra  
Commissioner, Megan McCall  
Commissioner, Rebecca Voss  
Planning Director, Howard J. Koontz  
Planning Technician, Debbie A. Guerra

David Cancialosi

### **CALL MEETING TO ORDER**

Madam Chair Christie called the meeting to order at 6:30 P.M.

### **ROLL CALL OF COMMISSION**

Madam Chair Christie called for roll call. No one was absent.

### **MINUTES**

#### **PLANNING AND ZONING COMMISSION MEETING MINUTES FOR JUNE 9, 2020 AND JUNE 23, 2020.**

Commissioner Voss moved to approve the minutes. Vice-Chair McHutchion seconds the motion. All votes aye. Motion carried.

### **CITIZENS COMMENTS**

Madam Chair Christie opened the citizens comment period at 6:31 P.M. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Madam Chair Christie closed the public hearing at 6:31 P.M.

### **CONSENT**

**PLUM CREEK UPTOWN PHASE 1A – FINAL PLAT (SUB-19-0098) 14.667 ACRES; 5 LOTS FOR PROPERTIES LOCATED EAST OF FM 2770 AND WEST OF 1626, ALONG EXISTING DOHERTY STREET TO THE SOUTH AND THE FUTURE EXTENSION OF BURNHAM, JACK RYAN AND EVERETT.**

**STAFF PROPOSAL TO P&Z: APPROVE THE FINAL PLAT.**

**UPTOWN AT PLUM CREEK – SITE PLAN (SD-20-0060) 12.62 ACRES; 3 LOTS OF A MULTI-FAMILY COMPLEX WITH AMENITIES AND A MIXED-USE COMPONENT** Item # 1

**CONSISTING OF RETAIL AND RESTAURANT FOR PROPERTY LOCATED EAST OF FM 2770 AND WEST OF 1626, ALONG EXISTING DOHERTY STREET TO THE SOUTH AND THE FUTURE EXTENSION OF BURNHAM, JACK RYAN AND EVERETT.**

**STAFF PROPOSAL TO P&Z: APPROVE THE SITE PLAN.**

Vice-Chair McHutchion moved to approve the consent agenda. Commission McCall seconds the motion. All votes aye. Motion carried.

#### **CONSIDER AND POSSIBLE ACTION**

**CONSIDER A REQUEST TO CONSTRUCT TWO DRIVE-THRU CANOPIES, EXTEND THE DRIVE-THRU SERVING AREA, AND EXTEND AN ENCLOSED STORAGE AREA AT THE REAR OF THE BUILDING FOR PROPERTY LOCATED WITHIN THE I-35 OVERLAY DISTRICT. (CHICK-FIL-A – 5289 KYLE CENTER DRIVE – CUP-20-024)**

Commissioner Voss moved to approve the conditional use permit. Commissioner Harrell seconds the motion. All votes aye. Motion carried.

#### **ZONING**

**(POSTPONE UNTIL 8/11/20) CONSIDER A REQUEST BY LC 2012 INVESTMENTS, LP. A TEXAS LIMITED PARTNERSHIP (Z-20-0057) TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 15.48 ACRES FROM AGRICULTURE ‘AG’ TO RETAIL SERVICE DISTRICT ‘RS’ AND TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 12.25 ACRES OF LAND FROM AGRICULTURE ‘AG’ TO MULTI-FAMILY RESIDENTIAL-3 ‘R-3-3’ FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF KOHLER’S CROSSING & I-35 FRONTAGE ROAD, IN HAYS COUNTY, TEXAS.**

Madam Chair Christie called for comments for or against the request at 6:39 P.M.. There were no comments. Public Hearing remains open.

Vice-Chair McHutchion moved to postpone this item until the August 11, 2020 P&Z meeting. Commissioner McCall seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY RODOLFO AND GUADLUPE MARTINEZ AND MARY ANN MENDOZA (Z-20-0058) TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 13.564 ACRES OF LAND FROM AGRICULTURE ‘AG’ TO RETAIL SERVICE DISTRICT ‘RS’ FOR PROPERTIES LOCATED AT 400 CR 208 AND 23150 IH-35, IN HAYS COUNTY, TEXAS.**

Madam Chair Christie opened the public hearing at 6:42 P.M. and called for comments for or against the request. There were no comments. Madam Chair Christie closed the public hearing at 6:43 P.M.

**Commission Voss moved to approve the request. Commissioner Harrell seconds the motion. All votes aye. Motion carried.**

**CONSIDER A REQUEST BY RICHARD B. SCHMELTEKOPF, LINDA HILL SCHMELTEKOPF, LAURA LYNN S. LEHMAN AND JULIUS LEHMAN (Z-20-0059) TO REZONE APPROXIMATELY 16 ACRES OF LAND FROM RETAIL SERVICE DISTRICT 'RS' TO MIXED USE DISTRICT 'MXD' AND TO REZONE APPROXIMATELY 14 ACRES OF LAND FROM RETAIL SERVICE DISTRICT 'RS' TO MULTI-FAMILY RESIDENTIAL-3 'R-3-3' WITH 6.40 ACRES TO REMAIN AS RETAIL SERVICE DISTRICT 'RS' FOR PROPERTIES LOCATED ON THE NORTH CORNER OF PHILOMENA DRIVE AND IH-35, IN HAYS COUNTY, TEXAS.**

Madam Chair Christie opened the public hearing at 6:47 P.M. and called for comments for or against the request. David Cancialosi addressed the Commission stating he was available for any questions. Madam Chair Christie closed the public hearing at 6:48 P.M.

Commissioner Voss moved to approve the request. Commissioner Harrell seconds the motion. All votes aye. Motion carried.

## **GENERAL DISCUSSION**

### **DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.**

Vice-Chair McHutchion asked Mr. Koontz if City Council mentioned a joint workshop. Mr. Koontz stated not at this time.

Commissioner Scheibmeir stated he would like to see sales tax information for zoning cases.

## **STAFF REPORT**

### **STAFF REPORT BY HOWARD J. KOONTZ, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.**

- The next Planning and Zoning meeting will be held on August 11, 2020.
- Training opportunity coming up by the South West Chapter of APA.
- Budget retreat with City Council is scheduled for August 1, 2020.

## **ADJOURN**

With no further business to discuss, Commissioner Guerra moved to adjourn. Commissioner Scheibmeir seconds the motion. All votes aye. Motion carried.

The Planning and Zoning Commission special called meeting adjourned at 7:07 P.M.

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Prepared by Debbie A. Guerra  
Christie

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Madam Chair Michele



# CITY OF KYLE, TEXAS

## Citizen Comment Information

**Meeting Date: 8/11/2020**

**Date time:6:30 PM**

**Subject/Recommendation:** Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available





# CITY OF KYLE, TEXAS

## Sheerghar Subdivision - Final Plat (SUB-20-0128)

**Meeting Date: 8/11/2020**  
**Date time:6:30 PM**

**Subject/Recommendation:** Sheerghar Subdivision (SUB-20-0128) 4.18 acres; 1 commercial lot for property located at 1450 E. RR 150.

Staff Proposal to P&Z: Approve the plat.

**Other Information:** See attached.

**Legal Notes:** N/A

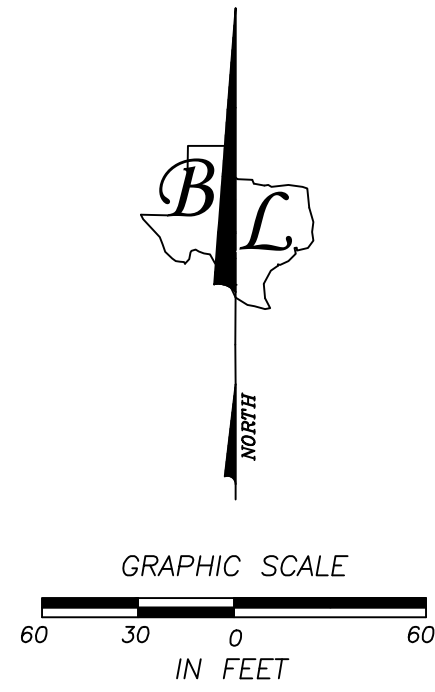
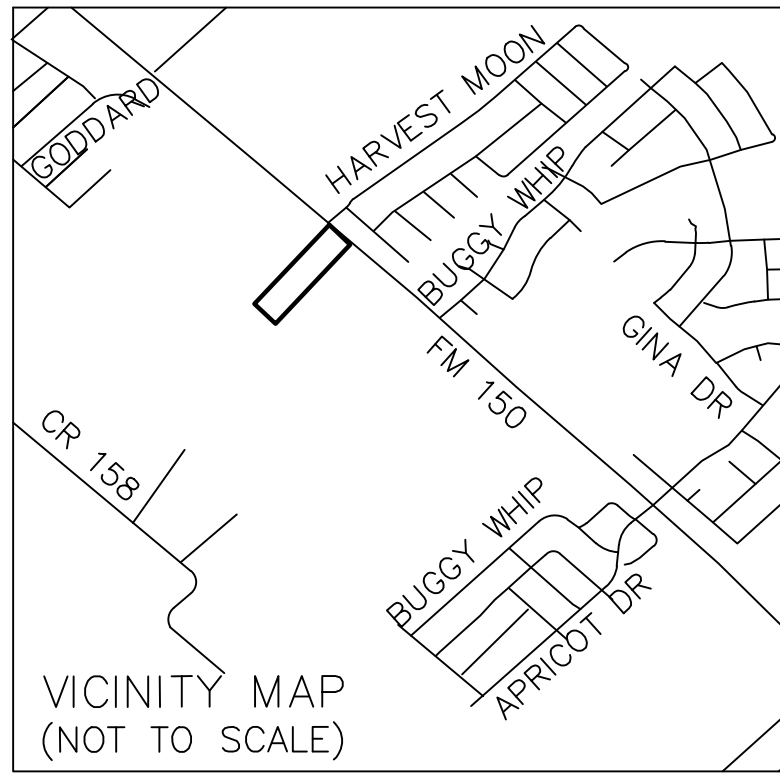
**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

□ Plat



SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
▲	NAIL FOUND
○	1/2" REBAR SET WITH PLASTIC CAP
▲	STAMPED "BASELINE INC"
▲	CALCULATED POINT
D.R.H.C.T.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.R.H.C.T.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

Milton B. Atkinson Survey  
Survey Number 10  
Abstract Number 21

SARAH LOUISE FRANK  
5.87 ACRE  
VOL. 480, PG 663  
D.R.H.C.T.

LOT 1  
BLOCK A  
4.18 ACRES

RICK J. CASTILLE AND TERRIE L. CASTILLE  
1.00 ACRE  
DOC. NO. 198900275946  
VOL. 769, PG. 119  
O.P.R.H.C.T.

18.44 ACRES  
FM 150, LLC  
DOC. NO. 2017003464  
O.P.R.H.C.T.

HENRY C. ARMBRUSTER  
21.98 ACRE  
VOL. 711, PG 598  
D.R.H.C.T.

OWNERS: SHEERGHAR INVESTMENT, INC. A TEXAS CORPORATION  
102 CREEKSIDE TRAIL  
KYLE, TX 78640  
ACREAGE: 4.18  
SURVEY: Milton B. Atkinson Survey, Survey Number 10,  
Abstract Number 21  
DATE: 05/05/20  
SURVEYOR: BASELINE LAND SURVEYORS, INC.  
8000 ANDERSON SQUARE RD, STE 101  
AUSTIN, TX 78757  
ENGINEER: SOUTHWEST ENGINEERING  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX 78610  
LINEAR FEET OF STREET: 0 LINEAR FEET  
ACREAGE BY LOT TYPE: 4.18 AC.  
BENCHMARK INFORMATION: SHOWN HEREON

**GENERAL NOTES:**

- BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83/93 HARN
- A FIFTEEN (15) FOOT MUNICIPAL UTILITY EASEMENT (MUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT MUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE, AND A TEN (10) FOOT MUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINE ON ALL LOTS.

**BENCHMARKS:**

IRON ROD FOUND AT THE NORTHEAST CORNER OF THE 4.00 ACRE TRACT CONVEYED TO DAVID YOUNG BY INSTRUMENT OF RECORD IN DOCUMENT NO. 201010007600, VOL 3852, PG 648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.  
ELEVATION: 690.30

**DATE OF SURVEY: 09/06/19**

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD, SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: 512.374.9722  
REGISTERED FIRM #10015100  
scott@baselinelandsurveyors.net

**SHEERGHAR SUBDIVISION  
FINAL PLAT**

Scale (Hor.): 1"=60'
Date: 07/21/20
Drawn By: MAM
Checked By: RGM
Revision 1:
Revision 2:
Revision 3:

**SHEET  
01 of 02**

STATE OF TEXAS )(
COUNTY OF HAYS )(

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SHEERGHAR INVESTMENT, INC., OWNER OF 4.18 ACRES AS SHOWN ON THIS PLAT, BY VIRTUE OF GENERAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2019028436 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

OWNER(S) OF THIS PROPERTY, SHEERGHAR INVESTMENT, INC. DO HEREBY SUBDIVIDE SAID 4.18 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"SHEERGHAR SUBDIVISION"

AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED;

SHEERGHAR INVESTMENT, INC. DATE
102 CREEKSIDE TRAIL
KYLE, TX 78640

STATE OF TEXAS )(
COUNTY OF HAYS )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BURLESON REAL ESTATE LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, THE \_\_\_\_ DAY OF \_\_\_\_ A.D., 2020.

NOTARY PUBLIC
HAYS COUNTY, TEXAS

STATE OF TEXAS )(
COUNTY OF HAYS )(

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON MAP NO. 48209C0405 F, DATED SEPTEMBER 2, 2005.

J. SCOTT LASWELL 07/21/20
DATE

J. SCOTT LASWELL,
R.P.L.S. NO. 6028 STATE OF TEXAS
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN, TEXAS 78757



STATE OF TEXAS )(
COUNTY OF HAYS )(

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.

P.E., REGISTERED PROFESSIONAL ENGINEER DATE

REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_ STATE OF TEXAS

P.E. FIRM REG. NO. \_\_\_\_

CITY OF KYLE APPROVAL

I, \_\_\_\_\_, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT, SHEERGHAR SUBDIVISION, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D. SAID PLAT IS SUBJECT TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF KYLE, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 2020 A.D.

ATTEST: \_\_\_\_\_

CHAIRPERSON, PLANNING AND ZONING COMMISSION, CITY OF KYLE, TEXAS

REVIEWED BY: LEON BARBA, CITY ENGINEER DATE

REVIEWED BY: HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF KYLE, HAYS COUNTY, TEXAS.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN ZONE A, SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP NO. 48209C0405F, EFFECTIVE SEPTEMBER 2, 2005.
3. NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KYLE, TEXAS CODE OF ORDINANCES.
5. NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR TRANSITION ZONE.
6. THIS TRACT LIES WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. UTILITY SERVICE:
ELECTRIC SERVICE: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE: VERIZON
WATER: COUNTY LINE SUD
WASTEWATER: CITY OF KYLE
9. TOTAL NUMBER OF LOTS: 1
SIZE OF LOT: 4.18 ACRES
10. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF KYLE SHALL BE REQUIRED PRIOR TO DEVELOPMENT OF THE LOTS.
11. PEDERNALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THESE PUBLIC UTILITY EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF KYLE UNIFIED DEVELOPMENT CODE.
12. DRIVEWAY ACCESS TO FM 150 REQUIRES TXDOT APPROVAL.

STATE OF TEXAS )(
COUNTY OF HAYS )(

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF 2020 A.D AT O'CLOCK \_\_\_\_ .M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. AT \_\_\_\_ O'CLOCK, \_\_\_\_ .M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

COUNTY CLERK HAYS COUNTY, TEXAS

STATE OF TEXAS )(
COUNTY OF HAYS )(

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY.

J. SCOTT LASWELL 07/21/20
DATE

J. SCOTT LASWELL,
R.P.L.S. NO. 5583 STATE OF TEXAS
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN, TEXAS 78757



BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
scott@baselinelandsurveyors.net

SHEERGHAR SUBDIVISION
FINAL PLAT

Table with 3 columns: Scale (1"=60'), Date (07/21/20), Drawn By (MAM), Checked By (RGM), Revision 1, Revision 2, Revision 3.



# CITY OF KYLE, TEXAS

## Plum Creek Phase 2, Section 1 - Final Plat (FP-16-015)

**Meeting Date: 8/11/2020**  
**Date time:6:30 PM**

**Subject/Recommendation:** Plum Creek Phase 2, Section 1 - Final Plat (FP-16-015) 67.636 acres; 202 single family lots, 1 access easement, 1 amenity center, 1 drainage easement, 1 wastewater, drainage and utility easement, 1 water easement, 1 open space and 17 open space and landscape lots for property located on the northeast corner of Kohler's Crossing and Sanders.

Staff Proposal to P&Z: Approve the final plat.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Final Plat

# PLUM CREEK PHASE 2, SECTION 1

## PRELIMINARY

This Document shall not be Recorded for any purpose  
HAYS COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH ITS GENERAL PARTNER, U.S. HOME CORPORATION, THE SOLE OWNER OF 67.636 ACRES IN THE M. M. McCARVER SURVEY NO. 4, ABSTRACT NO. 10, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 324.250 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED IN DOCUMENT NO. 2016029226, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DOES HEREBY SUBDIVIDE 67.636 ACRES OUT OF SAID 324.250 ACRE TRACT, AS SHOWN HEREON, DOES HEREBY CONSENT TO ALL PLAT NOTES AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF KYLE, TEXAS, THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF KYLE MAY DEEM APPROPRIATE.

PLUM CREEK PHASE 2, SECTION 1

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

HAYS COUNTY CLERK

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER

CLERK'S FILE NUMBER \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE OF HAYS

COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE 2, SECTION 1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THIS PLAT (PLUM CREEK PHASE 2, SECTION 1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
ATTEST:

SECRETARY

ENGINEER'S CERTIFICATION:

I, SHERVIN NOOSHIN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

SHERVIN NOOSHIN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 96807 - STATE OF TEXAS  
LANDDEV CONSULTING, LLC.  
FIRM# F-16384  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
(512) 872-6696

SURVEYOR'S CERTIFICATION:

I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ERNESTO NAVARRETE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6642 - STATE OF TEXAS  
LANDDEV CONSULTING, LLC.  
FIRM# 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
(512) 872-6696

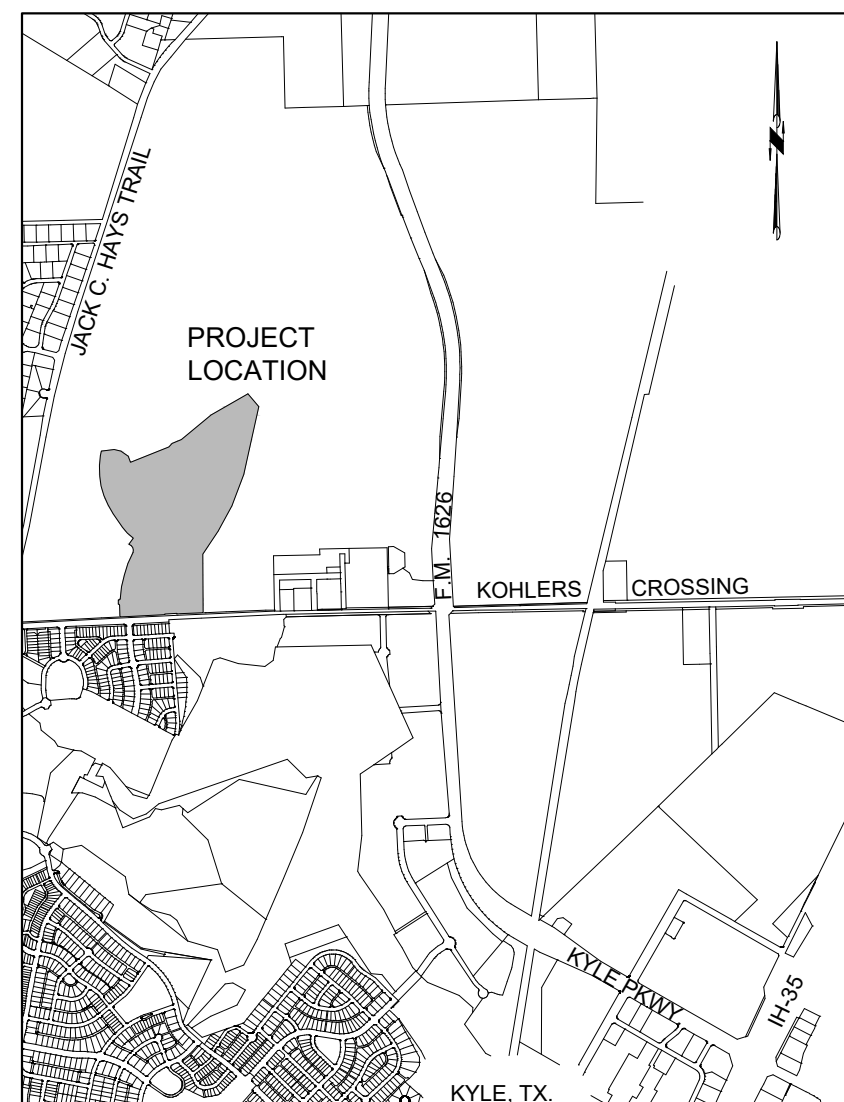
FLOOD NOTE:  
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE 2, SECTION 1) LIES WITHIN ZONE "A" (1% ANNUAL CHANGE FLOOD, 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED), AND A PORTION LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0270F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS.

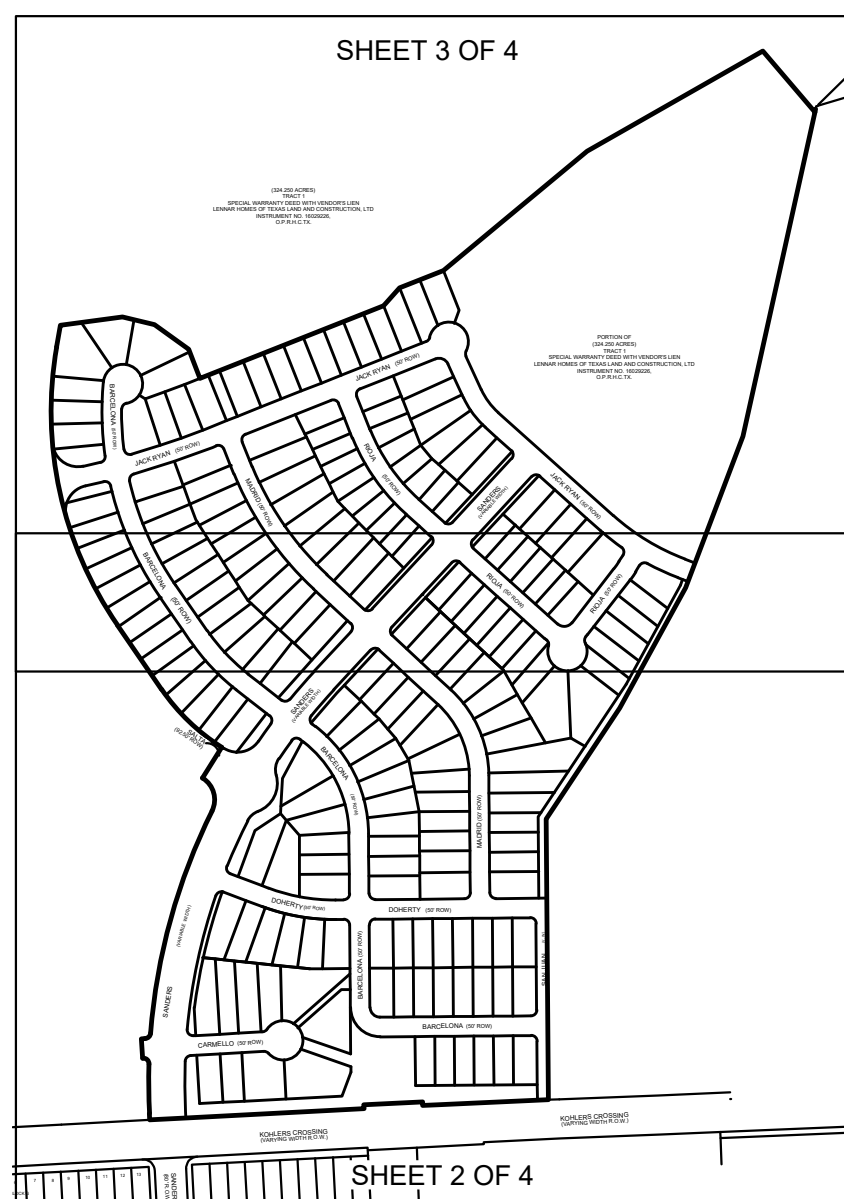
PLAT PREPARATION DATE: JULY 26, 2019  
APPLICATION SUBMITTAL DATE: \_\_\_\_\_, 2019

Item # 4

VICINITY MAP - NTS



VICINITY MAP  
N.T.S.



SHEET INDEX

GENERAL NOTES:

1. TOTAL ACREAGE: 67.636 ACRES.

THE TOTAL AREA OF STREET RIGHTS-OF-WAY MADRID, BARCELONA, DOHERTY, JACK RYAN, CARMELLO, SALTA, SANDERS, RIOJA, SAN JUAN TO BE DEDICATED IN THIS SUBDIVISION IS 13.436 ACRES.

TOTAL NUMBER OF LOTS: 225 TOTAL LOTS  
202 SINGLE FAMILY LOTS  
1 ACCESS EASEMENT LOT  
1 AMENITY CENTER LOT  
1 DRAINAGE EASEMENT LOT  
1 WASTEWATER, DRAINAGE AND UTILITY EASEMENT LOT  
1 WATER EASEMENT  
1 OPEN SPACE  
17 OPEN SPACE/LANDSCAPE LOTS

2. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 690.

3. ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.

4. ALL STREETS, ALLEYS, PEDESTRIAN RIGHTS-OF-WAY, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHTS-OF-WAY, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH REGROWTH.

5. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.

6. A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS IS HEREBY DEDICATED.

7. ACCESS TO ALL PRIVATE RIGHTS-OF-WAY HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.

8. THE FINISHED FLOOR ELEVATION (FFE) OF ALL BUILDINGS IN THIS SUBDIVISION SHALL BE THE HIGHEST OF THE FOLLOWING CRITERIA:

- a.) EIGHT INCHES ABOVE FINAL FINISHED ADJACENT GRADE, EXCLUDING DRIVEWAYS, OR
- b.) THE MINIMUM FINISHED FLOOR ELEVATION SHOWN ON THE INDIVIDUAL LOT

PUBLIC UTILITY INFORMATION:  
THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER:  
CITY OF KYLE  
100 W. CENTER ST.  
KYLE, TEXAS 78640

WASTEWATER:  
CITY OF TYLE  
100 W. CENTER ST.  
KYLE, TEXAS 78640

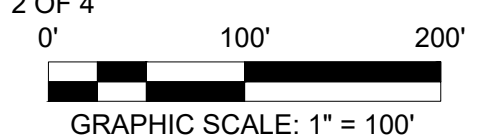
SHEET 1 OF 4

**LANDDEV**  
CONSULTING, LLC  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
FELPS FIRM NO. 10194101

**M.M. McCARVER  
SURVEY NO. 4,  
ABSTRACT 10**

MATCH-LINE SHEET 3 OF 4  
SHEET 2 OF 4

MATCH-LINE SHEET 3 OF 4  
SHEET 2 OF 4



REMAINDER  
(983.99 ACRES)  
TRACT 2  
MOUNTAIN PLUM, LTD.  
VOL. 2297, PG. 139,  
O.P.R.H.C.TX.

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD FOUND W/CAP (AS LABELED)
  - 1/2" IRON ROD SET W/CAP (LANDDEV)
  - △ CALCULATED POINT
  - BENCHMARK
  - D.E. DRAINAGE EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - A.E. ACCESS EASEMENT
  - O.S. OPEN SPACE
  - W.E. WATER EASEMENT
  - W.W. WASTEWATER EASEMENT
  - U.E. UTILITY EASEMENT
  - V.W. VARIABLE WIDTH
  - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
  - R.P.R.H.C.TX. REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
  - ( ) RECORD INFORMATION

REMAINDER  
(983.99 ACRES)  
TRACT 2  
MOUNTAIN PLUM, LTD.  
VOL. 2297, PG. 139  
O.P.R.H.C.TX.

# PLUM CREEK PHASE 2, SECTION 1 PRELIMINARY

This Document shall not be  
Recorded for any purpose  
**HAYS COUNTY, TEXAS**

**BENCHMARK INFORMATION:**

BM#1: SQUARE CUT FOUND ON THE TOP OF A CONCRETE INLET, ALONG THE SOUTH LINE OF KOHLERS CROSSING, APPROXIMATELY 50' WEST OF THE INTERSECTION OF KOHLERS CROSSING AND POWELL LANE, AND APPROXIMATELY 625' EAST OF THE INTERSECTION OF KOHLERS CROSSING AND COUNTY ROAD 2770 (JACK C. HAYS TRAIL).  
ELEVATION = 797.12'  
VERTICAL DATUM: NAVD 88

BM#2: SQUARE CUT FOUND ON THE TOP OF A CONCRETE HEADWALL ALONG THE NORTH LINE OF KOHLERS CROSSING, APPROXIMATELY 1260' WEST OF THE INTERSECTION OF KOHLERS CROSSING AND BENNER ROAD, AND APPROXIMATELY 2050' EAST OF THE INTERSECTION OF KOHLERS CROSSING AND COUNTY ROAD 2770 (JACK C. HAYS TRAIL).  
ELEVATION = 773.96'  
VERTICAL DATUM: NAVD 88

REMAINDER OF  
10' WIDE ELECTRIC UTILITY EASEMENT  
PEDERNALES ELECTRIC COOPERATIVE, INC.  
VOL. 659, PG. 867, R.P.R.H.C.TX.  
AS AMENDED IN DOC. NO. 20020540

**M.M. McCARVER  
SURVEY NO. 4,  
ABSTRACT 10**

PLUM CREEK PHASE 1, SECTION 6D  
BLOCK A  
SHEET 2 OF 4

**LANDDEV**  
CONSULTING, L.L.C.  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
TBPLS FIRM NO. 10194101

REMAINDER OF  
TRACT 1  
(324.250 ACRES)  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
INSTRUMENT NO. 16029226,  
O.P.R.H.C.TX.

**SURVEYOR:** LANDDEV CONSULTING LLC  
5508 HIGHWAY 290 WEST, #150  
AUSTIN, TEXAS 78735  
ERNESTO NAVARRETE, R.P.L.S. 6642  
512-872-6696  
ernesto.navarrete@landdevconsulting.com  
TBPLS FIRM REGISTRATION No. 10194101

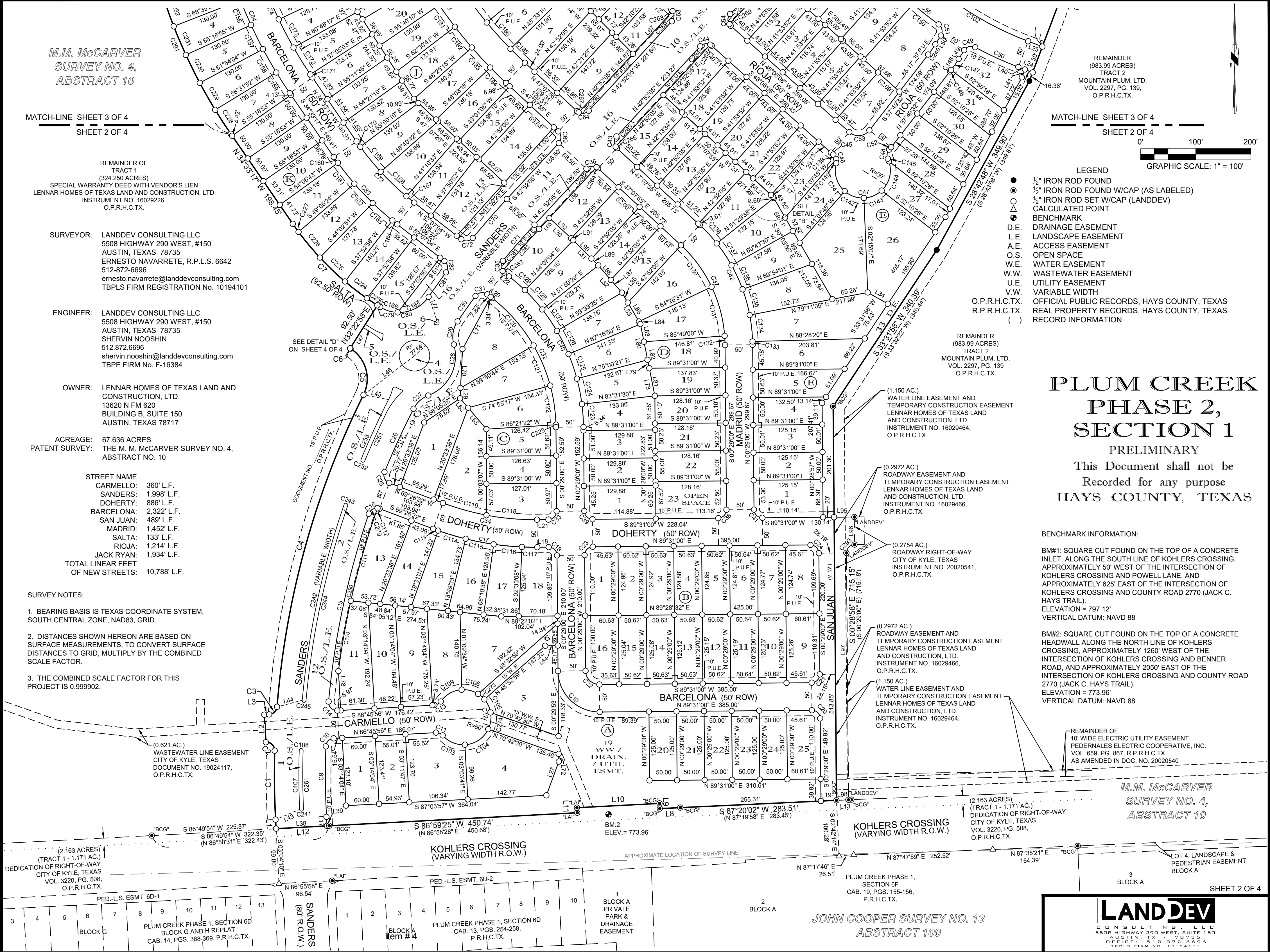
**ENGINEER:** LANDDEV CONSULTING LLC  
5508 HIGHWAY 290 WEST, #150  
AUSTIN, TEXAS 78735  
SHERVIN NOOSHIN  
512.872.6696  
shervin.nooshin@landdevconsulting.com  
TBPE FIRM No. F-16384

**OWNER:** LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD.  
13620 N FM 620  
BUILDING B, SUITE 150  
AUSTIN, TEXAS 78717

**ACREAGE:** 67.636 ACRES  
**PATENT SURVEY:** THE M. M. McCARVER SURVEY NO. 4,  
ABSTRACT NO. 10

STREET NAME	LENGTH
CARMELLO:	360' L.F.
SANDERS:	1,998' L.F.
DOHERTY:	886' L.F.
BARCELONA:	2,322' L.F.
SAN JUAN:	489' L.F.
MADRID:	1,452' L.F.
SALTA:	133' L.F.
RIOJA:	1,214' L.F.
JACK RYAN:	1,934' L.F.
<b>TOTAL LINEAR FEET OF NEW STREETS:</b>	<b>10,788' L.F.</b>

- SURVEY NOTES:**
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
  2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
  3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999902.



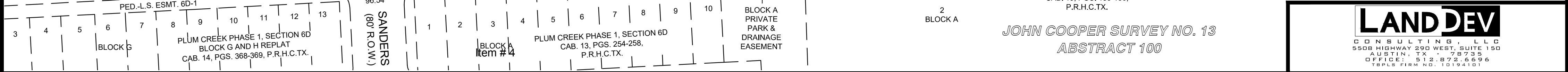
(2.163 ACRES)  
TRACT 1 - 1.171 AC.)  
DEDICATION OF RIGHT-OF-WAY  
CITY OF KYLE, TEXAS  
VOL. 3220, PG. 508,  
O.P.R.H.C.TX.

(0.621 AC.)  
WASTEWATER LINE EASEMENT  
CITY OF KYLE, TEXAS  
DOCUMENT NO. 19024117,  
O.P.R.H.C.TX.

KOHLERS CROSSING  
(VARYING WIDTH R.O.W.)

KOHLERS CROSSING  
(VARYING WIDTH R.O.W.)

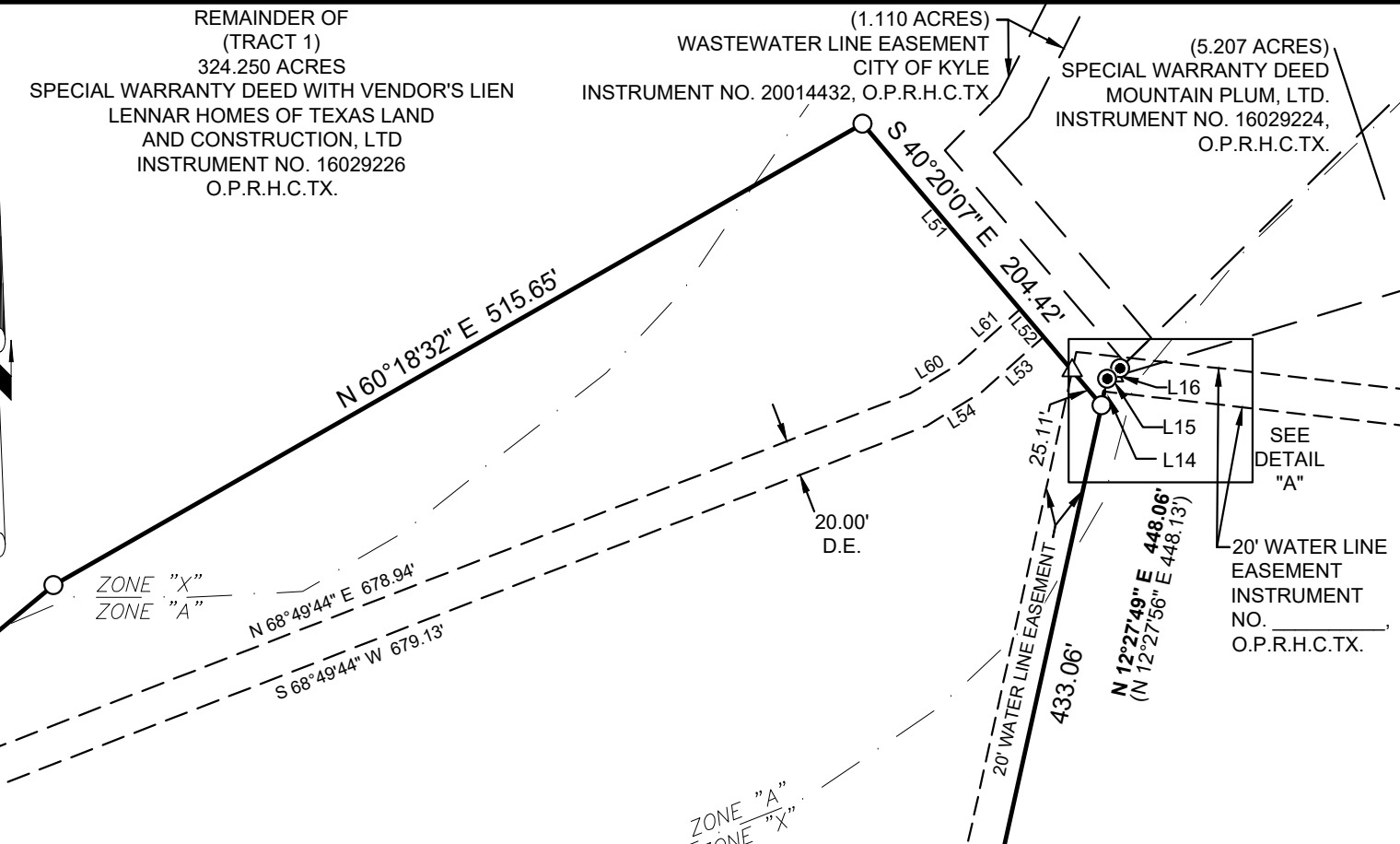
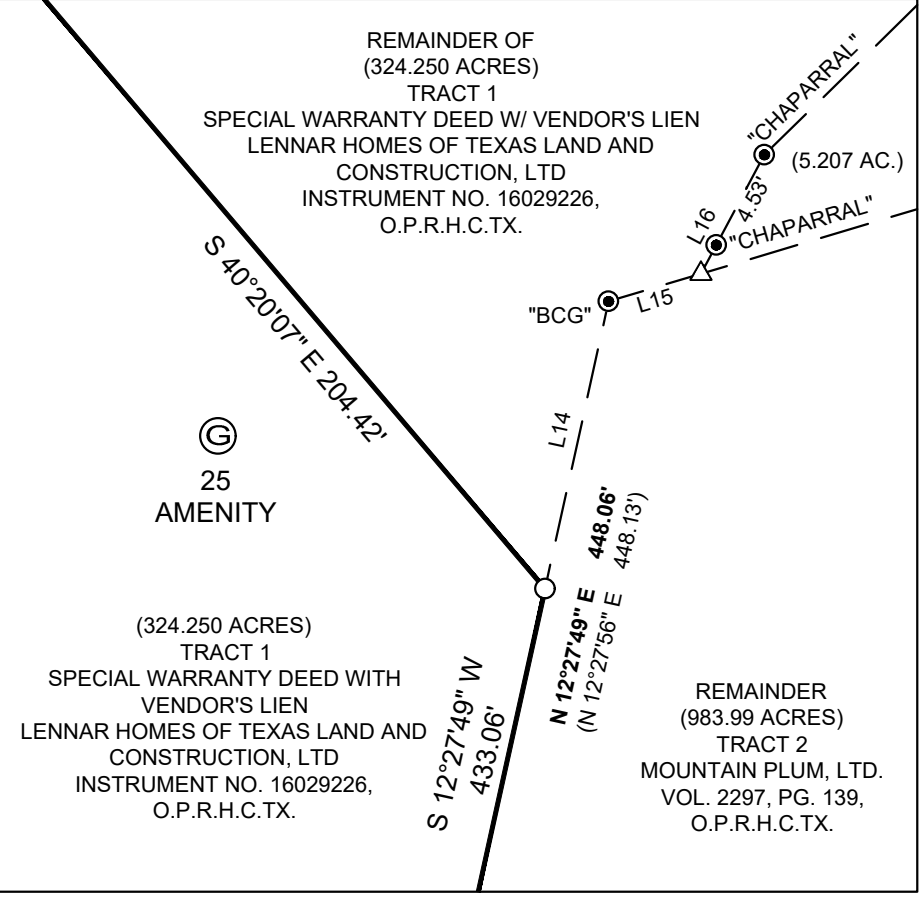
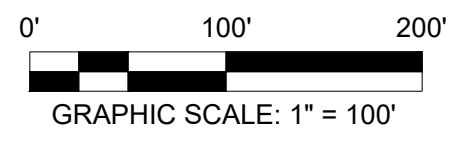
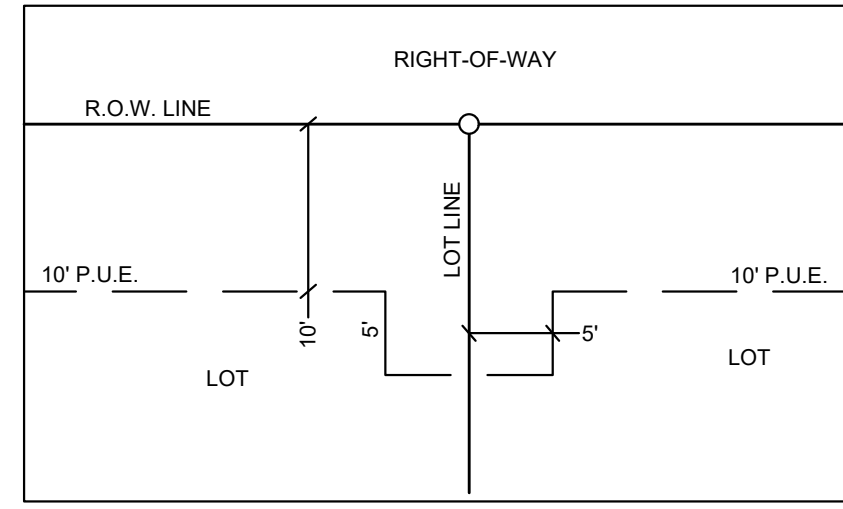
(2.163 ACRES)  
(TRACT 1 - 1.171 AC.)  
DEDICATION OF RIGHT-OF-WAY  
CITY OF KYLE, TEXAS  
VOL. 3220, PG. 508,  
O.P.R.H.C.TX.



**JOHN COOPER SURVEY NO. 13  
ABSTRACT 100**

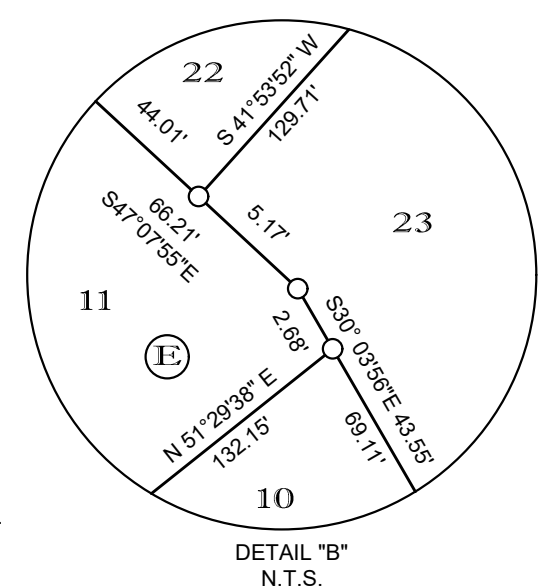
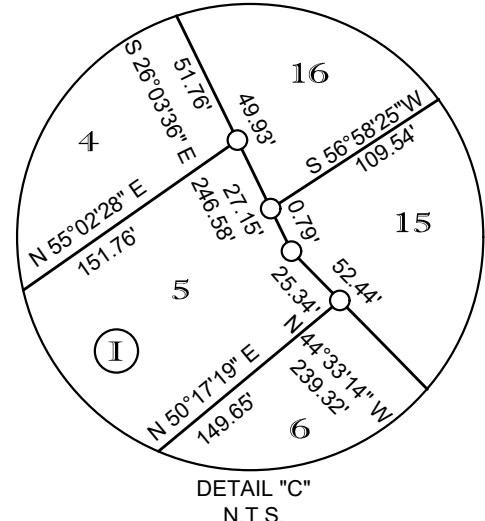
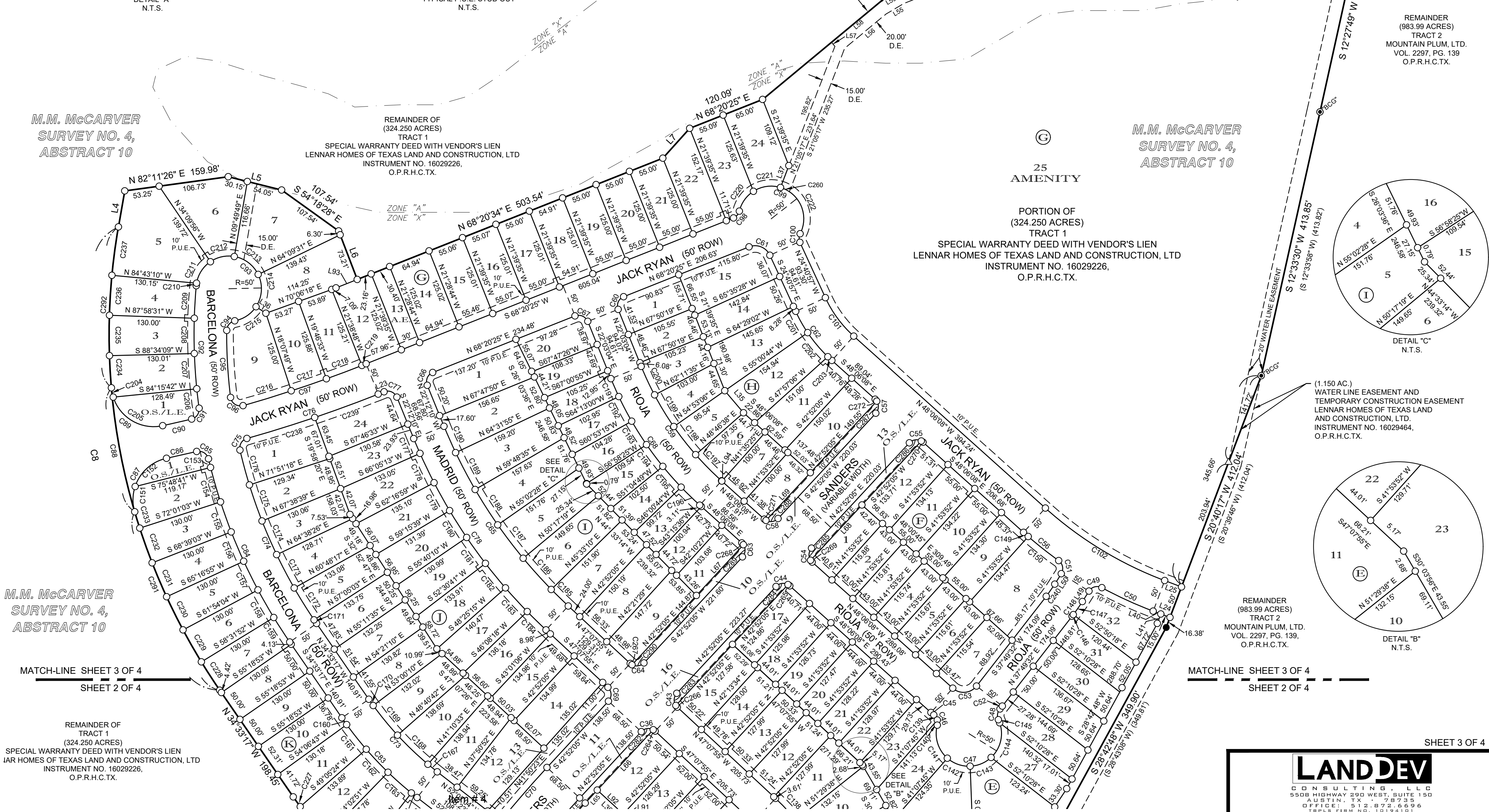
# PLUM CREEK PHASE 2, SECTION 1 PRELIMINARY

This Document shall not be Recorded for any purpose  
HAYS COUNTY, TEXAS



M.M. McCARVER  
SURVEY NO. 4,  
ABSTRACT 10

M.M. McCARVER  
SURVEY NO. 4,  
ABSTRACT 10



M.M. McCARVER  
SURVEY NO. 4,  
ABSTRACT 10

MATCH-LINE SHEET 3 OF 4  
SHEET 2 OF 4

MATCH-LINE SHEET 3 OF 4  
SHEET 2 OF 4

REMAINDER OF (324.250 ACRES) TRACT 1  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
INSTRUMENT NO. 16029226, O.P.R.H.C.TX.

**LAND DEV**  
CONSULTING, L.L.C.  
5508 HIGHWAY 390 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
TELE FIRM NO. 1019410

# PLUM CREEK PHASE 2, SECTION 1

## PRELIMINARY

This Document shall not be Recorded for any purpose  
HAYS COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1546.25'	125.17'	N 00°44'33" W	125.14'
C2	15.00'	24.82'	N 45°49'44" W	22.08'
C3	15.00'	21.53'	N 45°38'53" E	19.73'
C4	1546.25'	591.13'	N 15°28'58" E	587.53'
C5	65.00'	95.43'	N 15°37'26" W	87.09'
C6	626.25'	1.00'	N 57°38'13" W	1.00'
C7	533.75'	214.56'	N 46°04'15" W	213.12'
C8	960.00'	744.63'	N 12°20'02" W	726.11'
C9	1453.75'	128.10'	N 00°32'13" W	128.06'
C10	15.00'	22.20'	N 44°22'31" E	20.23'
C11	15.00'	13.59'	S 67°05'13" E	13.13'
C12	50.00'	247.84'	N 03°14'45" W	61.56'
C13	15.00'	13.66'	S 60°48'43" W	13.19'
C14	15.00'	25.77'	N 44°01'09" W	22.72'
C15	1454.03'	349.40'	N 12°04'55" E	348.56'
C16	15.00'	23.98'	N 64°45'50" E	21.51'
C17	525.00'	192.82'	S 79°57'41" E	191.74'
C18	15.00'	23.56'	S 45°29'00" E	21.21'
C19	75.00'	117.81'	S 45°29'00" E	106.06'
C20	15.00'	23.56'	S 45°29'00" E	21.21'
C21	15.00'	23.56'	N 44°31'00" W	21.21'
C22	25.00'	39.27'	N 45°29'00" W	35.35'
C23	15.00'	23.56'	N 44°31'00" W	21.21'
C24	15.00'	23.56'	N 45°29'00" W	21.21'
C25	15.00'	23.98'	S 23°38'35" E	21.51'
C26	1453.75'	126.47'	N 24°38'45" E	126.43'
C27	50.00'	36.75'	S 48°11'30" W	35.92'
C28	76.50'	113.86'	S 26°36'24" W	103.64'
C29	50.00'	43.74'	S 09°01'45" W	42.36'
C30	1465.75'	56.58'	S 35°11'47" W	56.58'
C31	15.00'	23.98'	S 82°05'33" W	21.50'
C32	300.00'	270.36'	S 26°18'02" E	261.30'
C33	15.00'	23.56'	S 44°31'00" W	21.21'
C34	475.00'	174.46'	N 79°57'41" W	173.48'
C35	15.00'	23.97'	N 06°20'12" W	21.50'
C36	15.00'	23.56'	S 87°52'05" W	21.21'
C37	248.73'	202.50'	S 23°48'27" E	196.96'
C38	15.00'	23.56'	S 44°31'00" W	21.21'
C39	15.00'	23.56'	N 45°29'00" W	21.21'
C40	350.00'	315.42'	N 26°18'02" W	304.85'
C41	15.00'	23.56'	S 45°29'00" E	21.21'
C42	298.73'	243.21'	N 23°48'27" W	236.55'
C43	15.00'	23.56'	N 02°07'55" E	21.21'
C44	15.00'	23.31'	N 87°22'58" E	21.03'
C45	75.00'	5.67'	N 50°16'03" W	5.67'
C46	15.00'	17.64'	N 18°44'07" W	16.64'
C47	50.00'	192.16'	N 84°51'42" E	93.91'
C48	15.00'	17.64'	N 08°27'31" E	16.64'
C49	15.00'	22.63'	S 75°17'18" W	20.54'
C50	630.00'	86.29'	S 65°24'48" E	86.22'
C51	15.00'	22.63'	S 11°09'22" E	20.54'
C52	75.00'	5.67'	N 39°59'27" E	5.67'
C53	25.00'	41.05'	S 84°51'42" W	36.59'
C54	15.00'	23.82'	S 02°37'02" E	21.39'
C55	15.00'	23.31'	N 87°22'58" E	21.03'
C56	630.00'	69.01'	N 51°14'25" W	68.97'
C57	15.00'	23.82'	S 02°37'02" E	21.39'
C58	15.00'	23.31'	S 87°22'58" W	21.03'
C59	475.00'	215.97'	N 35°04'36" W	214.12'
C60	15.00'	23.66'	S 23°08'40" W	21.29'
C61	25.00'	37.95'	N 68°10'16" W	34.41'
C62	230.00'	94.01'	S 36°23'33" E	93.36'
C63	15.00'	23.82'	S 02°37'02" E	21.39'
C64	15.00'	23.56'	S 87°52'05" W	21.21'
C65	775.00'	337.20'	N 34°40'02" W	334.55'
C66	15.00'	23.70'	N 23°04'08" E	21.31'
C67	15.00'	23.46'	N 66°51'20" W	21.14'
C68	525.00'	238.71'	S 35°04'36" E	236.66'
C69	15.00'	23.56'	S 02°07'55" E	21.21'
C70	1534.25'	93.89'	N 41°06'54" E	93.88'
C71	1465.75'	87.13'	N 41°09'55" E	87.12'
C72	15.00'	23.17'	S 83°37'20" W	20.94'
C73	500.00'	153.26'	N 43°20'10" W	152.67'
C74	780.00'	291.94'	N 23°49'57" W	290.23'
C75	15.00'	22.89'	S 30°36'42" W	20.73'
C76	2030.00'	212.36'	N 71°20'13" E	212.26'
C77	15.00'	23.42'	N 66°55'52" W	21.11'
C78	825.00'	358.95'	S 34°40'02" E	356.13'
C79	533.75'	6.07'	S 57°54'45" E	6.07'
C80	65.00'	99.14'	N 78°04'04" E	89.81'
C81	1534.25'	54.34'	S 35°23'18" W	54.34'
C82	15.00'	23.17'	N 07°51'27" W	20.94'
C83	550.00'	168.59'	N 43°20'10" W	167.93'
C84	830.00'	308.68'	N 23°54'02" W	306.91'
C85	15.00'	23.61'	S 58°20'08" E	21.25'
C86	2030.00'	47.27'	S 77°14'32" W	47.27'
C87	65.00'	107.02'	S 30°44'37" W	95.33'
C88	960.00'	193.47'	N 10°38'55" W	193.14'
C89	65.00'	110.44'	S 53°33'01" E	97.63'
C90	1980.00'	45.50'	N 77°06'59" E	45.50'
C91	15.00'	22.06'	N 34°19'22" E	20.13'
C92	830.00'	187.96'	N 01°19'29" W	187.56'
C93	50.00'	221.94'	N 47°40'33" W	79.69'
C94	15.00'	20.69'	S 39°58'41" W	19.09'
C95	780.00'	102.87'	N 03°18'29" W	102.80'
C96	15.00'	25.87'	S 56°29'24" E	22.78'
C97	1980.00'	199.27'	N 71°13'24" E	199.19'
C98	15.00'	14.34'	S 40°57'31" W	13.80'
C99	50.00'	169.09'	S 69°32'33" E	99.28'
C100	15.00'	13.62'	N 01°19'39" E	13.16'
C101	180.00'	73.58'	S 36°23'33" E	73.06'
C102	580.00'	214.96'	N 58°43'11" W	213.73'
C103	50.00'	45.22'	N 67°09'05" W	43.70'
C104	50.00'	53.51'	N 56°16'39" E	51.00'
C105	50.00'	26.44'	N 25°11'05" W	26.13'
C106	50.00'	31.39'	N 75°43'23" W	30.88'
C107	1370.95'	107.17'	S 00°23'58" E	107.14'
C108	3.50'	11.00'	S 88°21'19" E	7.00'
C109	50.00'	44.98'	N 60°31'16" E	43.48'
C110	1442.25'	129.33'	N 10°01'15" E	129.29'
C111	1442.25'	175.14'	S 16°04'07" W	175.03'
C112	15.00'	3.87'	S 76°50'47" W	3.86'
C113	525.00'	9.55'	S 69°57'38" E	9.55'
C114	525.00'	52.16'	N 73°19'40" W	52.14'
C115	525.00'	51.76'	N 78°59'55" W	51.74'
C116	525.00'	51.54'	S 84°38'07" E	51.52'
C117	525.00'	27.81'	S 88°57'56" E	27.81'
C118	475.00'	92.30'	N 84°54'59" W	92.16'
C119	475.00'	82.16'	N 74°23'40" W	82.05'
C120	300.00'	115.00'	N 41°08'10" W	114.30'
C121	300.00'	78.94'	N 22°37'00" W	78.71'
C122	300.00'	71.97'	N 08°12'23" W	71.79'
C123	350.00'	41.45'	N 03°52'33" W	41.42'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C124	350.00'	47.20'	N 11°07'52" W	47.16'
C125	350.00'	47.19'	S 18°51'24" E	47.16'
C126	350.00'	47.18'	S 26°34'52" E	47.15'
C127	350.00'	47.13'	S 34°18'03" E	47.10'
C128	350.00'	47.18'	S 42°01'14" E	47.15'
C129	350.00'	38.09'	S 49°00'00" E	38.07'
C130	250.00'	94.18'	N 36°20'24" W	93.62'
C131	250.00'	92.76'	N 14°55'09" W	92.23'
C132	250.00'	16.61'	N 02°23'12" W	16.61'
C133	300.00'	5.99'	S 01°03'21" E	5.99'
C134	300.00'	48.41'	S 06°15'05" E	48.36'
C135	300.00'	48.39'	N 15°29'45" W	48.34'
C136	300.00'	47.82'	S 24°41'00" E	47.77'
C137	300.00'	48.11'	S 33°50'39" E	48.06'
C138	300.00'	45.52'	S 42°47'07" E	45.47'
C139	15.00'	9.77'	S 33°45'57" E	9.60'
C140	15.00'	7.87'	N 00°04'07" W	7.78'
C141	50.00'	55.70'	S 16°57'16" E	52.87'
C142	50.00'	37.86'	N 70°33'41" W	36.96'
C143	50.00'	35.56'	S 67°22'31" W	34.81'
C144	50.00'	57.92'	S 13°49'01" W	54.74'
C145	50.00'	5.12'	S 22°18'14" E	5.12'
C146	275.00'	3.19'	S 37°29'37" W	3.19'
C147	275.00'	24.46'	S 34°36'50" W	24.45'
C148	275.00'	27.64'	N 34°56'45" E	27.63'
C149	630.00'	9.63'	N 48°32'25" W	9.63'
C150	630.00'	59.38'	N 54°40'42" W	59.36'
C151	65.00'	39.35'	N 00°55'13" E	38.75'
C152	65.00'	67.67'	S 48°05'09" W	64.65'
C153	830.00'	13.65'	S 13°43'03" E	13.65'
C154	830.00'	54.96'	N 16°05'08" W	54.95'
C155	830.00'	48.77'	N 19°39'57" W	48.76'
C156	830.00'	48.80'	N 23°02'01" W	48.79'
C157	830.00'	48.98'	N 26°24'30" W	48.97'
C158	830.00'	48.82'	S 29°47'02" E	48.81'
C159	830.00'	44.70'	N 33°00'43" W	44.70'
C160	550.00'	12.80'	S 35°13'17" E	12.80'
C161	550.00'	48.21'	N 38°23'57" W	48.19'
C162	550.00'	48.40'	N 43°25'53" W	48.39'
C163	550.00'	47.80'	N 48°26'32" W	47.79'
C164	550.00'	11.38'	S 51°31'30" E	11.38'
C165	65.00'	65.60'	N 63°17'14" E	62.85'
C166	65.00'	33.54'	S 73°01'07" E	33.17'
C167	500.00'	18.35'	N 51°03'59" W	18.35'
C168	500.00'	64.45'	S 46°19'21" E	64.40'
C169	500.00'	58.67'	S 39°16'08" E	58.63'
C170	500.00'	11.80'	S 35°13'52" E	11.80'
C171	780.00'	6.81'	N 34°18'17" W	6.81'
C172	780.00'	57.51'	S 31°56'32" E	57.50'
C173	780.00'	57.73'	N 27°42'35" W	57.71'
C174	780.00'	56.20'	S 23°31'32" E	56.19'
C175	780.00'	58.50'	S 19°18'46" E	58.49'
C176	780.00'	55.18'	S 15°08'14" E	55.17'
C177	825.00'	24.63'	S 23°03'28" E	24.63'
C178	825.00'	49.80'	N 25°38'32" W	49.80'
C179	825.00'	48.93'	N 29°04'15" W	48.92'
C180	825.00'	48.74'	S 32°27'45" E	48.73'
C181	825.00'	48.88'	N 35°51'08" W	48.87'
C182	825.00'	48.54'	S 39°14'06" E	48.54'
C183	825.00'	49.22'	N 42°37'47" W	49.21'
C184	825.00'	40.22'	N 45°44'07" W	40.21'
C185	775.00'	36.31'	S 45°47'22" E	36.31'
C186	775.00'	64.25'	S 42°04'20" E	64.23'
C187	775.00'	64.28'	S 37°19'16" E	64.26'
C188	775.00'	64.31'	S 32°34'03" E	64.29'
C189	775.00'	63.88'	S 27°49'45" E	63.86'
C190	775.00'	44.17'	N 23°50'07" W	44.16'
C191	525.00'	30.01'	S 23°41'19" E	30.00'
C192	525.00'	42.50'	S 27°38'43" E	42.49'
C193	525.00'	42.46'	N 32°16'53" W	42.44'
C194	525.00'	41.75'	S 36°52'34" E	41.74'
C195	525.00'	42.38'	S 41°28'01" E	42.37'
C196	525.00'	39.61'	N 45°56'27" W	39.60'
C197	475.00'	56.42'	N 44°41'58" W	56.39'
C198	475.00'	54.57'	S 38°00'19" E	54.54'
C199	475.00'	56.69'	S 31°17'43" E	56.65'
C200	475.00'	48.29'	S 24°57'50" E	48.27'
C201	230.00'	37.49'	S 29°21'07" E	37.45'
C202	230.00'	48.07'	N 40°00'33" W	47.99'
C203	230.00'	8.45'	S 47°02'59" E	8.45'
C204	65.00'	14.56'	S 11°17	





# CITY OF KYLE, TEXAS

LC 2012 Investments, LP - Zoning  
(Z-20-0057)

Meeting Date: 8/11/2020

Date time: 6:30 PM

**Subject/Recommendation:** Consider a request by LC 2012 Investments, LP, a Texas Limited Partnership (Z-20-0057) to assign original zoning to approximately 15.48 acres from Agriculture 'AG' to Retail Service 'RS' and to assign original zoning to approximately 12.25 acres of land from Agriculture 'AG' to Multi-Family Residential-3 'R-3-3' for property located on the southwest corner of Kohler's Crossing & I-35 Frontage Road.

- Public Hearing
- Recommendation to City Council

**Other Information:** Please see attachments.

**Legal Notes:** N/A

**Budget Information:** N/A

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## ATTACHMENTS:

### **Description**

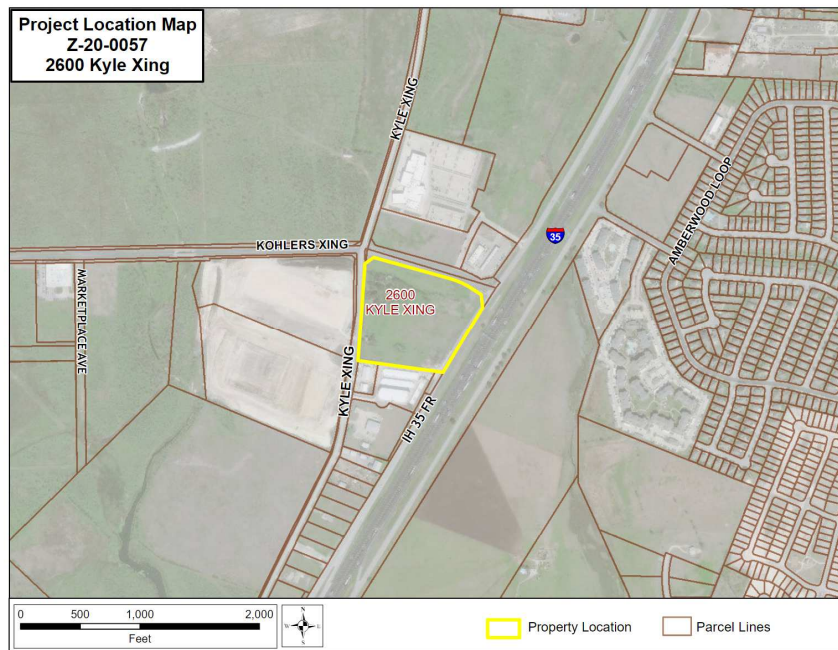
- Staff Report
- Application
- Project Location Map
- Current Zoning Map
- Land Use Districts Map

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<b>Property Location</b>	<b>Southwest Corner of Kohler's Crossing &amp; IH-35, Kyle, TX 78640</b>
<b>Owner</b>	<b>LC 2012 Investments, LP 4301 Lone Man Mountain Rd, Wimberley, TX 78676</b>
<b>Agent</b>	<b>Kalterra Capital Partners LLC 1701 N Market Street, Ste. 325 Dallas, TX 75202</b>
<b>Request</b>	<b>Rezone 15.48-acres A (Agriculture) to 15.48-acres RS (Retail/Services, Zone A) and 12.25-acres R-3-3 (Multifamily, Zone B)</b>

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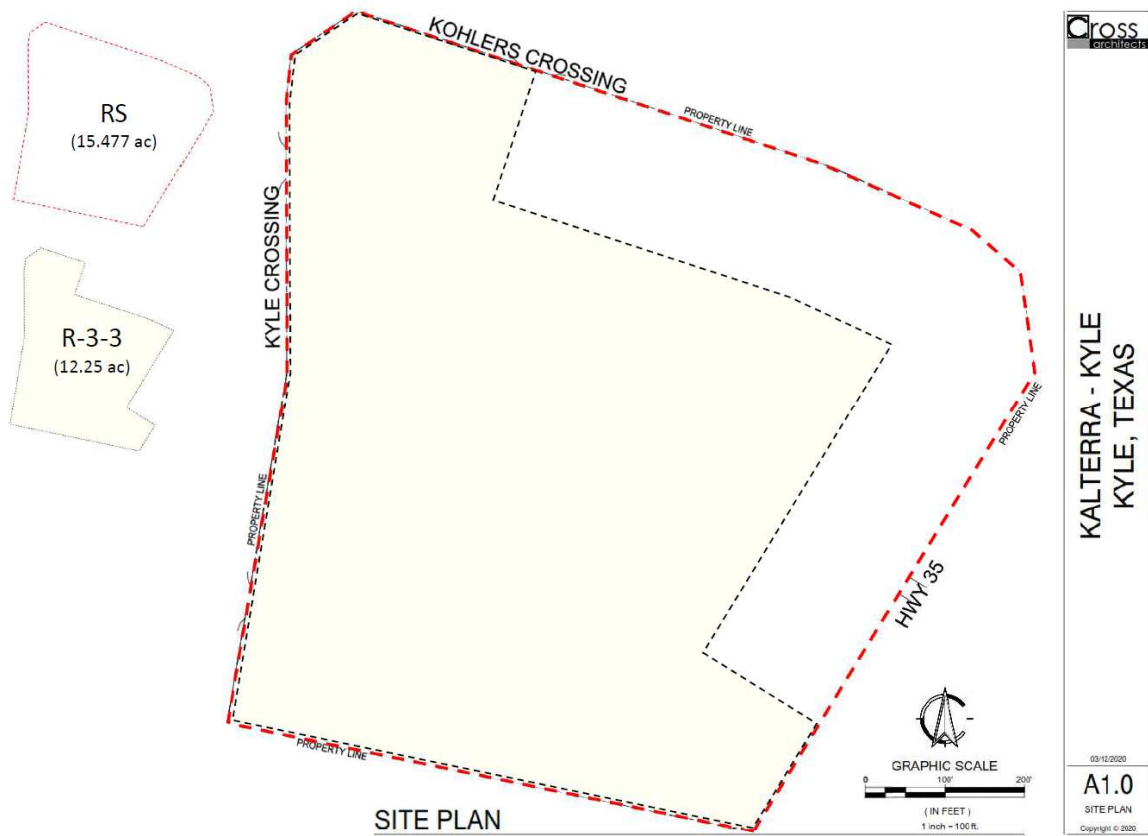
### Vicinity Map

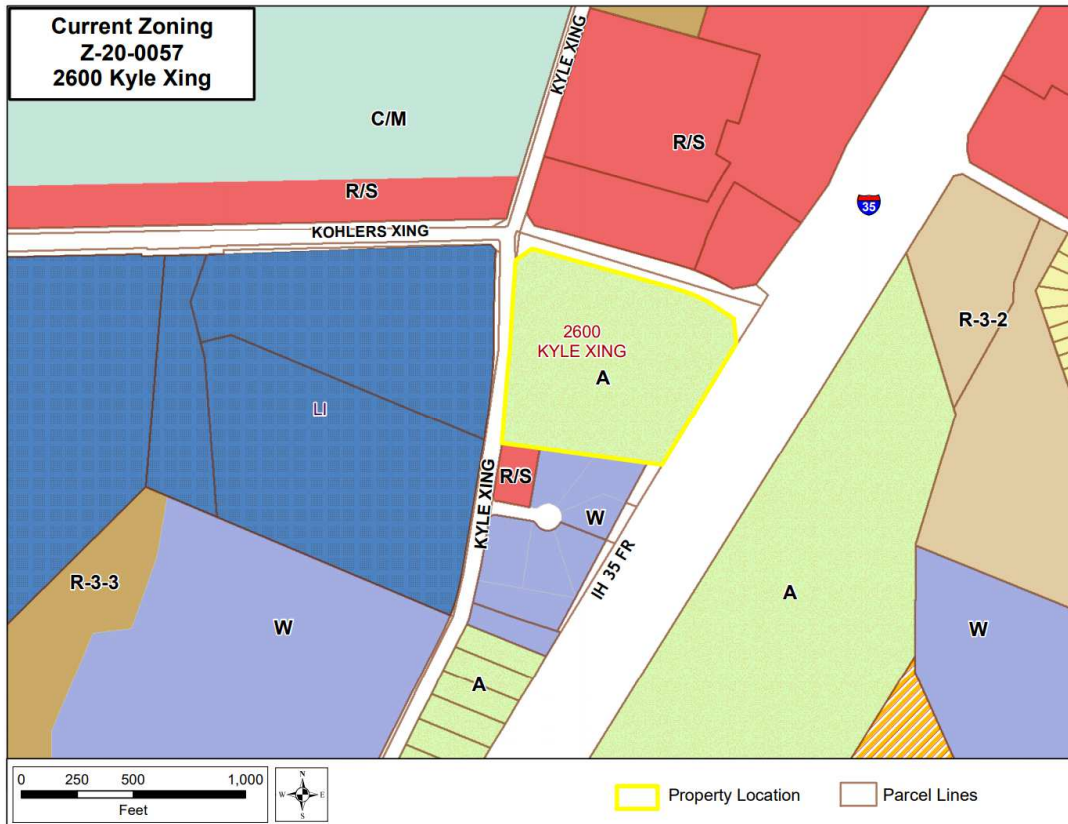


## Site Description

The site is vacant and utilized for agricultural purposes (zoned for Agriculture). An abandoned, single-family residence exists on the tract. To the northwest is land zoned RS and C/M (owned by Texas Lehigh Cement Company), used as a quarry. To the north, across Kohler's Crossing, is land zoned RS and is partially developed (EVO, Sunoco fuel station/Schlotzsky's Deli. The remainder of the RS tract has recently received approval for a new retail, shopping center. Immediately to the east is IH-35.

The applicant seeks to rezone the property from "A" (Agriculture) to a partial dual zoning of the tract. The entire acreage (15.48-acres) will be zoned "RS" (Retail Services), with 12.25-acres additionally zoned R-3-3 (multi-family residential, up to 28 units per acre).





**Current Zoning**

A (Agriculture)

**Sec. 53-36. - Agricultural district A.**

The permitted uses in the agricultural district ‘A’ allow farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum one acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

**Requested Zoning**

Retail and Services District RS

**Sec. 53-480. - Purpose and permitted uses.**

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in section 53-1230.

### Apartment Residential 3, District R-3-3

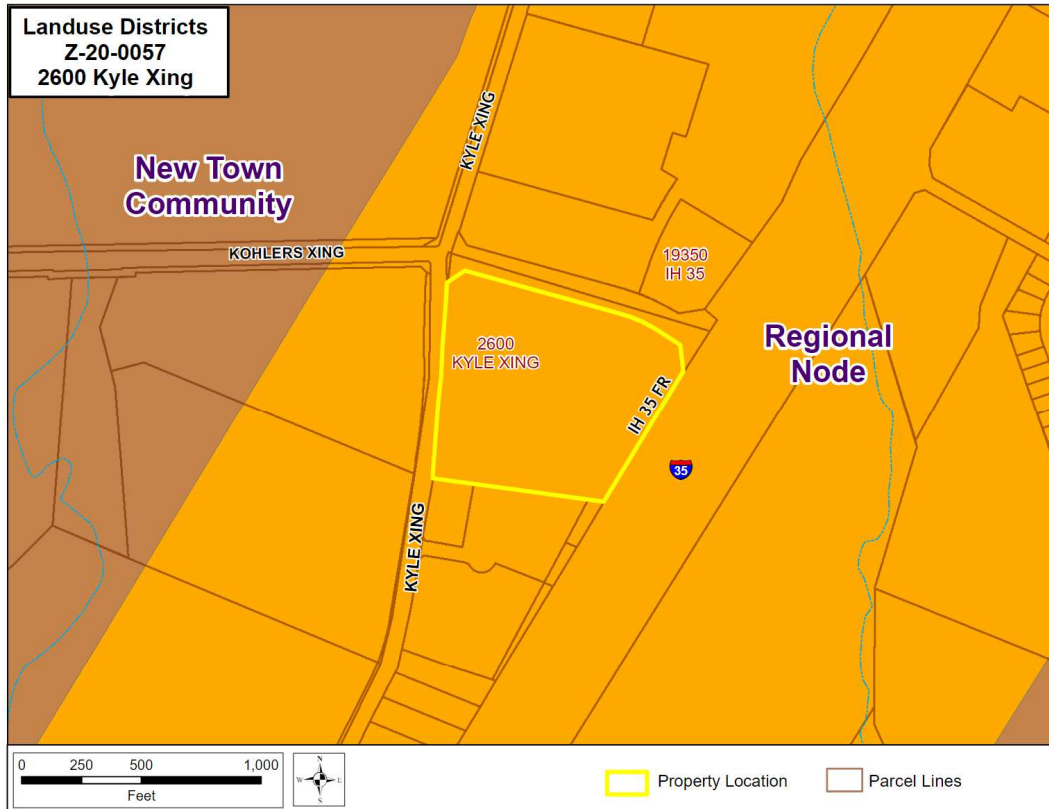
#### **Sec. 53-292. - Purpose and permitted uses.**

The multifamily residential district R-3-3 permits typical apartment development with buildings not exceeding three stories, nor more than 28 units per buildable acre, and with apartments or units having a minimum living area of 500 square feet; provided that not more than 25 percent of the units in any such apartment development or project shall have less than 750 square feet of living area.

### **Conditions of the Zoning Ordinance**

#### Sec. 53-1205 Amendments

- (d) *Referral of amendment to planning and zoning commission.* Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.
- (e) *Action by the planning and zoning commission.* The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



### Comprehensive Plan Text

The subject site is located in the “Regional Node” District. Both the RS and R-3-3 zoning districts are recommended in the Regional Node.

### Current Land Use Chart

#### Regional Node

Recommended Zoning Categories: R-1-C, R-3-2, **R-3-3**, CC, NC, **R/S**, MXD

Conditional Zoning Categories: CBD-1, CBD-2, E, HS, R-3-1, O/I

### Regional Node

‘Character’: Regional Nodes should have regional scale retail and commercial activity complimented by regional scale residential uses. These Nodes should represent the character and identity of Kyle, and signal these traits to the surrounding community. Regional Bodes have a radius of approximately 1/3 of a mile so that they are walkable, but are able to contain a greater range of uses at a larger scale than those found in Local

Nodes. Appropriate uses may include grocery stores, retail shopping centers, multi-family housing, and municipal services, such as libraries and recreation centers. Regional Nodes are scaled and designed as activity centers where users not only secure goods and services, but also congregate and remain for extended periods, unlike Local Nodes which are designed around quick turnaround convenience retail. The Regional Nodes located along I-35 at the northern and southern boundaries of Kyle should be designed as entryways into Kyle with elements that are symbolic of Kyle and serve to attract I-35 travelers into Kyle. Transitions between Regional Nodes and surrounding districts must be carefully constructed to avoid abrupt shifts in land uses. Trails and sidewalks should be present throughout all Regional Nodes and should connect to surrounding neighborhoods.

'Intent': The primary goal of the Regional Nodes is to capture commercial opportunities necessary to close Kyle's tax gap. To achieve this goal, these Nodes should draw down upon anticipated regional growth and aggregate density to enhance value and activity levels in a concentrated and visible location. Regional Nodes should provide a mixture of uses that compliments regional commercial activity, as well as encourage high density residential development. These Nodes should respond to other regional areas of growth, specifically along I-35 and FM 1626, and to grow toward Hwy 21, SH 45 and SH 130. The anchor of each Regional Node should be regional commercial uses, and Regional Nodes should have a high level of development intensity.

## **Analysis**

The subject property is bounded by streets on the east (I-35 southbound frontage), north (Kohler's Crossing), and west (Kyle Crossing). It is located at the intersections of IH-35 & Kohler's Crossing, as well as Kohler's Crossing & Kyle Crossing. It's approximately 15.48-Acres and currently zoned for A (Agriculture). The applicant would like to dual zone the property, with the entire 15.48-Acres as RS (Retail-Services), and 12.25-acre portion receiving R-3-3 (Multi-family residential) overlaying the RS. When dual zoning is applied, the zoning district restrictions and bulk standards are defined per use allowed in the specific zoning district (i.e. R-3-3 allows multifamily and RS allows retail/commercial).

The comprehensive plan recommends both the R-3-3 district and RS for this portion of the city, as it's in the Regional Node. The Regional node is designed to support higher density and tends to be an activity center, compared to other lower density areas such as single-family residential or neighborhood commercial uses. The intent behind this zoning action is to allow multifamily residential in close proximity to retail uses, so the residents can walk over to commercial areas without having to drive to another area of Kyle. The MXD district was initially discussed with the requestor, however it was decided by the developer's interests that the lack of surrounding residential neighborhoods to walk to the commercial area, does not lend itself well to vertical mixed use. Additionally, as this parcel is the southern corner of the main entrance into Plum

Creek, appropriate residential and commercial density/uses should be considered. As both IH-35 and Kohler's Crossing are arterial roads, the intensity of use and density is appropriate. The R-3-3 and RS districts will be designed to function together, and highlight the existing Plum Creek sign at Kohler's Crossing.

Following the zoning process, the developer has requested to work with the City Council to enter into a development agreement. The purpose is to allow the potential for higher density, creating more efficient parking requirements, loosening height restrictions. This will almost certainly help create a more urban environment, for which the City of Kyle is working to promote.

### **Recommendation**

In conclusion, both the 2010 Comprehensive Plan and staff support the rezoning request, and similarly staff recommends the Planning & Zoning Commission vote to approve the request.

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### **Attachments**

- Application
- Location Map
- Land Use Districts Map
- Proposed Zoning Map



# APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: LC 2012 Investments, LP May 8, 2020  
(Name of Owner) (Submittal Date)

## INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City’s website at [www.cityofkyle.com](http://www.cityofkyle.com) or at City Hall. City ordinances can be obtained from the City of Kyle.

## REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- 1. Completed application form with owner’s original signature.
- 2. Letter explaining the reason for the request.
- 3. **Application Fee:** \$428.06, plus \$3.62 per acre or portion thereof.

**Newspaper Publication Fee:** \$190.21 **Sign Notice Fee:** \$127.00

**Total Fee:** \$801.30

- 4. A map or plat showing the area being proposed for rezoning.
- 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- 6. Certified Tax certificates: County \_\_\_ School \_\_\_ City \_\_\_
- 7. Copy of Deed showing current ownership.

\*\*\* *A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.*

## 1. Zoning Request:

Current Zoning Classification: Agricultural

Proposed Zoning Classification: Zone A: RS | Zone B: R-3-3

Proposed Use of the Property: Zone A: Retail Services | Zone B: Multifamily

Acreage/Sq. Ft. of Zoning Change: 15.48 acres (Zone A - 15.48 ac | Zone B - 12.25 ac)

2. **Address and Legal Description:**

Provide certified field notes describing the property being proposed for rezoning.  
Provide complete information on the location of the property being proposed for rezoning.

Street Address: SWC of Kohler's Crossing @ I-35 (Frontage road)  
Subdivision Name/Lot & Block Nos.: Kyle, TX

Property Recording Information:  Hays County  
Volume/Cabinet No. 4517

Page/Slide No. 367

3. **Ownership Information:**

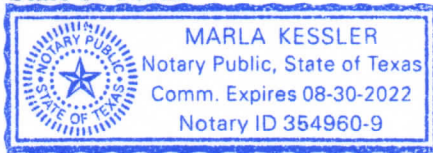
Name of Property Owner(s): LC 2012 Investments, LP, a Texas

limited partnership  
By: Moonrise Properties, L.L.C., general partner  
Certified Public Notary:

This document was acknowledged before me on the 8<sup>th</sup> day of May, 2020, by  
Lisa M. Crane (Owner(s)).

Marla Kessler  
Notary Public State of Texas

(Seal)



(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: 4301 Lone Man Mtn Rd  
Wimberley, TX 78676

Phone Number: 512-842-2120

Fax Number: \_\_\_\_\_

Email Number: lcrane12@gmail.com

I hereby request that my property, as described above, be considered for rezoning:

Signed: Lisa M. Crane, Manager of General Partner

Date: 5-8-20

**4. Agent Information:**

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: Kalterra Capital Partners LLC

Agent's Address: 1701 N Market Street  
Suite 325


Agent's Phone Number: \_\_\_\_\_

Agent's Fax Number: N/A

Agent's Mobile Number: (214) 675-2499

Agent's Email Number: clint@kalterra.com

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: 

Date: 04/01/2020

*Do Not Write Below This Line  
Staff Will Complete*

Tax Certificates:     County     School     City

Certified List of Property Owners Within 200'   

All Fees Paid:         Filing/Application     Mail Out Costs

Attached Map of Subject Property   

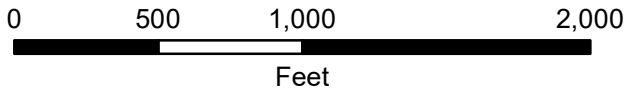
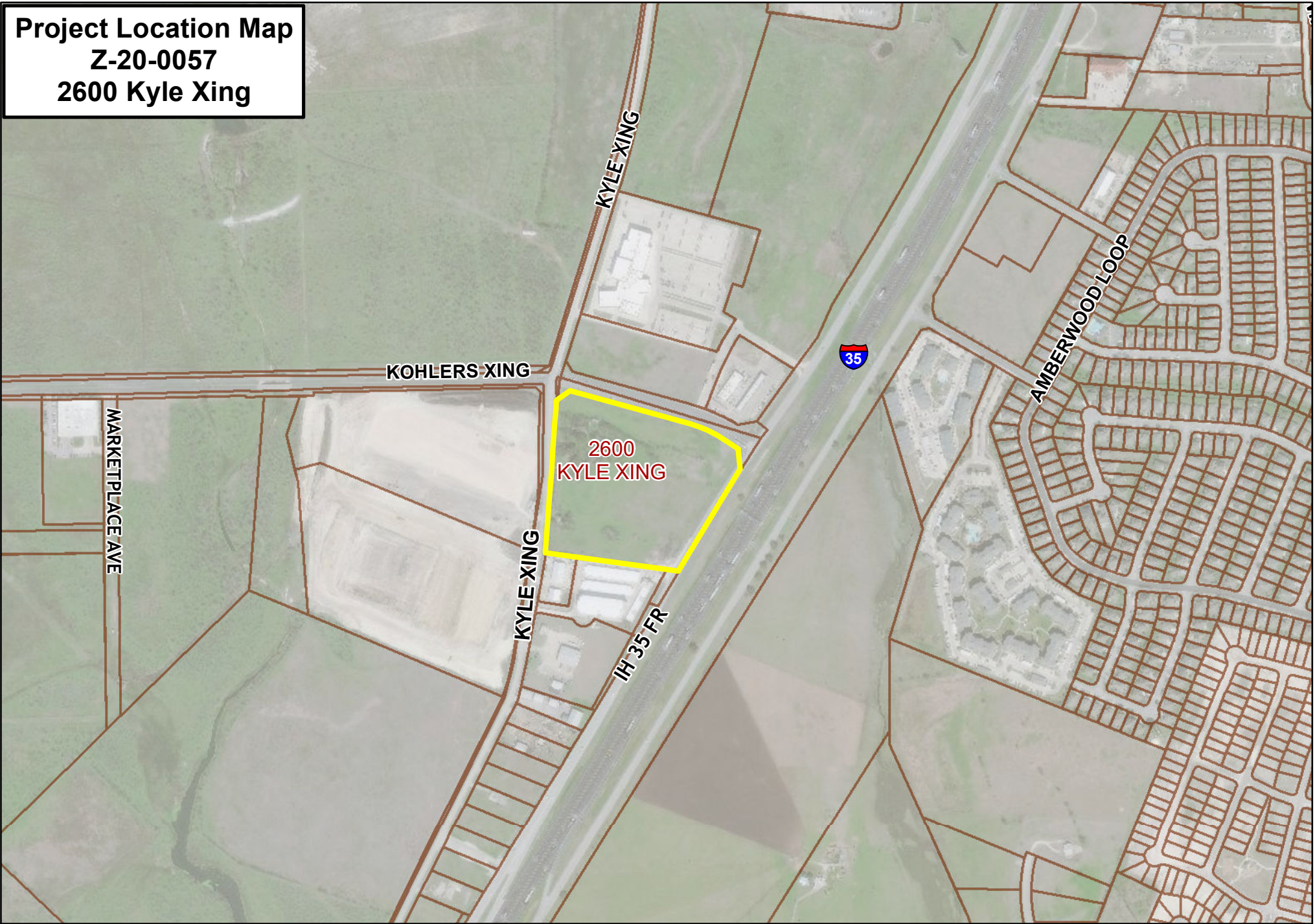
Accepted for Processing By: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Public Notification in Newspaper: \_\_\_\_\_

Date of Public Hearing Before Planning and Zoning Commission: \_\_\_\_\_

Date of Public Hearing Before City Council: \_\_\_\_\_

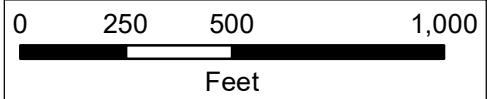
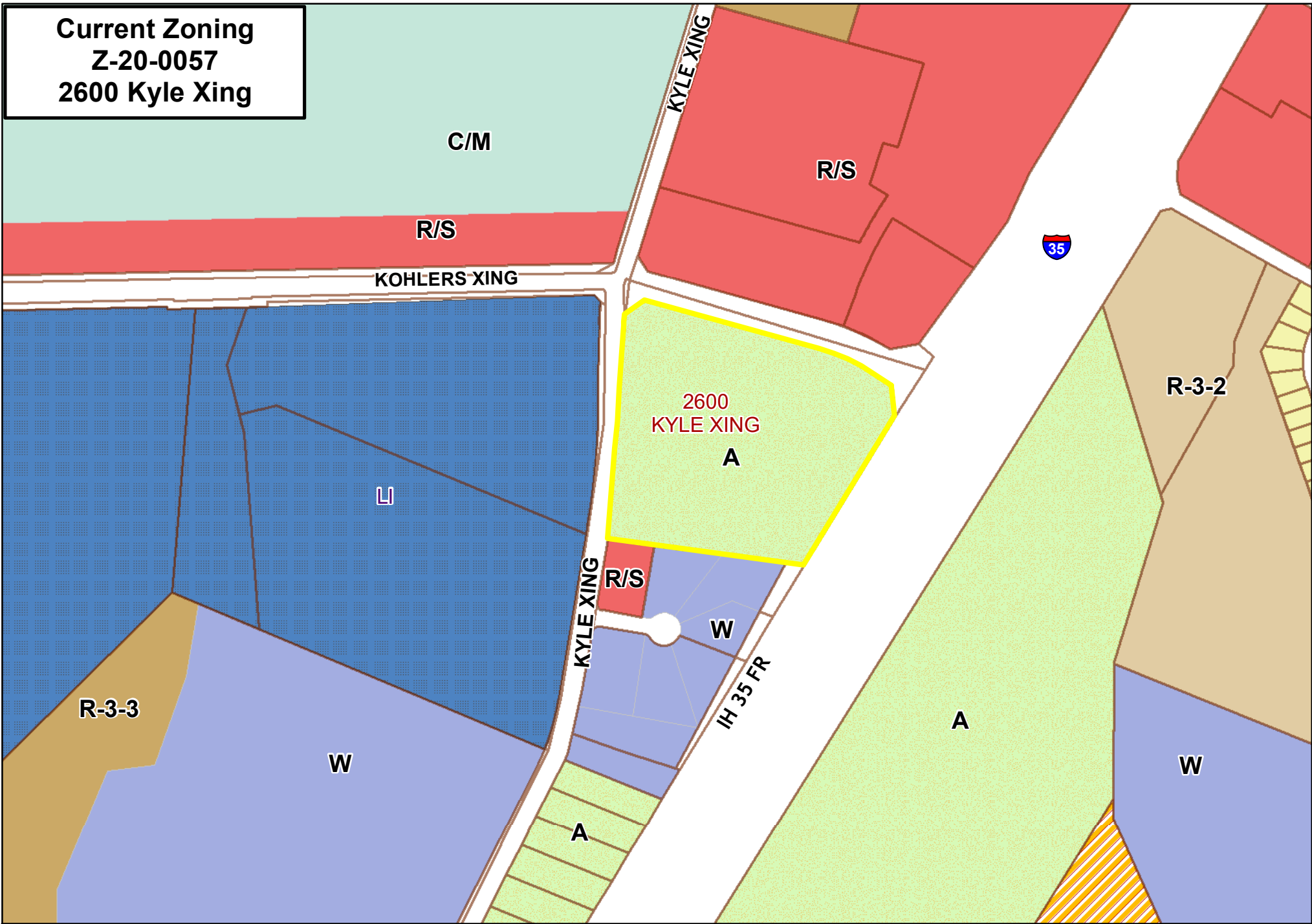
**Project Location Map**  
**Z-20-0057**  
**2600 Kyle Xing**



 Property Location  
Item # 3

 Parcel Lines

Current Zoning  
Z-20-0057  
2600 Kyle Xing



 Property Location

 Parcel Lines

Item # 3

Landuse Districts  
Z-20-0057  
2600 Kyle Xing

New Town  
Community

KOHLERS XING

KYLE XING

19350  
IH 35

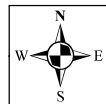
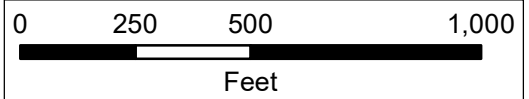
2600  
KYLE XING

IH 35 FR

Regional  
Node



KYLE XING



 Property Location

 Parcel Lines

Item # 3



# CITY OF KYLE, TEXAS

## Ky-TEX Properties - Zoning (Z-20-0060)

Meeting Date: 8/11/2020

Date time: 6:30 PM

**Subject/Recommendation:** Consider a request by Ky-TEX Properties, LP (Z-20-0060) to rezone approximately 6.67 acres of land from PUD (Single Family Attached District 'R-1-A') to PUD (Retail Service District 'RS') & rezone approximately 8.20 acres from PUD (Single Family Attached District 'R-1-A') to a Planned Unit Development 'PUD' (Single Family Residential District 3, 'R-1-3') for property located within the 800 block of Rebel Drive, north of Gregg Clark Park, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

**Other Information:** See attachments.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Staff Memo
- Application
- Letter of Explanation
- Ord. No. 1028
- Project Location Map
- Current Zoning Map
- Land Use Districts Map

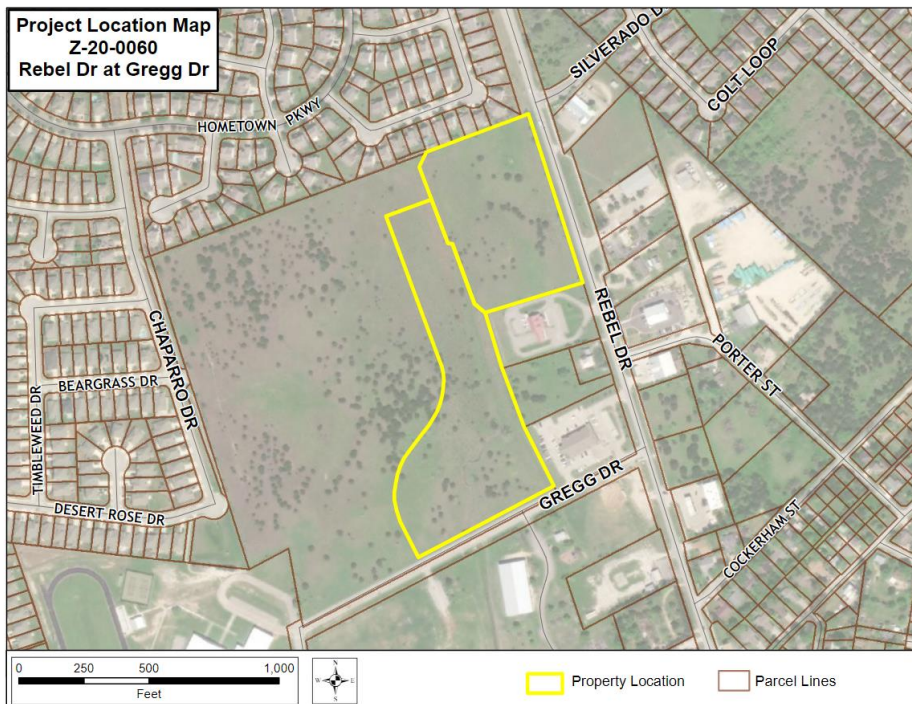


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<b>Property Location</b>	<b>703 Rebel Drive, Kyle, TX 78640</b>
<b>Owner</b>	<b>Ky-Tex Properties, LP 1259 N. Old Stagecoach Rd Kyle, TX 78640</b>
<b>Agent</b>	<b>Brett Corwin PO Box 670649 Dallas, TX 75367</b>
<b>Request</b>	<b>Rezone 6.67-Acres PUD (Single Family Detached District 'R-1-A') to PUD (Retail Services District 'RS') and Rezone 8.20-Acres PUD (Single Family Detached District 'R-1-A') to PUD (Single Family Detached District 'R-1-3').</b>

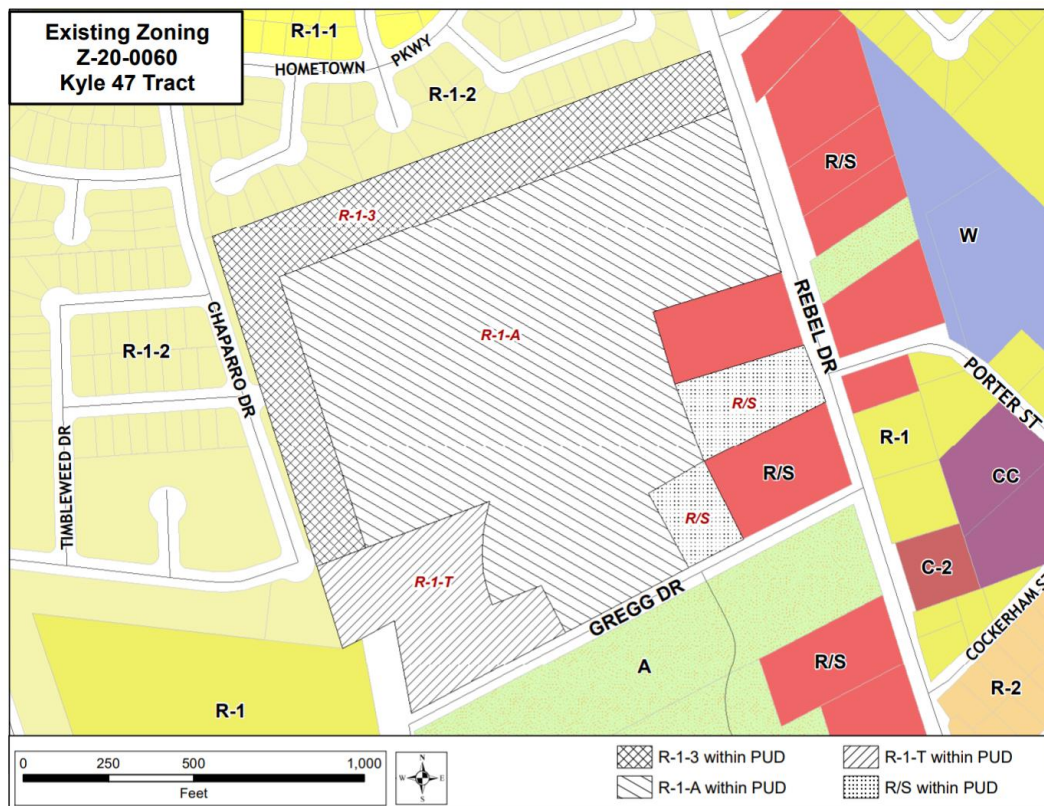
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**VICINITY MAP**



## SITE DESCRIPTION

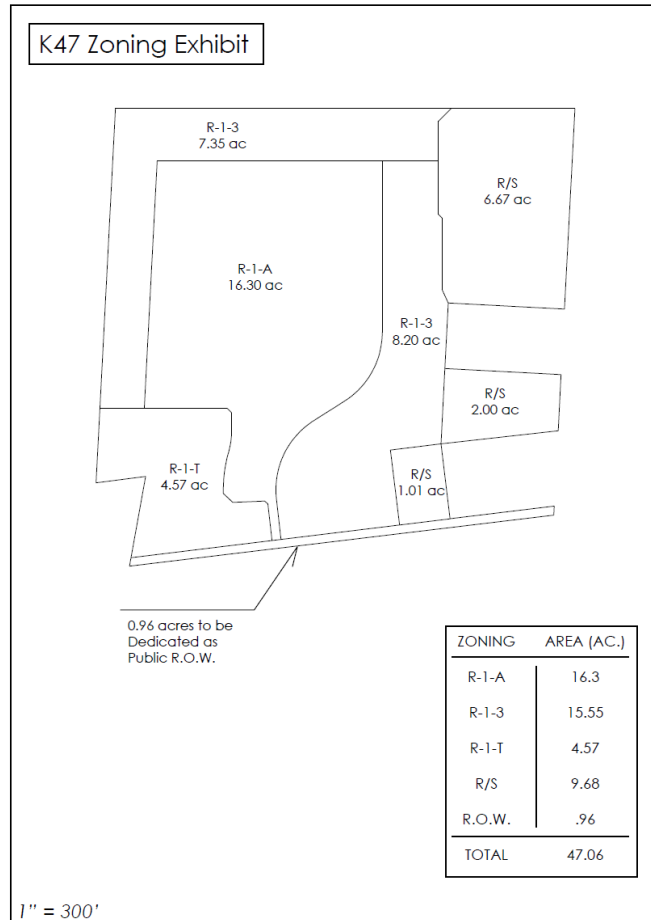
The parcel is generally at the northwest intersection of Rebel and Gregg Drives. The 47± acres are currently zoned PUD. This PUD district has four distinct zoning districts in it (Retail Services, R-1-3, R-1-A, R-1-T). Generally, the density and intensity of use is lower in the northwestern areas of the property (R-1-3) and has a higher density/intensity of use as one travels closer to Rebel and Gregg Drives (R-1-A, R-1-T & RS).



The applicant is requesting the property to be partially rezoned. The 4.93-Acres PUD (R-1-A) and 1.82 PUD (R-1-3) along Rebel Drive will be changed to PUD (RS) to reflect a more commercial nature along the corridor. The 8.20-Acres PUD (R-1-A) will be rezoned to reflect a slightly lower density and larger residential lots, PUD (R-1-3). The remaining zoning districts in the existing PUD will not change.

### Existing

R-1-A – Single Family Attached or Detached, minimum of 35’ wide lots with 4,550 square feet.



**Proposed**

RS – General highway retail (broad amount of uses associated with RS, but compatible with surrounding development).

R-1-3 - Single-Family Detached Residential, minimum of 50’ wide lots with 5,540 square feet.

**PLANNED UNIT DEVELOPMENT**

Sec. 53-699. - Purpose and objectives.

- (a) The purpose and intent of the planned unit development district is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property in the city consistent with this chapter and accepted urban planning, with overall mixed-use regulations as set forth below and in accordance with the city's

comprehensive plan. The planned unit development rules are designed to:

- (1) Allow development which is harmonious with nearby areas;
  - (2) Enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;
  - (3) Provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs;
  - (4) Encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
  - (5) Facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment;
  - (6) Provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and
  - (7) Require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development.
- (b) Rezoning of land and development under this district will be permitted only in accordance with the intent and purpose of the city's comprehensive plan and this chapter, and to that end the planned unit development plan must be prepared and approved in accordance with the provisions of this chapter.

### **R-1-A (SINGLE-FAMILY ATTACHED OR DETACHED RESIDENTIAL)**

Sec. 53-111. - Purpose and permitted uses.

The single-family attached district R-1-A, garden home allows attached single-family structures with a minimum of 1,000 square feet of living area per dwelling unit and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family attached residences authorized in this zoning district include those generally referred to as garden homes, paired homes, patio homes and zero lot line homes. Additionally, single family detached structures are permitted in this district as a

conditional use, as provided in V.T.C.A., Local Government Code ch. 211; provided that a conditional use permit may only be approved after a public hearing is held by the city council after having received a report and recommendation from the planning and zoning commission concerning the effect of the proposed use on the adjacent and neighboring properties and neighborhoods.

### **R-1-3 (SINGLE-FAMILY DETACHED RESIDENTIAL)**

Sec. 53-101. - Purpose and permitted uses.

The R-1-3 single-family residential 3 district allows detached single-family residences with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 5,540 square feet. There shall be no more than 5.5 houses per buildable acre.

### **Retail & Services District R/S**

Sec. 53-480. - Purpose and permitted uses.

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in section 53-1230.

### **CONDITIONS OF THE ZONING ORDINANCE**

Sec. 53-1205 Amendments

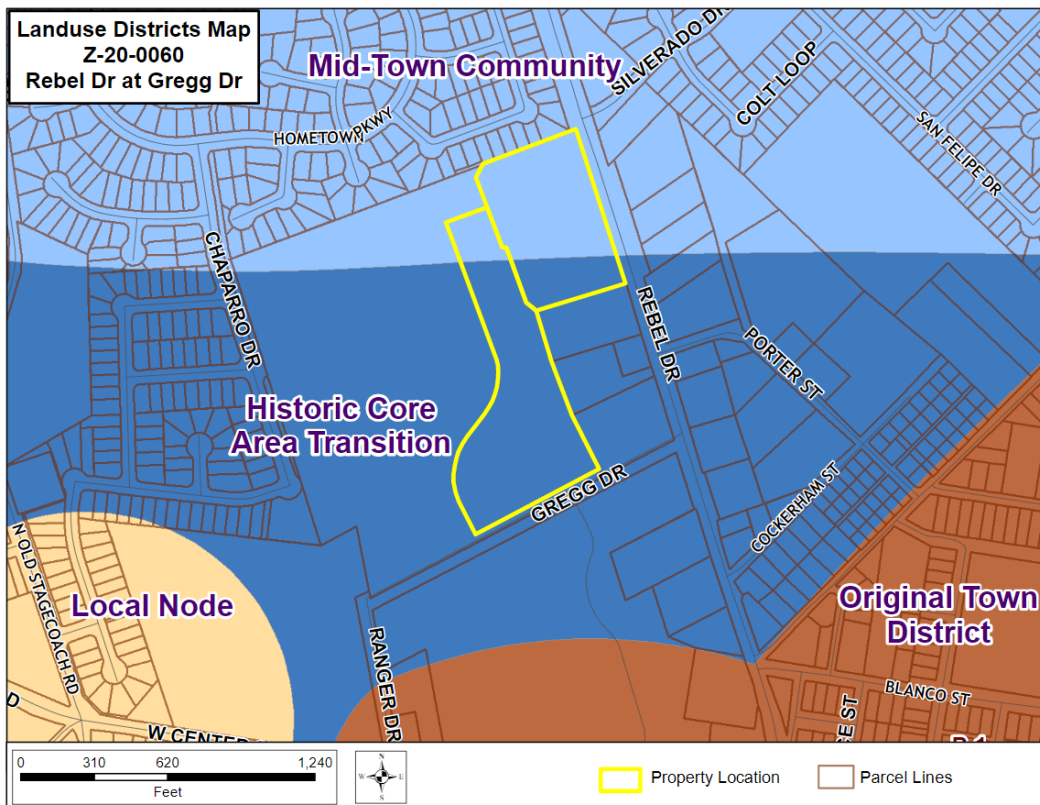
(d)

*Referral of amendment to planning and zoning commission.* Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and

recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

*Action by the planning and zoning commission.* The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



## COMPREHENSIVE PLAN TEXT

The subject site is located in both the “Historic Core Area Transition District” and the “Mid-Town Community District”.

### Historic Core Area Transition District

Recommended: R-1-1, R-1-2, **R-1-3**, R-1-A

Conditional: A, R-2, R-3-1, R-1-T, UE, NC, E, **R/S**, MXD

### Mid-Town Community District

Recommended: R-1-1, R-1-2, **R-1-3**, NC

Conditional: E, R-1-A, R-1-T, R-3-1, R-3-2, CC, **R/S**, MXD, O/I

## **HISTORIC CORE AREA LAND USE DISTRICT**

**Character:** The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street, the Gregg Clarke Park, Wallace Middle School, and the emerging commercial corridor along Rebel Road north from Center Street. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved, as called for in ‘Kyle Connected’, the city’s Transportation Master Plan.

**Intent:** The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, as are architectural style transitions from traditional Rural Town Center/Old Town Block to curvilinear, rural residential, ensuring the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing

outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

### **MID-TOWN COMMUNITY LAND USE DISTRICT**

Character: The Mid-Town District contains sites of recent residential development in Kyle and will continue to predominantly feature residential uses. Those residential uses in this District are organized around the curvilinear streets of suburban neighborhood design, rather than the regular, rectilinear grid that characterizes the Old Town District. The Plum Creek waterway flows through and adjacent to the Mid-Town District, offering opportunities for recreation and a responsibility for environmental conservation. This District has a neighborhood-oriented form built around shared spaces such as streets, yards, porches and common areas. Neighborhood legibility and continuity is enhanced through these shared spaces. Distinctive landscape forms, including creekways, vistas, and rolling hills, give identity to this District and should be preserved, protected, and incorporated into development plans.

Intent: The purpose of the Mid-Town District is to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate low- to mid-density detached residential uses within the unique landscape forms that are present in the District. Higher density residential, attached residential, and non-residential projects like employment and retail sales should be considered based on their proximity to higher classification streets, higher capacity water and waste water availability, and likelihood of compatibility of adjacent uses. Legibility of neighborhood identity, definition, and transportation should be improved within the Mid-Town District through such elements as trails, sidewalks, signage, and interconnected shared spaces.

### **ANALYSIS**

This 47-acre parcel is currently zoned PUD and includes the R-1-3, R-1-A, R-1-T and RS zoning districts (Ord. No. 1028, March 5, 2019). The intent was to create a true horizontal mix of residential land uses with a handful of acres of retail along



Rebel and Gregg Drives. The PUD was chosen for the zoning to create a master planned community and allow for flexibility in the zoning code as well. A handful of concurrent variances were approved as allowed by code.

The property is within both the Historic Core Area Transition and the Mid-Town Community land use districts. Planned Unit Developments are allowed within all land use districts and are considered on the merits of the districts inside the PUD boundaries. They are, by definition, comprehensive master-planned projects for a development area, with the intention to improve the immediate and surrounding area and yet function with complimentary uses in close proximity.

The requested zoning change within the PUD is as follows: Rezone 6.67-Acres PUD (R-1-A) to PUD (RS) along Rebel Drive, and rezone 8.20-Acres PUD (R-1-A) to PUD (R-1-3) internal to the site.

The provided proposed zoning layout shows the new RS area where R-1-3 & R-1-A zoning currently exists. The applicant feels that the RS zoning is better suited abutting Rebel Drive and the commercial opportunities it presents. Additionally, limiting the zoning to RS may redirect the current access point from the residences, potentially allowing better traffic circulation at the Rebel Drive and Silverado Drive intersection.

After considerable reflection and studying of the site, corridor, zoning code and comprehensive plan, staff feels that the zoning district of Community Commercial (CC) would be better suited to the 6.67-acres (rather than RS). The first concern staff has is the considerable number of uses allowed in the RS district. A large number of the uses would likely not pose an issue to the residential uses to the rear of the 6.67-acres, but some would. Please the limited list of potentially negative uses (not comprehensive, see Sec. 53-1230, Kyle Municode).

- Auto repair facilities
- Dance Hall
- Food Preparation Commissary
- Ambulance Service
- Bail Bonds
- Automobile Dealer
- Lumber Yard

- Etc.

The uses allowed in the Community Commercial zoning district are as follows:

- Multi-family on the second floor and above shall be permitted by right regardless of base zoning;
- Bed and breakfast up to five rooms;
- Retail; **(relatively broad uses, but not nearly as broad as RS).**
- Restaurant;
- Religious assembly;
- Art gallery;
- Child care center (outdoor playground allowed);
- Fire/police station;
- Professional office;
- Funeral home;
- Barber/beauty shop;
- Convenience/grocery store;
- Fuel station\*;
- Nursing/retirement homes;
- Veterinarian - without outdoor boarding;
- Health and fitness center;
- Restaurant with drive-thru\*;
- Financial institution w/ drive-thru banking.

Additionally, the Community Commercial zoning district is also in place on Rebel Drive (commercial strip in front of Brook's Crossing neighborhood). This helps create precedence for the zoning district. This also ties into the Mid-Town land use district. The Community Commercial zoning district is conditional in the Mid-Town land use district. This is due to consideration such as, adjacent residential, higher standards for architectural design, and nearby zoning categories.

The 8.20-Acres PUD (R-1-A), is requesting to be rezoned to PUD (R-1-3) due to home design limitations. Typically, City of Kyle code requires residential lots less than 50' wide to be alley loaded. Ord. No. 1028 allowed a variance for the 8.20-Acres to be front loaded due to a drainage channel at the rear of the block. The channel does not allow enough room for an alley. When reviewing house plans for this project, staff and the builder both came to the same realization that the

allowed narrowness of the lots in the R-1-A district and the lack of an alley and the side setbacks, would not allow for code complaint homes to be built. The City of Kyle home design requirements require homes to not allow garages to stick forward of the porch area. The limited available width of lots and side setbacks created a significant hardship to build houses. Down zoning to R-1-3 should allow sufficient room to create compliant homes (larger minimum lot width and size), and lower the density as well.

Additionally, as allowed per the PUD ordinance, the applicant is requesting one (1), concurrent variance to facilitate the proposed site design. If approved, it will be added to the four existing variances allowed in Ord. No. 1028 (see attachment). Other pre-existing variances from Ord. No. 1028 will still be in place.

1. Allow side setbacks in R-1-A to be either 5' on each side, or 10' on one side and 0' on the other. Regardless of how setbacks are allocated, the exterior wall of adjacent homes must be at least 10' apart. (Sec. 53-33-Chart 1(Note 2)). This is a new request that is intended to give builders some flexibility on the product that is offered in R-1-A.

Staff understands the variance requested and supports the requested rezoning , but recommends the 'CC' zoning district in lieu of the 'RS' zoning district. Staff also supports the additional variance within the PUD. Staff **recommends** the Planning & Zoning Commission support the rezoning and vote favorably for the Mayor & City Council to **approve the request with staff modifications**.

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## Attachments

- Application
- Letter of Explanation
- Location map
- Surrounding Zoning Map
- Land Use Districts Map
- Ord. No. 1028

# APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: KY-TEX PROPERTIES LLC.  
(Name of Owner)

7-14-2020  
(Submittal Date)

## INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at [www.cityofkyle.com](http://www.cityofkyle.com) or at City Hall. City ordinances can be obtained from the City of Kyle.

## REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- 1. Completed application form with owner's original signature.
- 2. Letter explaining the reason for the request.
- 3. **Application Fee:** \$428.06, plus \$3.62 per acre or portion thereof.  
**Newspaper Publication Fee:** \$190.21 **Sign Notice Fee:** \$127.00

**Total Fee:** \$916.63

- 4. A map or plat showing the area being proposed for rezoning.
- 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- 6. Certified Tax certificates: County  School  City
- 7. Copy of Deed showing current ownership.

\*\*\* A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

## 1. Zoning Request:

Current Zoning Classification: PUD

Proposed Zoning Classification: PUD

Proposed Use of the Property: Single Family Residential / Retail Services

Acreage/Sq. Ft. of Zoning Change: 47.06 ac

2. **Address and Legal Description:**

Provide certified field notes describing the property being proposed for rezoning.  
Provide complete information on the location of the property being proposed for rezoning.

Street Address: 703 REBEL DR KYLE, TX 78640

Subdivision Name/Lot & Block Nos.: \_\_\_\_\_

Property Recording Information:  Hays County

Volume/Cabinet No. Volume 185

Page/Slide No. Page 391

3. **Ownership Information:**

Name of Property Owner(s): KY-TEX Properties, LLC

Kathryn Kinsala, President of KY-TEX Properties, LLC

**Certified Public Notary:**

This document was acknowledged before me on the 14 day of July, 2020, by

Kathryn Kinsala Pres. (Owner(s)).

Ky-Tex Properties, LLC

Notary Public State of Texas

LESLIE KAROLE O'PRY  
LESLIE KAROLE O'PRY



(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: 1259 N Old Stagecoach Rd, Kyle, TX 78640

Phone Number: 512-787-9087

Fax Number: \_\_\_\_\_

Email Number: robgrob25@gmail.com

I hereby request that my property, as described above, be considered for rezoning:

Signed: Kathryn Kinsala

Date: 7-14-2020

**4. Agent Information:**

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: Brett Corwin

Agent's Address: PO Box 670649 Dallas, Texas 75367

Agent's Phone Number: 512-434-9684

Agent's Fax Number: \_\_\_\_\_

Agent's Mobile Number: 512-434-9684

Agent's Email Number: brett@intermandeco.com

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: *Kathryn Kensala*

Date: 7-14-2020

*Do Not Write Below This Line  
Staff Will Complete*

Tax Certificates:     County     School     City

Certified List of Property Owners Within 200'   

All Fees Paid:         Filing/Application     Mail Out Costs

Attached Map of Subject Property   

Accepted for Processing By: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Public Notification in Newspaper: \_\_\_\_\_

Date of Public Hearing Before Planning and Zoning Commission: \_\_\_\_\_

Date of Public Hearing Before City Council: \_\_\_\_\_

## Letter of Explanation for Requested Zoning Change

The property, 47.062 acres, currently consists of one un-platted tract of land with approximately 867 linear feet of frontage along Rebel Road to the east and 1,090 linear feet of frontage along Gregg Drive to the south.

The majority of the property is located within Kyle's Historic Core Area Transition land use district with a small portion, situated at the northern edge, located in the Mid-Town Community land use district. The current zoning for the entire tract is PUD (Planned Unit Development).

The applicant is requesting that the uses in the existing PUD be slightly changed from what was approved in the current PUD ordinance. The current applicant is a different development company than the applicant that submitted the existing PUD in 2019. The new PUD zoning request has the following differences.

1. Approx. 6.67ac along the frontage of FM150 is being proposed for R/S instead of the previously shown R-1-3. R/S is typically better suited to be located along major roads such as FM150, similar to other tracts currently zoned/existing on FM150. This change in zoning would also allow any tie in FM150 to be shifted from its previously approved location farther south to give some relief for the Silverado/FM150 intersection.
2. We propose that a portion of the R-1-A be designated as R-1-3 lots. In the current PUD this area has lots backing up to a drainage channel and the current zoning provided variances allowing these 40' lots be front entry instead of the rear entry required in R-A-1. We have found that a 40' front entry home product cannot meet a number of the requirements in the style guide due to the narrow width. Rather than requesting variances from the style guide to make these 40' front entry R-1-A lots work, we are requesting that the lots in this area be changed to R-1-3. We can then widen these lots from 40' to 50' match the other R-1-3 lots to ensure that they are able to meet all the style guide requirements.

The following variances are requested with this zoning change application:

- Allow block length to exceed 1,000 linear feet for homes abutting the west side of the drainage channel (Sec. 41 – 135). This variance was approved in the current PUD ordinance.



- Allow the option of both single-family attached or detached, by right in R-1-A (Sec. 53-111). ). This variance was approved in the current PUD ordinance.
- 
- Allow 1 of 2 required front yard trees to be a street tree (within ROW, Sec. 54-5, Note 1). This variance was approved in the current PUD ordinance.
- Allow side setbacks in R-1-A to be either 5' on each side, or 10' on one side and 0' on the other. Regardless of how setbacks are allocated, the exterior wall of adjacent homes must be at least 10' apart. (Sec. 53-33-Chart 1(Note 2). This is a new request that is intended to give builders some flexibility on the product that is offered in R-1-A

In summary, these adjustments to the previous PUD ensures that all lots can adhere to the City's style guide and adds another valuable commercial opportunity for the City along FM150. We have been very excited about this project as we have worked with City Staff and believe that these adjustments will bring out its full potential. Thank you for considering our request.

Sincerely,

Brett Corwin

Intermandeco, GP LLC

ORDINANCE NO. 1028

AN ORDINANCE AMENDING CHAPTER 53 (ZONING) OF THE CITY OF KYLE, TEXAS, FOR THE PURPOSE OF REZONING APPROXIMATELY 47.062 ACRES OF LAND FROM RETAIL SERVICE DISTRICT 'RS' TO PLANNED UNIT DEVELOPMENT 'PUD' FOR PROPERTY LOCATED WITHIN THE 800 BLOCK OF REBEL DRIVE, NORTH OF GREGG CLARKE PARK, IN HAYS COUNTY, TEXAS. (KY-TEX PROPERTIES, LP – Z-19-0035); AUTHORIZING THE CITY SECRETARY TO AMEND THE ZONING MAP OF THE CITY OF KYLE SO AS TO REFLECT THIS CHANGE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

SECTION 1. That the zoning district map of the City of Kyle adopted in Chapter 53 (Zoning) be and the same is hereby amended to rezone approximately 47.062 acres of land from Retail Service District 'RS' to Planned Unit Development 'PUD' for property located within the 800 block of Rebel Drive, north of Gregg Clarke Park, as shown on the property location map labeled Exhibit B. Certain variances were granted by City Council on March 5, 2019, as shown as part of Exhibit B.

SECTION 2. That the City Secretary is hereby authorized and directed to designate the tract of land zoned herein as such on the zoning district map of the City of Kyle and by proper endorsement indicate the authority for said notation.

SECTION 3. If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this Ordinance or the application to such other persons or sets of circumstances shall not be affected hereby, it being the intent of the City Council of the City of Kyle in adopting this Ordinance, that no portion hereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision.

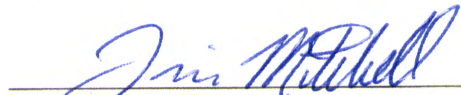
SECTION 4. This Ordinance shall be published according to law and shall be and remain in full force and effect from and after the date of publication.

SECTION 5. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

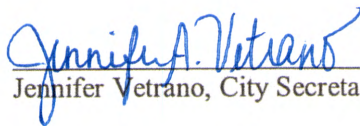
READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Kyle at a regular meeting on the 19th day of February, 2019, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Kyle at a regular meeting on the 5th day of March, 2019, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

APPROVED this 5th day of March, 2019.

  
\_\_\_\_\_  
Travis Mitchell, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Vetrano, City Secretary

# Exhibit "A"

## PROPERTY DESCRIPTION

BEING 47.062 ACRES OF LAND LOCATED IN THE JOHN PHARASS SURVEY IN HAYS COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 34.3 ACRE TRACT DESCRIBED IN A IN VOLUME 185, PAGE 391, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T), AND BEING THE REMAINING PORTIONS OF A CALLED 15 ACRE TRACT DESCRIBED AS "FIRST TRACT", AND A CALLED 6.89 ACRE TRACT DESCRIBED AS "SECOND TRACT" AS RECORDED IN VOLUME 203, PAGE 26 O.P.R.H.C.T., SAVE AND EXCEPT A CALLED 5.95 ACRE TRACT DESCRIBED IN VOLUME 301, PAGE 457 O.P.R.H.C.T., A CALLED 0.331 ACRE TRACT DESCRIBED IN VOLUME 351, PAGE 517 O.P.R.H.C.T., A CALLED 2.19 ACRE TRACT DESCRIBED IN VOLUME 1490, PAGE 105 O.P.R.H.C.T., AND A CALLED 2.00 ACRE TRACT DESCRIBED IN VOLUME 1630, PAGE 449 O.P.R.H.C.T., SAID 47.062 ACRE, TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83 4203.

**BEGINNING** at a ½ inch iron rod found on the westerly line of FM 150 for the southeast corner of Hometown Kyle Subdivision, Phase 2, a subdivision recorded in Volume 12, Page 111 of the Plat Records of Hays County, Texas, said point being the northeast corner of the herein described tract;

**THENCE**, with said westerly line of FM 150, S17°35'26"E, 677.05 feet; to an iron rod with cap stamped "Waterloo" found for the northeast corner of said 2.00 acre tract now known as the Balcones Bank Addition as recorded in Book 9, Page 296 of the Plat Records of Hays County, Texas (P.R.H.C.T.),

**THENCE**, leaving said westerly line with the boundary of said Balcones Banks Addition, the following courses and distances:

1. S72°23'21"W, 393.22 feet to an iron rod with aluminum cap stamped "Pro-Tech" found;
2. S17°35'12"E, 221.64 feet to an iron rod with aluminum cap found;
3. N72°21'16"E, 393.37 feet to an iron rod with aluminum cap found on said westerly line of FM 150;

**THENCE**, with said westerly line, S17°36'28"E, 189.91 feet to an iron rod with aluminum cap stamped "Kent McMillan" found for the northeast corner of said 2.19 acre tract;

**THENCE**, with the perimeter of said 2.19 acre tract, the following courses and distances:

1. S63°03'48"W, 398.35 feet to a ½ inch iron rod found;
2. S27°28'04"E, for a distance of 254.47 feet to an iron rod with cap stamped "Kent McMillan" found on the north line of a 60 foot wide Road Easement as described in Volume 623, Page 792 O.P.R.H.C.T.;
3. N62°33'20"E, for a distance of 354.73 feet to an iron rod with cap stamped "Kent McMillan" found on said westerly line of F.M. 150 for the southeast corner of said 2.19 acre tract;

**THENCE**, with said westerly line, S17°36'02"E, for a distance of 30.45 feet to a Mag Nail set for the northeast corner of a called 5.95 acre tract as described in Volume 301, Page 475 O.P.R.H.C.T.;

**THENCE**, with the north line of said 5.95 acre tract and the south line of the tract herein described, S62°33'20"W, at a distance of 349.51 feet pass a bolt found, and continuing for a total distance of 1444.26 feet to a Mag nail set on the easterly line of a called 20.00 acre tract, same being the easterly line of a 100 foot wide Public Right of Way and Easement both described in Volume 513, Page 822 O.P.R.H.C.T. for the northeast corner of said 5.95 acre tract and the southwest corner of the tract herein described;

**THENCE**, with said easterly line, N10°24'33"W, at a distance of 31.35 feet passing an iron rod with cap stamped "Kent McMillan" found on the north line of said 30 foot wide Access and Egress Easement, and continuing for a total distance of 307.57 feet to an iron rod with cap stamped "Kent McMillan" found for the northeast corner of said 20.00 acre tract;

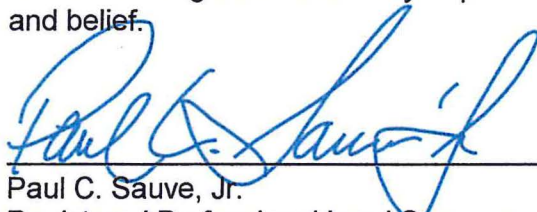
**THENCE**, with the north line of said 20.00 acre tract, S62°03'50"W, for a distance of 169.20 feet to a ½ inch iron rod found for the southeast corner of Hometown Kyle Subdivision, Phase 4, Section 2 as recorded in Cabinet 17, Slide 274, O.P.R.H.C.T.;

**THENCE**, with the easterly line of said Hometown Kyle Subdivision, Phase 4, Section 2, and the easterly line of Hometown Kyle Subdivision Phase 4, Section 1 as recorded in Cabinet 17, Slide 58, O.P.R.H.C.T., N17°37'26"W, for a distance of 1264.36 feet to a ½ inch iron rod found for the northeast corner of said Hometown Kyle Phase 4 Section 1, same being the southwest corner of said Hometown Kyle Phase 2 and being the northwest corner of the herein described tract;

**THENCE**, with the south line of said Hometown Kyle Phase 2, N69°24'05"E, for a distance of 1553.55 feet **POINT OF BEGINNING** and containing 47.062 acres of land, more or less

**SURVEYOR'S STATEMENT**

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr.  
Registered Professional Land Surveyor  
No. 2518 – State of Texas

September 04, 2018

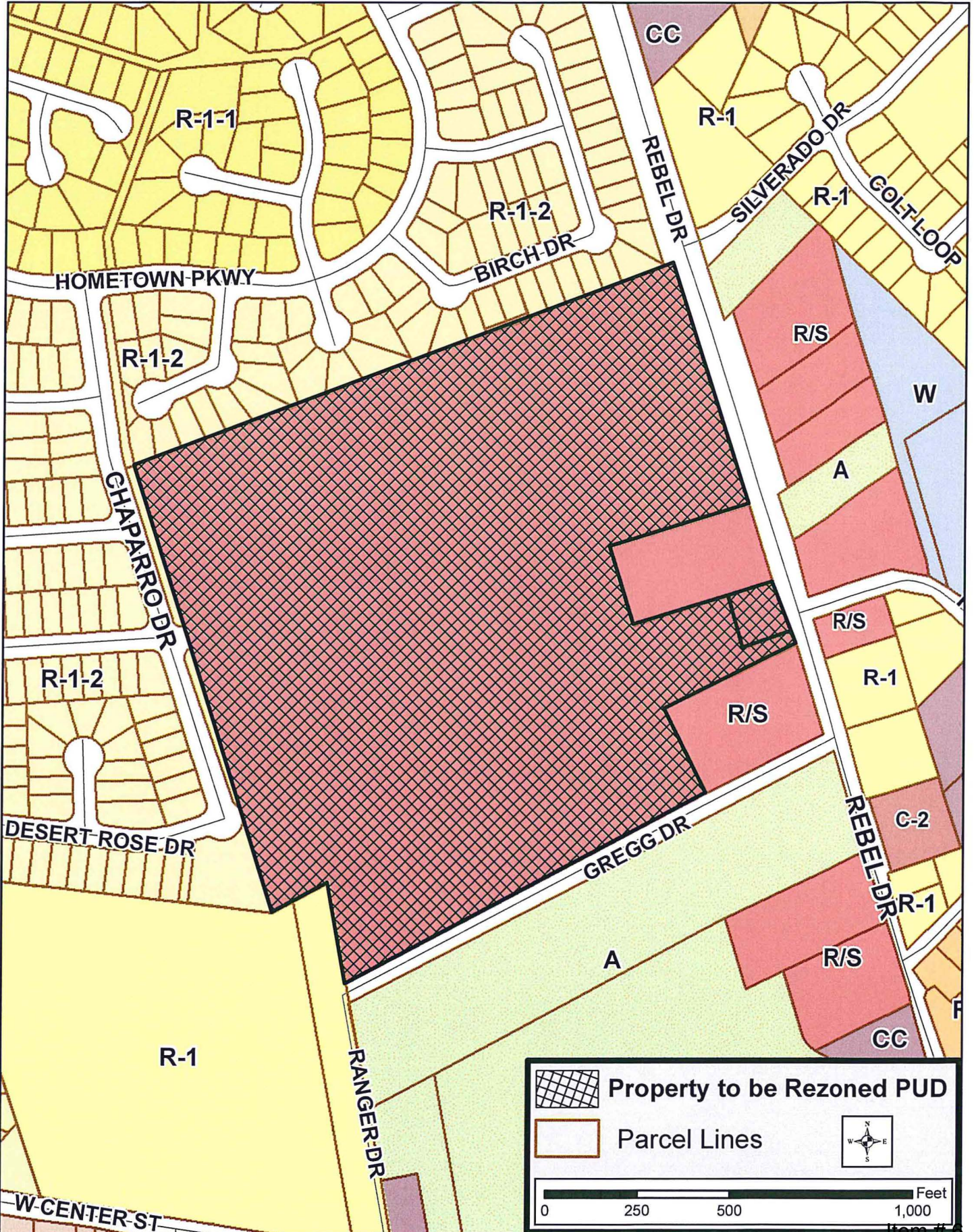


# Exhibit B

Z-19-0035

KYTEX Properties

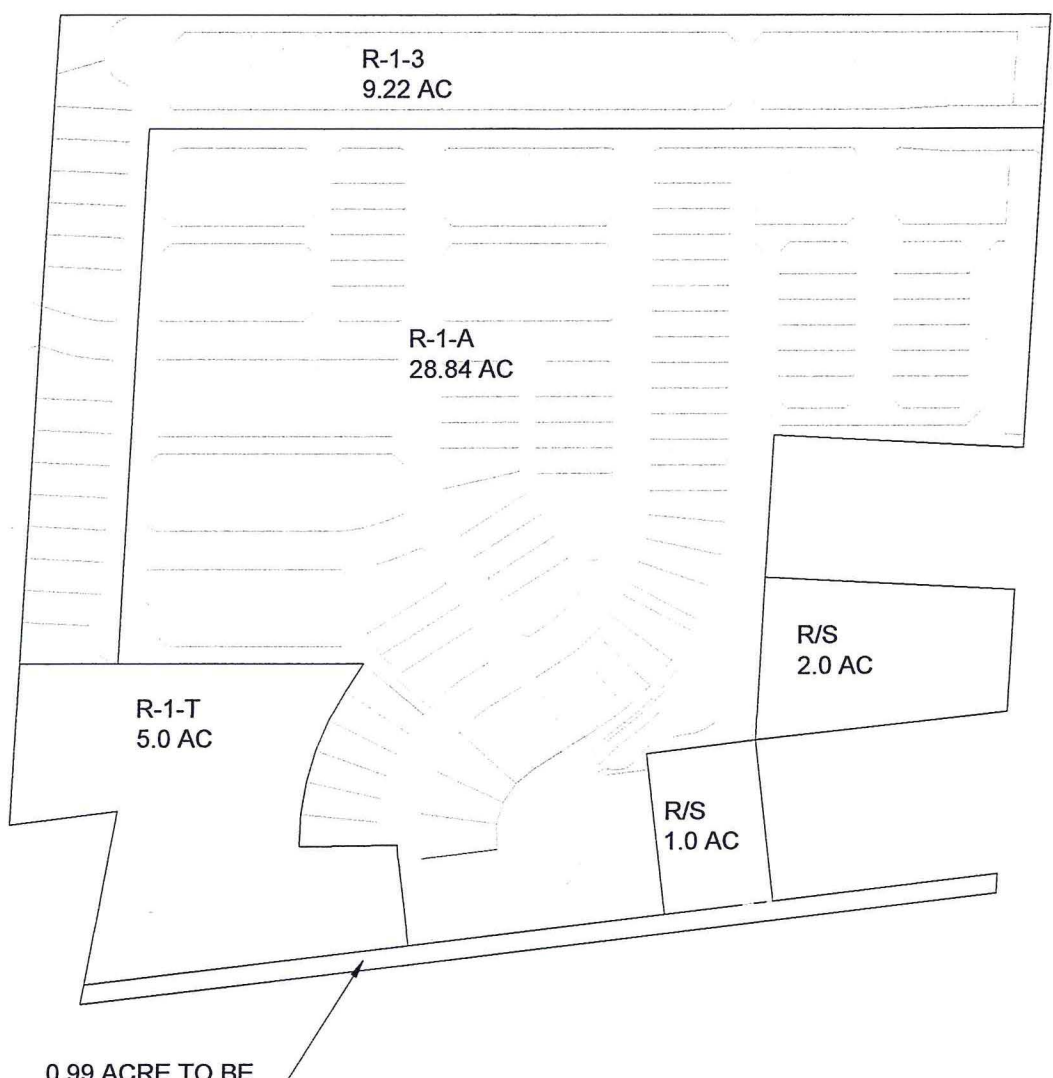
47 Acres



## **EXHIBIT “B”**

### **LIST OF VARIANCE’S APPROVED BY CITY COUNCIL ON MARCH 5, 2019**

- Allow block length to exceed 1,000 linear feet for homes abutting the west side of the drainage channel (Sec. 41-135).
- Allow the option of both single-family attached or detached, by right (Sec. 53-111).
- Allow the 27 lots west of and abutting drainage channel to not be alley loaded (Sec. 53-933(b)).
- Allow 1 of 2 required front yard trees to be a street tree (within ROW, Sec. 54-5, Note 1).



0.99 ACRE TO BE DEDICATED AS PUBLIC R.O.W.

ZONING	AREA (AC)
R-1-A	28.84
R-1-3	9.22
R-1-T	5.00
R/S	3.01
R.O.W.	0.99
<b>TOTAL</b>	<b>47.06</b>

DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES

Sheet Index:	
Date:	12/17/2018
Scale:	1" = 300'
Check by:	TJG
Drawn By:	TJG
Sheet No.	1 of 1
Project No.	0756-002

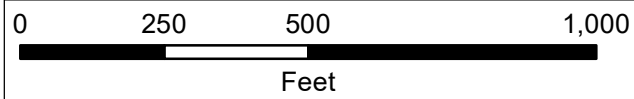
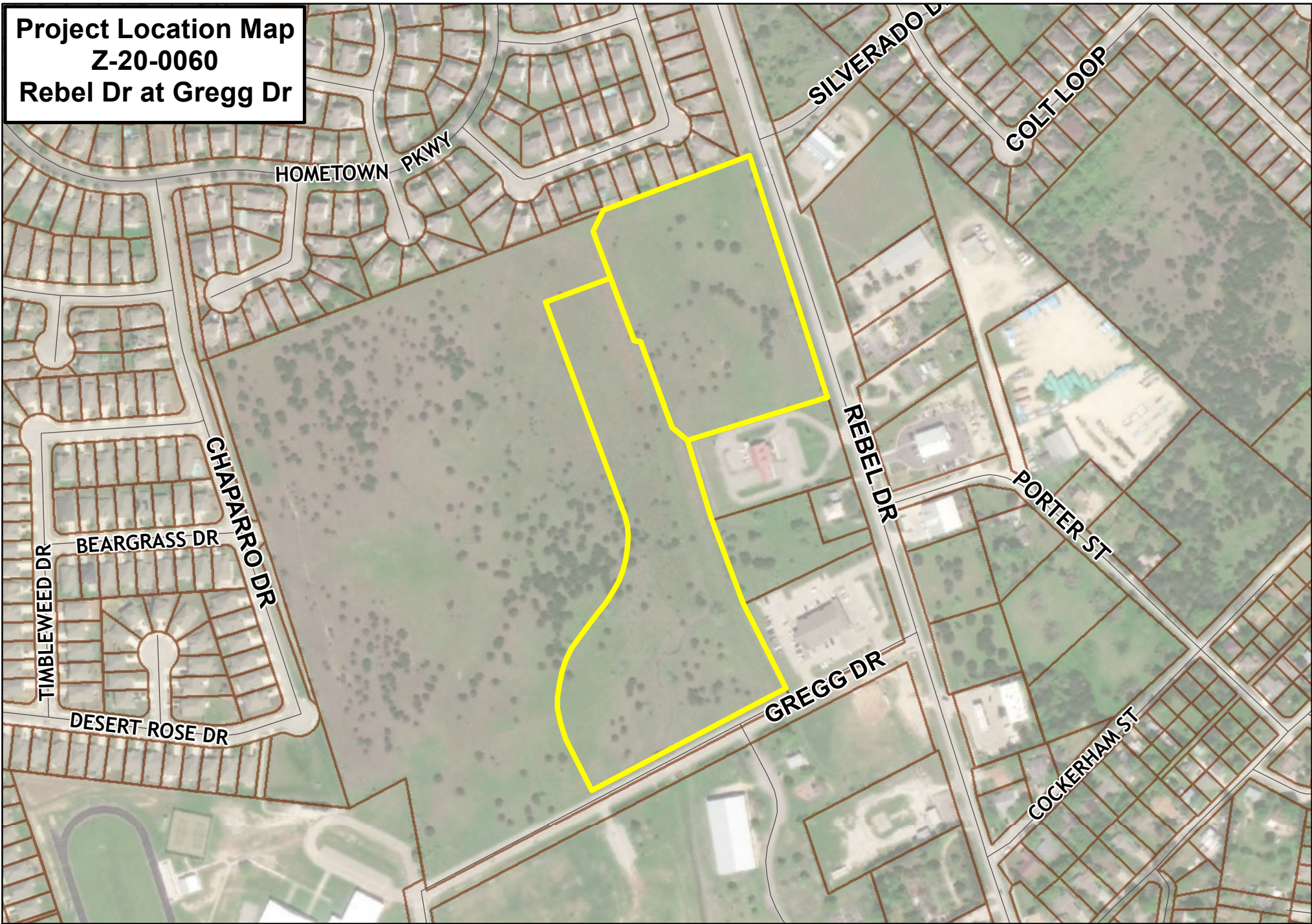
KYLE 46 ACRE TRACT			
PROPOSED ZONING EXHIBIT			
No.	DATE	DESCRIPTION	BY



PREPARED FOR:  
**VILLANOVE VENTURES, LLC**  
 4203 NORTH HILLS DRIVE  
 AUSTIN, TX 78731



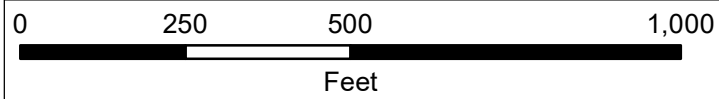
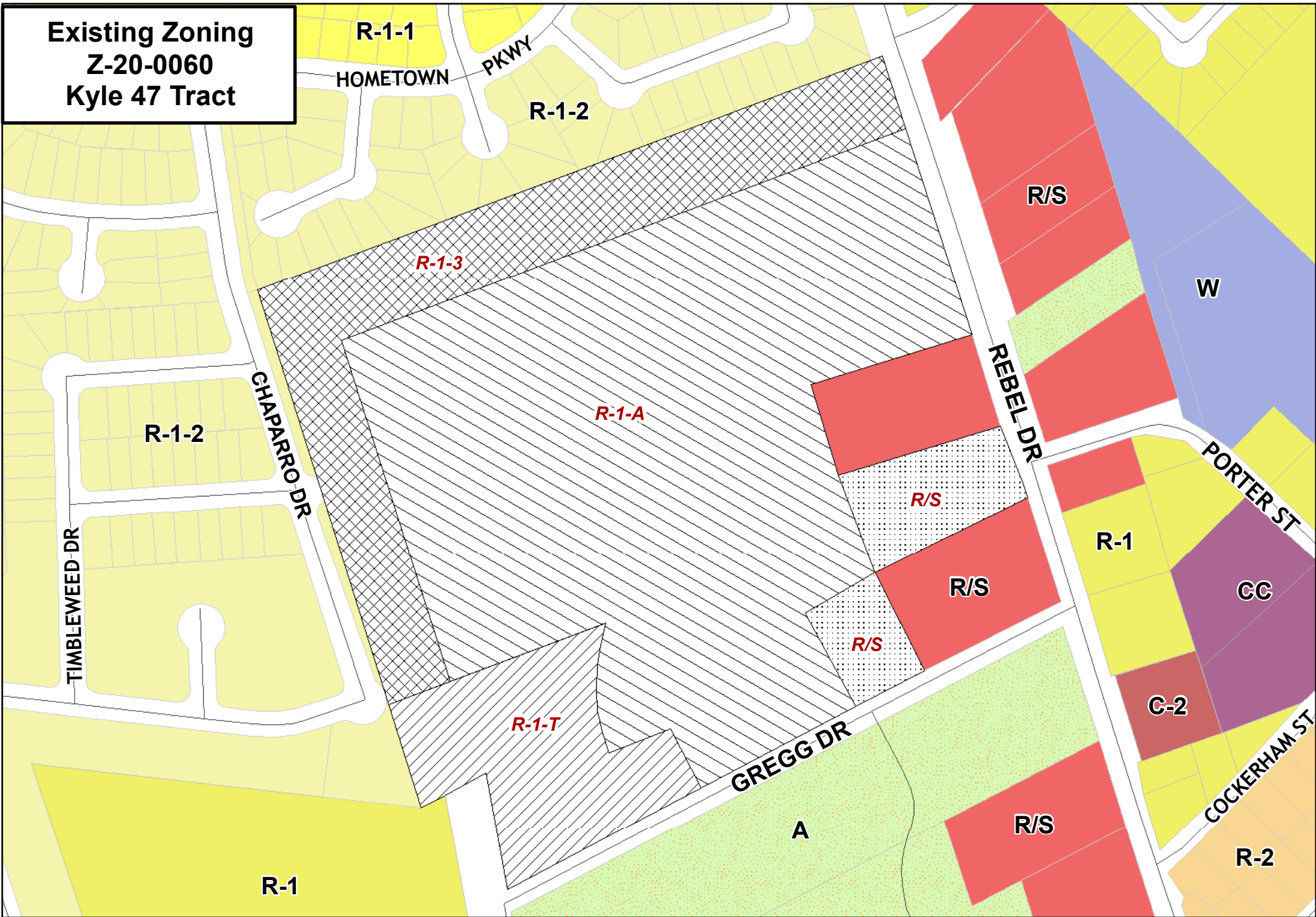
**Project Location Map**  
**Z-20-0060**  
**Rebel Dr at Gregg Dr**



 Property Location  
Item # 8

 Parcel Lines

**Existing Zoning  
Z-20-0060  
Kyle 47 Tract**



- R-1-3 within PUD
- R-1-T within PUD
- R-1-A within PUD
- R/S within PUD

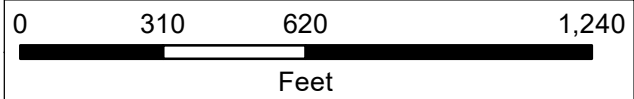
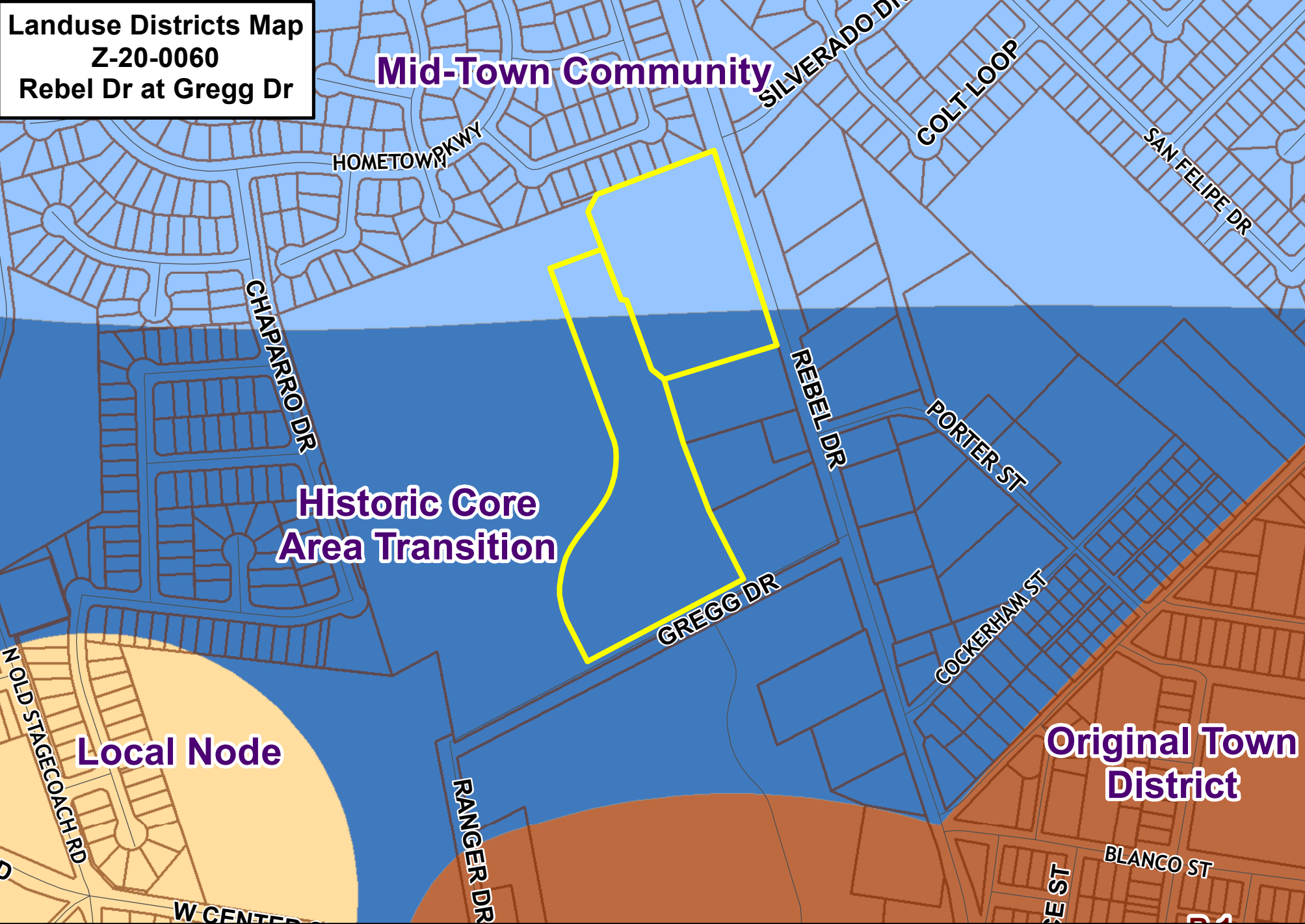
Landuse Districts Map  
Z-20-0060  
Rebel Dr at Gregg Dr

Mid-Town Community


Historic Core  
Area Transition

Local Node

Original Town  
District



 Property Location  
Item # 8

 Parcel Lines



# CITY OF KYLE, TEXAS

150 Business Park (CUP-20-0025)

**Meeting Date: 8/11/2020**

**Date time:6:30 PM**

**Subject/Recommendation:** Consider a request to construct three (3) retail buildings (Building 1 approximately 7,379 sq. ft., Buildings 3 and 4 approximately 5,301 sq. ft.) for property located within the IH-35 overlay district. (340 E. RR 150 - 150 Business Park)

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

---

## **ATTACHMENTS:**

### **Description**

- Staff Memo
- Building 1 Elevations
- Building 1 Layout
- Buildings 3 & 4 Elevations
- Buildings 3 & 4 Layout
- Site Plan & Landscape Plan



# CITY OF KYLE

## Community Development Department

---



### MEMORANDUM

**TO:** Planning & Zoning Commission

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

**DATE:** Tuesday, August 11, 2020

**SUBJECT:** 150 Business Park – Phase 1, Retail Shell Buildings (CUP-20-0025)

### REQUEST

The applicant seeks to construct three (3) retail buildings off of Hill Street & E FM 150, located between the Valero fuel station located at 22801 IH-35 and the Sonic located at 400 E FM 150. The structure will consist of an exterior façade primarily comprised of a brick veneer of Burgundy Heritage Finish. The roof will be painted grey and made of a galvalum product. Building 1 will be approximately 7,379 sq. ft. and Buildings 3 & 4 will be approximately 5,301 sq. ft.

### LOCATION

The property is located at 340 E FM 150.



## **OVERLAY DISTRICT**

The I-35 overlay district. The Interstate Highway 35 corridor conditional use overlay district (the I-35 overlay district) extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

## **TEXT OF THE ZONING ORDINANCE**

**Sec. 53-896.** - Standards for review.

- (a) The planning and zoning commission shall determine whether the application and project is consistent and compliant with the terms and intent of this division, this chapter, chapter 32, article II, pertaining to the site development plan, and all other codes and ordinances of the city. The planning and zoning commission will determine if the proposed use, occupancy and structure will promote, preserve, and enhance, and will not damage or detract from the distinctive character of the community; will preserve and protect property values and taxable values; will not be detrimental or inconsistent with neighboring uses and occupancies; will not be detrimental to the general interests of the citizens; and will not be detrimental to the public health, safety and welfare. In conducting its review, the planning and zoning commission shall make examination of and give consideration to the traffic flow, development density, neighboring historical designs, neighboring uses, and elements of the application, including, but not limited to:
- (1) Height, which shall conform to the requirements of this chapter;
  - (2) Building mass, which shall include the relationship of the building width to its height and depth, and its relationship to the visual perception;
  - (3) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including, but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
  - (4) Roof shape, which shall include type, form, and materials;
  - (5) Materials, texture, and color, which shall include a consideration of material compatibility among various elements of the structure;
  - (6) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
  - (7) Landscape design and plantings, which shall include lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
  - (8) Vehicular and pedestrian access, which shall include location, width, and type of surface for all points of ingress and egress;
  - (9) Signage, which shall include, in addition to the requirements chapter 29, pertaining to signs, the appropriateness of signage to the building in relation location, historical significance of the structure and neighboring structures, traffic visibility; obstruction of views from neighboring property;

- (b) The planning and zoning commission may request from the applicant such additional information, sketches, and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding matters under examination. It may recommend to the applicant changes in the plans it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The planning and zoning commission shall keep a record of its proceedings and shall attach to the application copies of information, sketches, and data needed to clearly describe any amendment to the application.
- (c) If the conditional use permit is granted by the planning and zoning commission, the applicant shall be required to obtain a building permit and/or a development permit, if required, provided all other requirements for a building permit and/or a development permit are met. The building permit and/or a development proposal as approved shall be valid from one year from the date of approval. The planning and zoning commission may grant an extension of the one-year limitation if sufficient documentation can be provided to warrant such an extension.

### **STAFF ANALYSIS**

Staff has reviewed the request and has made the following findings:

1. The proposed building meets the intent of the Retail Services zoning standards for the building and site work;
2. The architecture style of the building meets the requirements in the I-35 Overlay;
3. Multiple faced planes breaking up length and depth of buildings;
4. Multiple glass windows and entrances breaking up length and depth of buildings;
5. Materials types and specific colors are available on the elevation sheet.
6. The overall design aesthetic and color palette parallels the current ideals within the I-35 Overlay standard for the preferable appearance of the Kyle I-35 corridor.

The site plan shown as an exhibit is code compliant, and matches building improvements for both the Retail Services zoning district and I-35 Overlay. The building meets and exceeds the requirements for a minimum of 90% four sided masonry. The color scheme is similar to the encouraged City of Kyle red and white color palette.

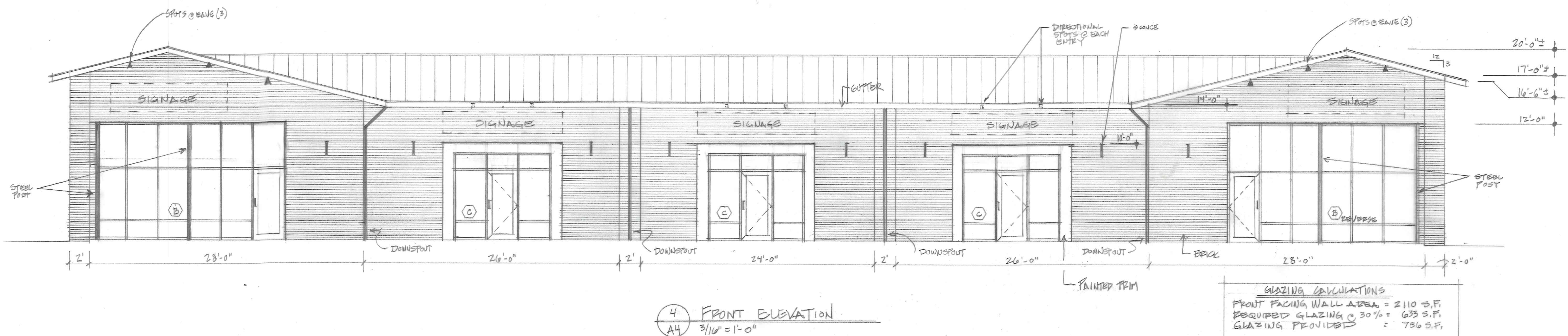
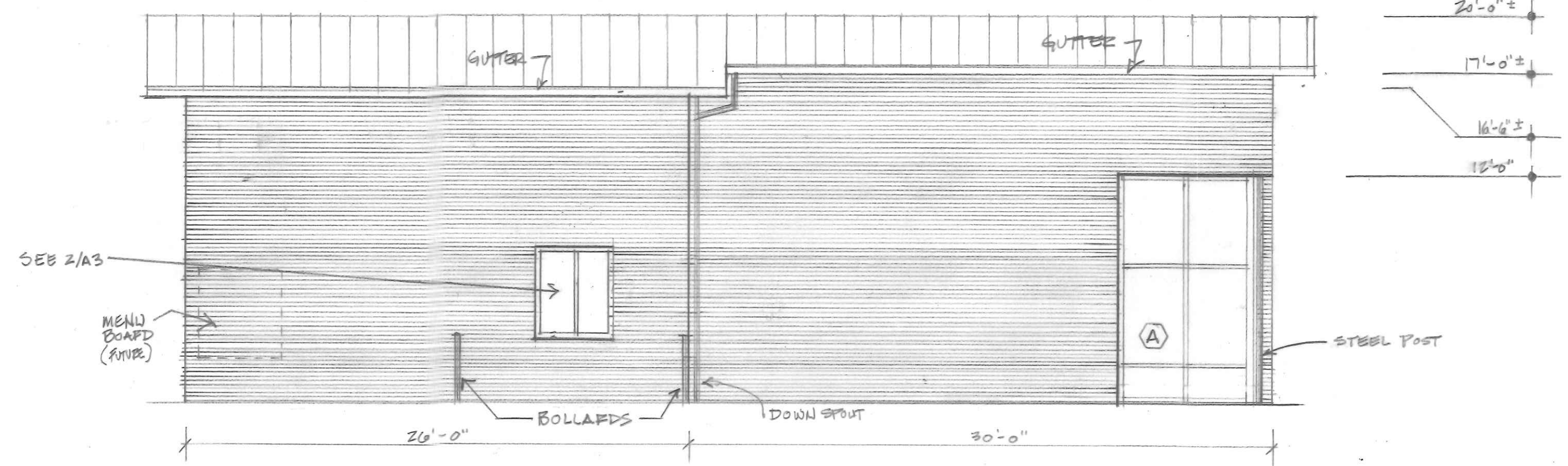
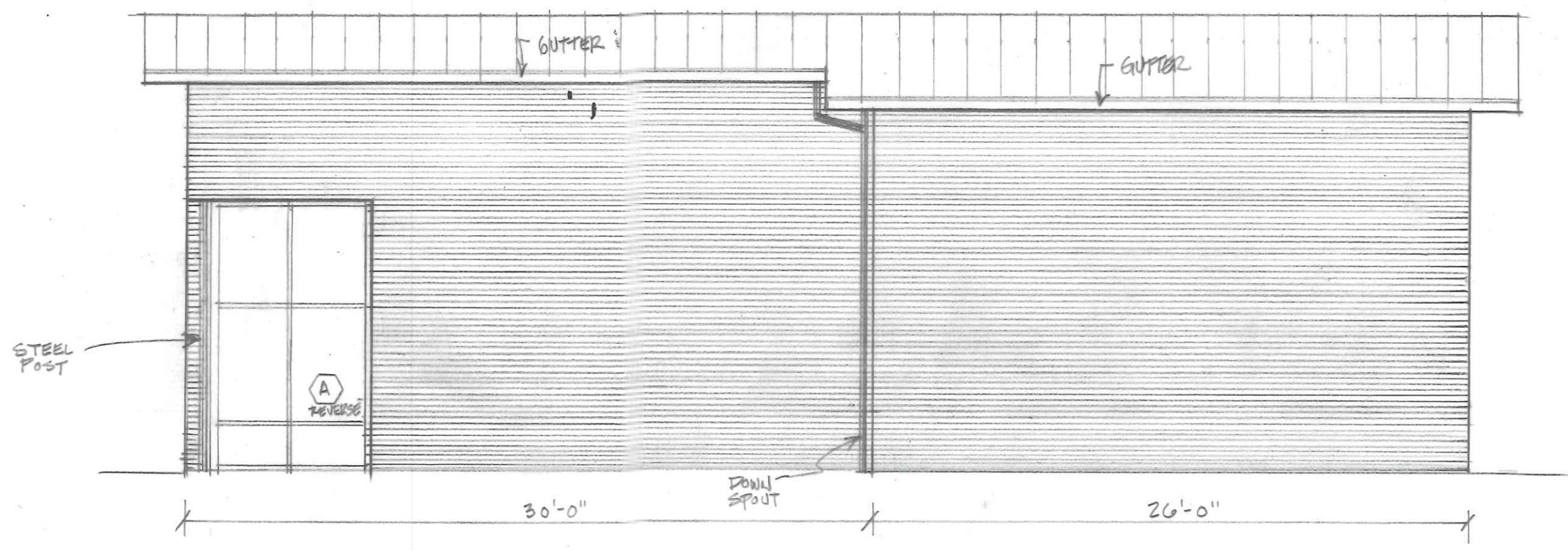
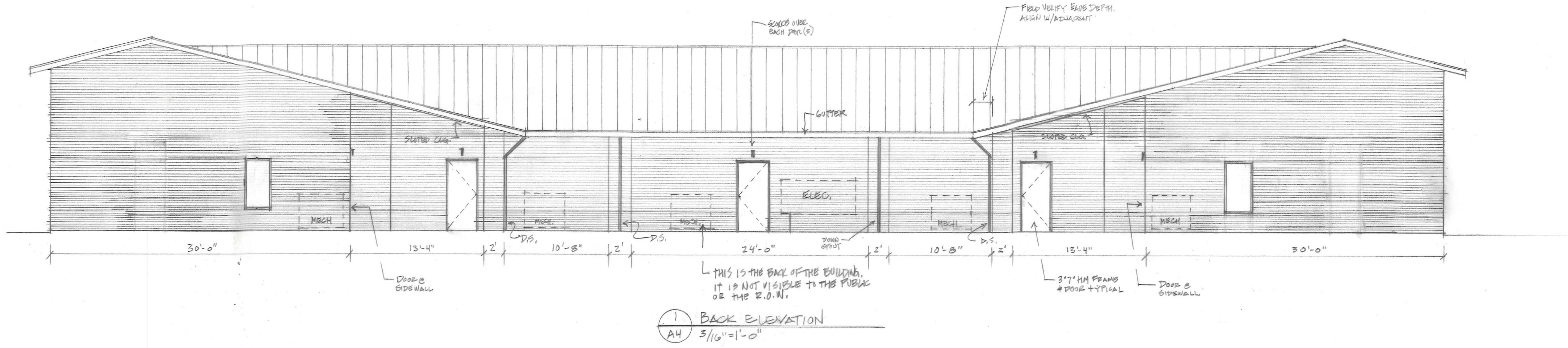
### **RECOMMENDATION**


Staff has reviewed the color elevations for compliance with the Sec. 53-899 (I-35 Overlay design standards), and the plans are compliant. Staff recommends approval of the conditional use permit (CUP-20-0025).

## **ATTACHMENTS**

1. Exterior elevations
2. Exterior floor plans
3. Landscape plan
4. Application submittal



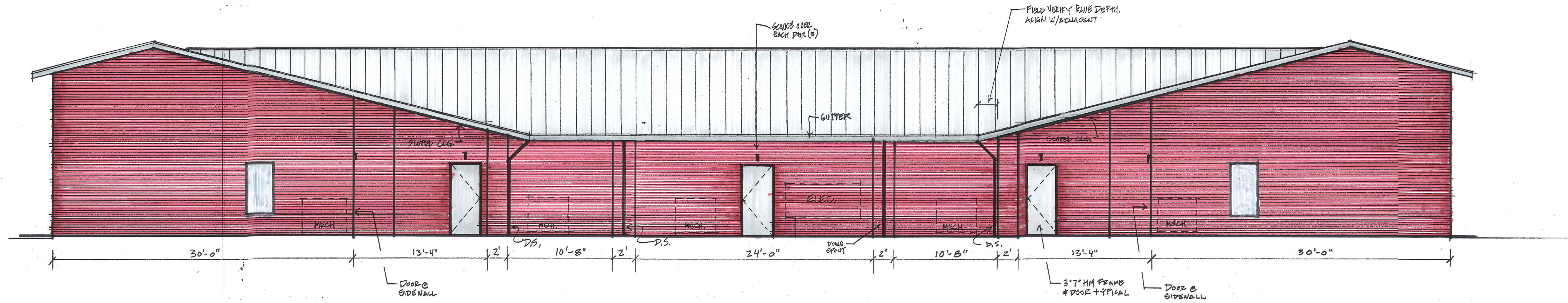


  
 7.9.20

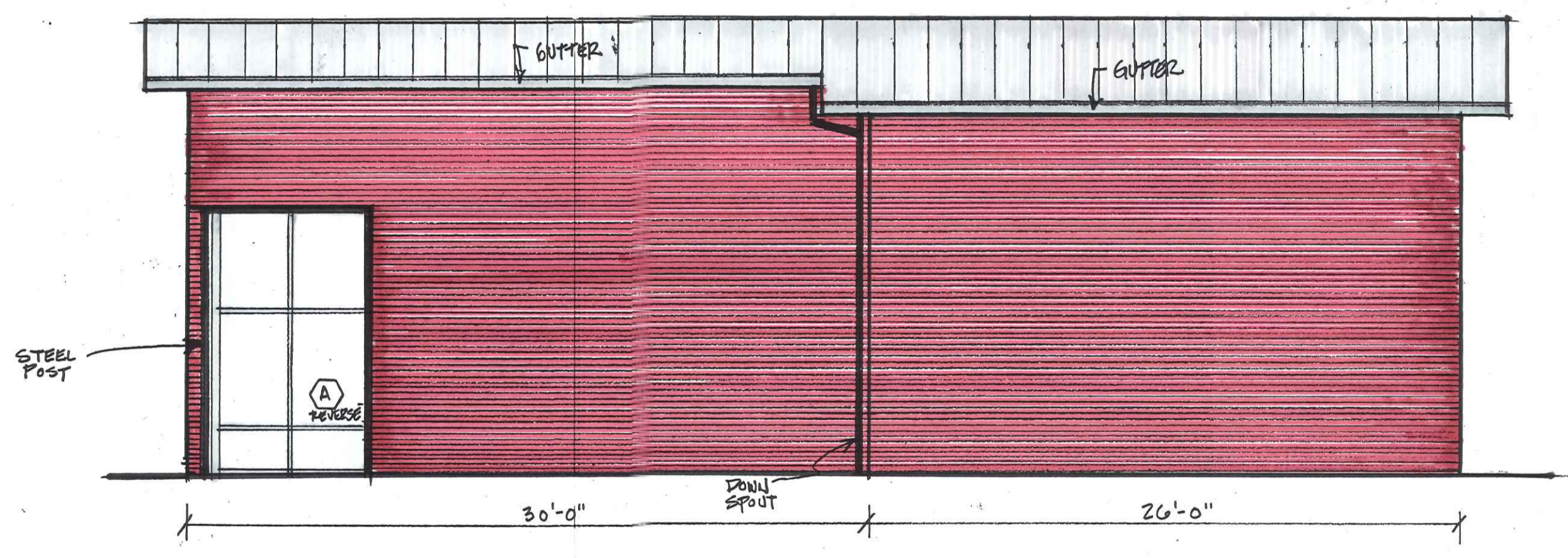
**150 Business Park Retail**  
 340 East FM 150  
 Kyle, Texas 78640

**Michael Wills - Architect**  
 503 West San Antonio St.  
 San Marcos, Texas 78666  
 512-396-9829

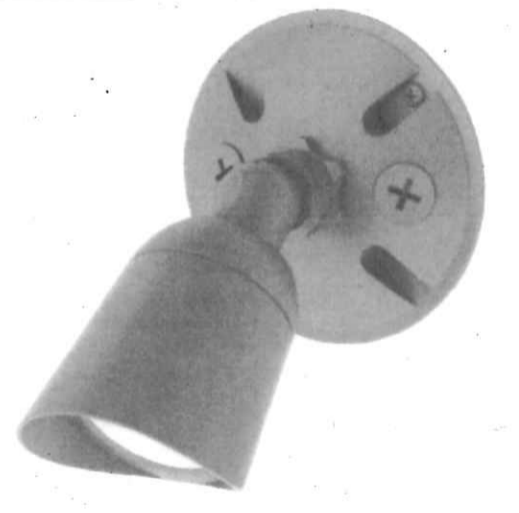
Sheet  
**A4**



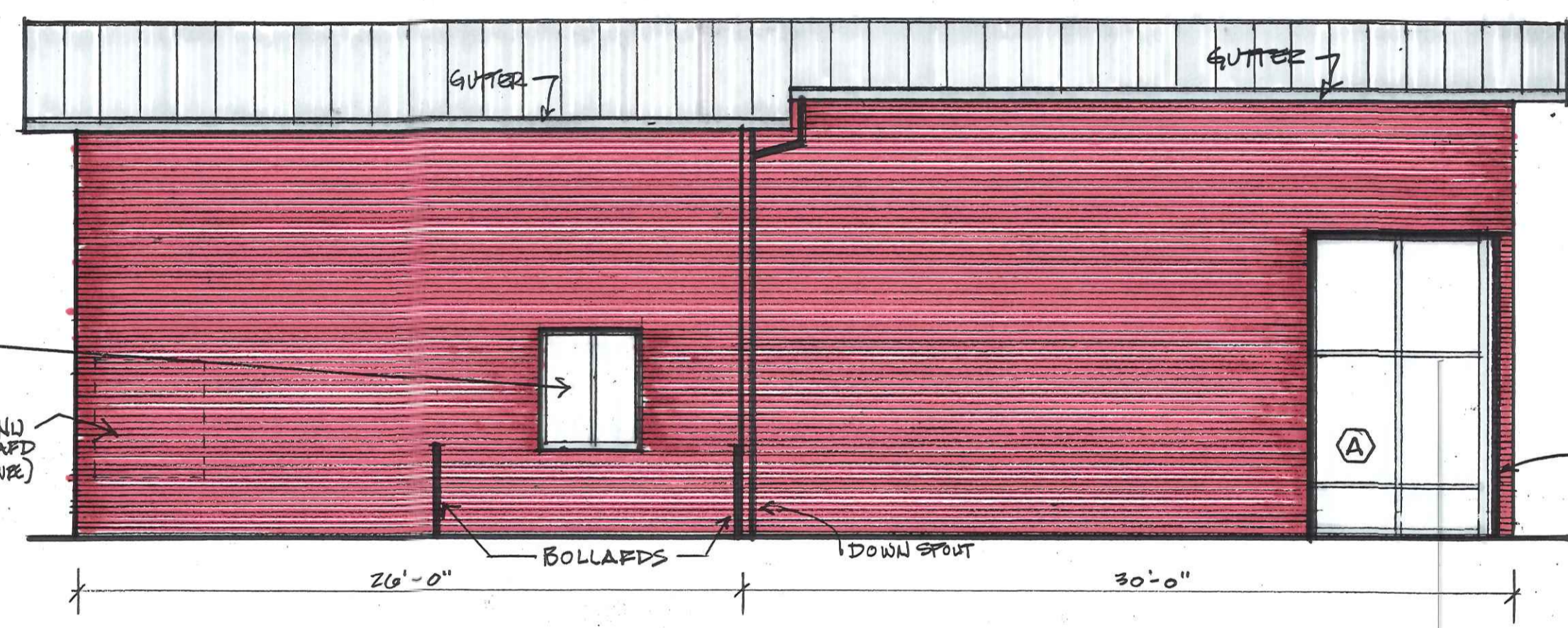
1 BACK ELEVATION  
A4 3/16" = 1'-0"



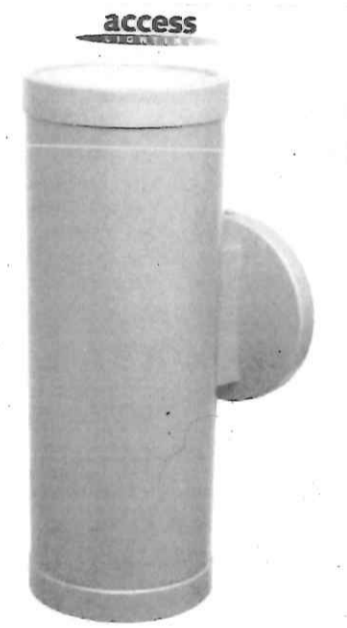
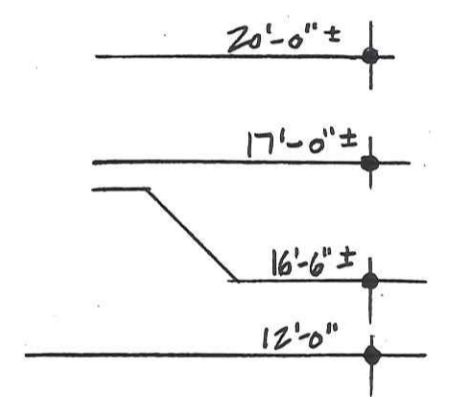
2 SIDE ELEVATION (NW)  
A4 3/16" = 1'-0"



WAC Lighting  
Endurance Single Spot 7" Tall High Output LED Spot Light - 15 Watts  
Model: WP-LED15-39-40R  
from the Endurance Single Spot Collection

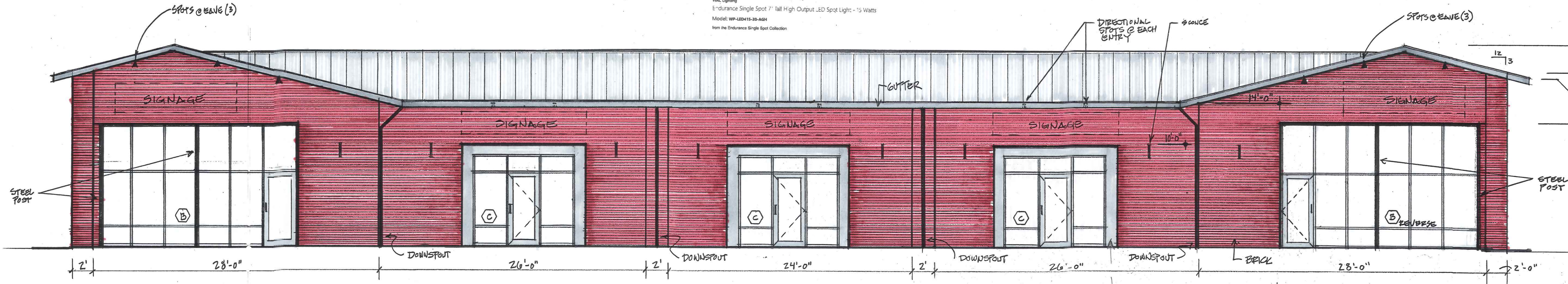


3 SIDE ELEVATION (SE)  
A4 3/16" = 1'-0"



Access Lighting  
Position 2 Light 12-1/4" High LED Outdoor Wall Sconce  
Model: 2934LEDUP-12V-12R  
from the Position Collection

WALL SCONCE



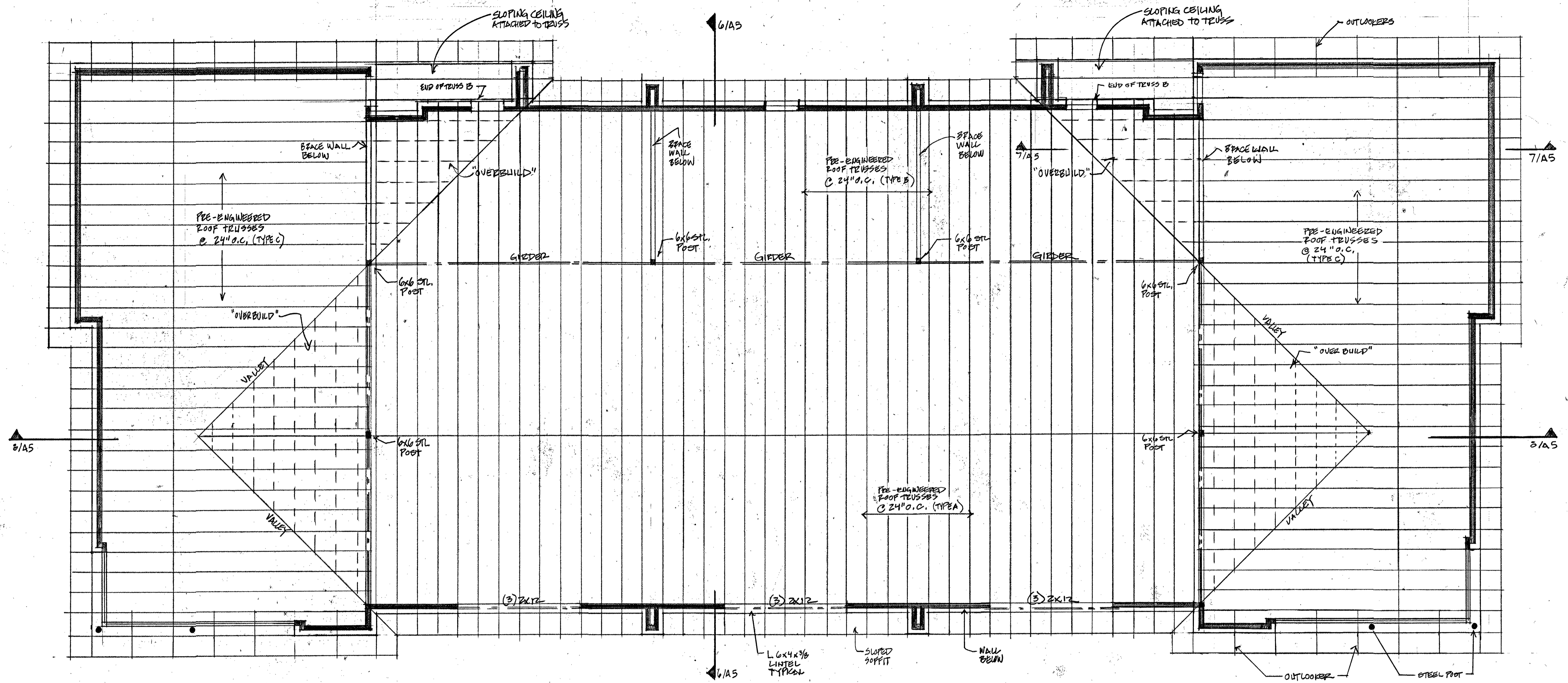
4 FRONT ELEVATION  
A4 3/16" = 1'-0"

GLAZING CALCULATIONS  
FRONT FACING WALL AREA = 2110 S.F.  
REQUIRED GLAZING @ 30% = 633 S.F.  
GLAZING PROVIDED = 756 S.F.

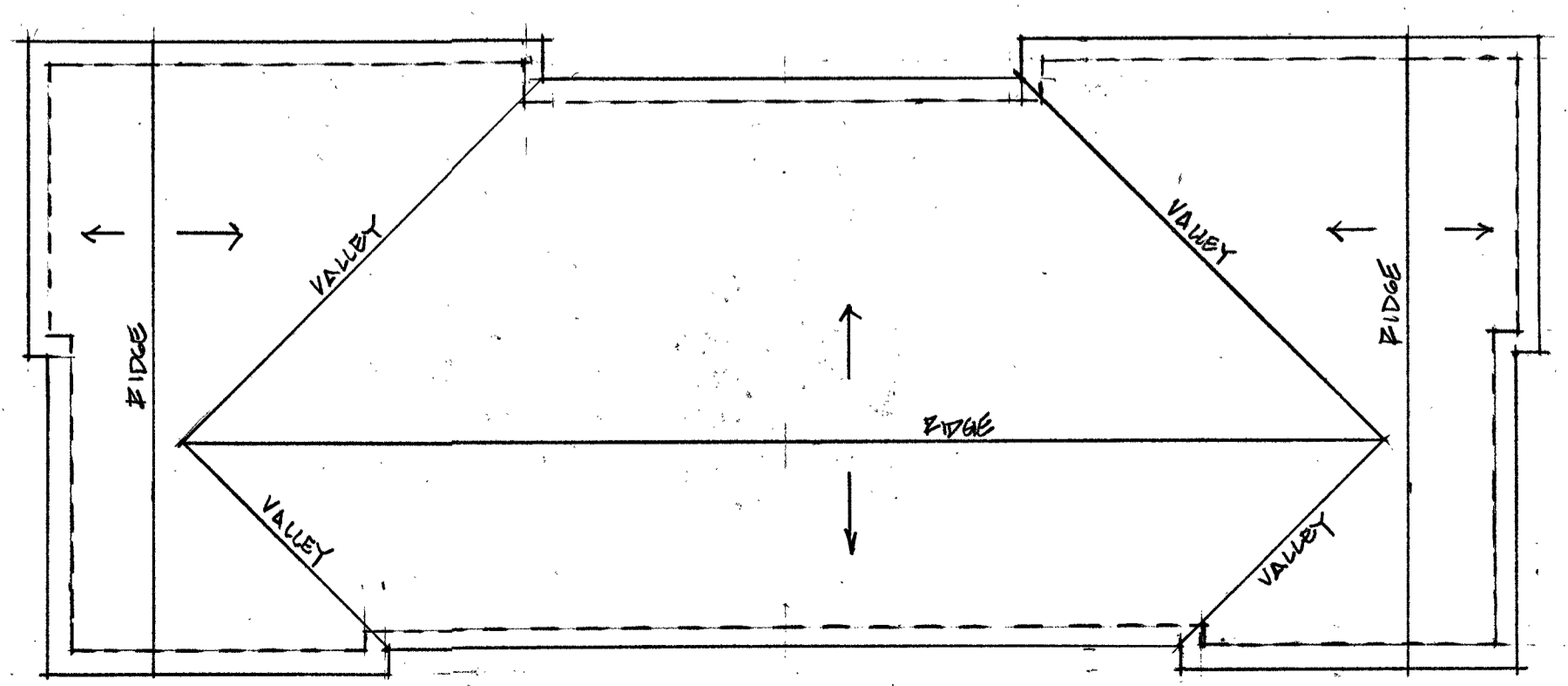


150 Business Park Retail  
340 East FM 150  
Kyle, Texas 78640  
Michael Wills - Architect  
503 West San Antonio St.  
San Marcos, Texas 78666  
512-396-9829

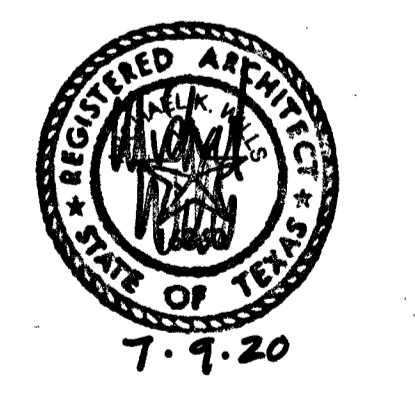
Sheet  
A4 COLOR



1 ROOF FRAMING  
 AG 3/16" = 1'-0"



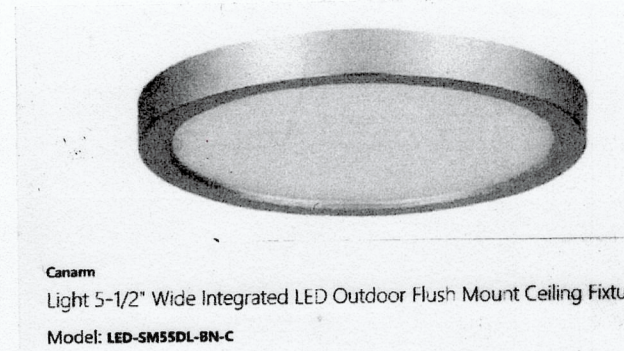
2 ROOF PLAN  
 AG 1/16" = 1'-0"  
 Item # 7



150 Business Park Retail  
 340 East FM 150  
 Kyle, Texas 78640

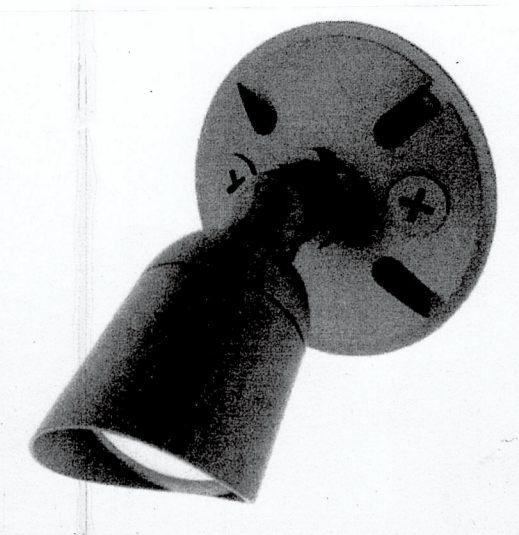
Michael Wills - Architect  
 503 West San Antonio St.  
 San Marcos, Texas 78666  
 512-396-9829

Sheet  
 AG



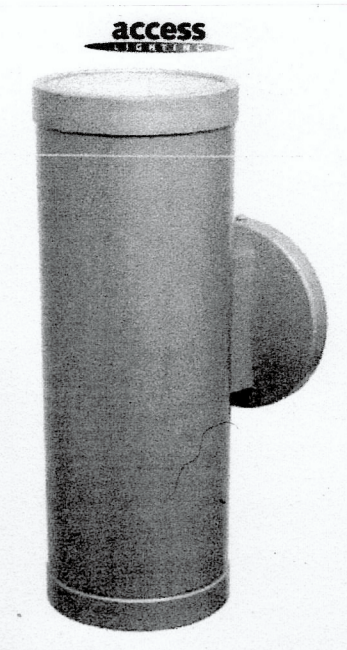
Ceram Light 5-1/2" Wide Integrated LED Outdoor Flush Mount Ceiling Fixture Model: LED-04550L-4N-C

RECESSED @ SOFFIT



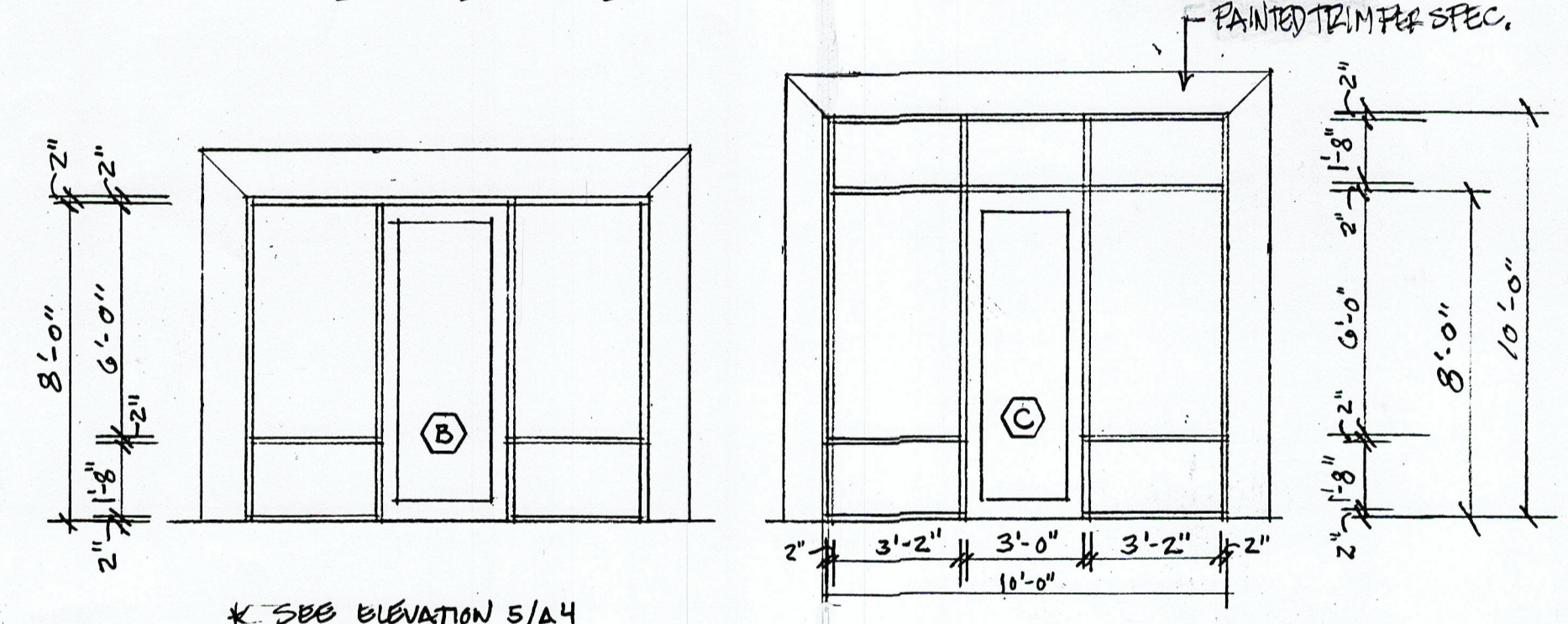
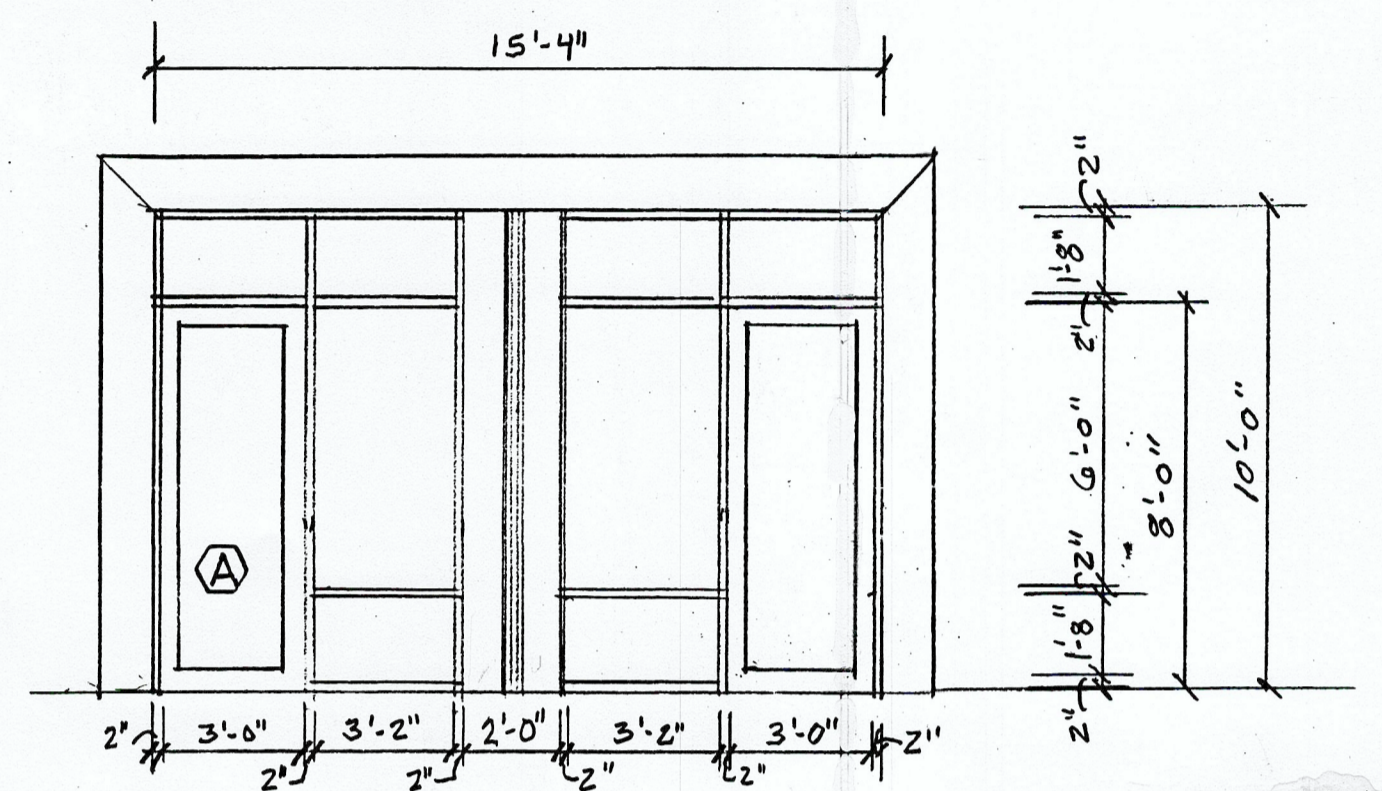
WAC Lighting Endurance Single Spot 7" Tall High Output LED Spot Light - 15 Watts Model: WP-LED415-38-AGH From the Endurance Single Spot Collection

SPOT @ EAVES



Access Lighting Position 2 Light 12-1/4" High LED Outdoor Wall Sconce Model: 2034LEDOLP-SAT1CLA From the Position Collection

WALL SCONCE



4 STOREFRONTS  
A4 1/4" = 1'-0"



3 BACK ELEVATION  
A4 3/16" = 1'-0"

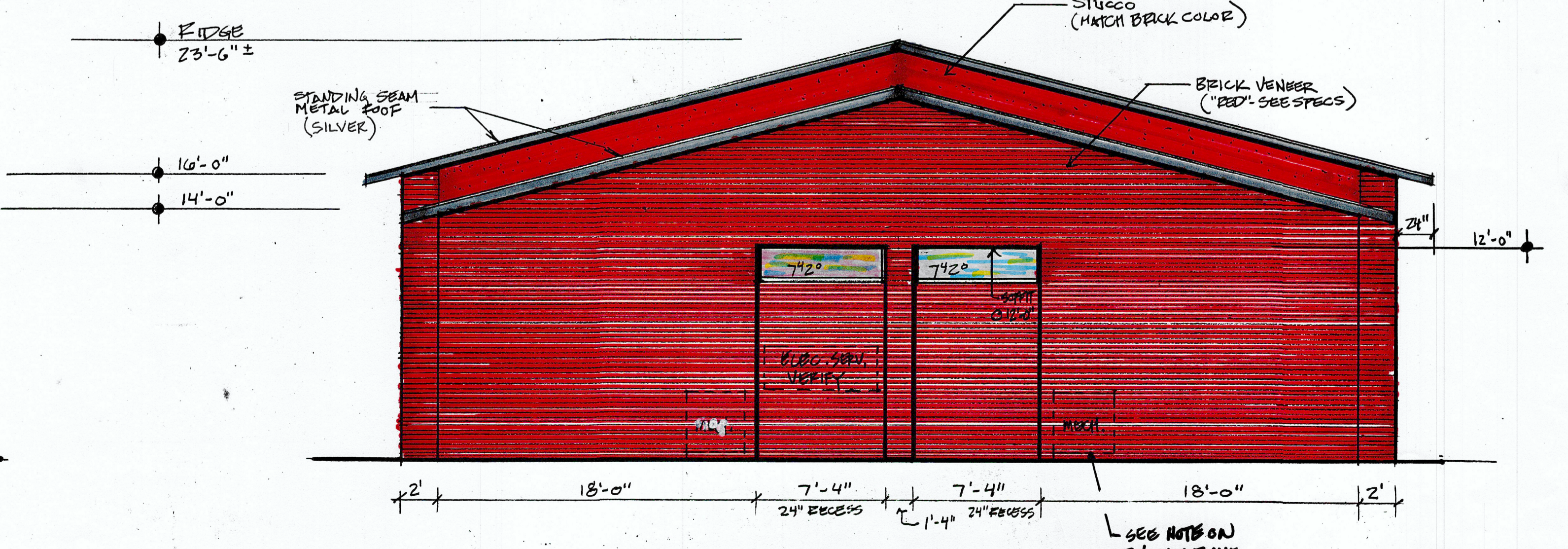


5 FRONT ELEVATION  
A4 3/16" = 1'-0"

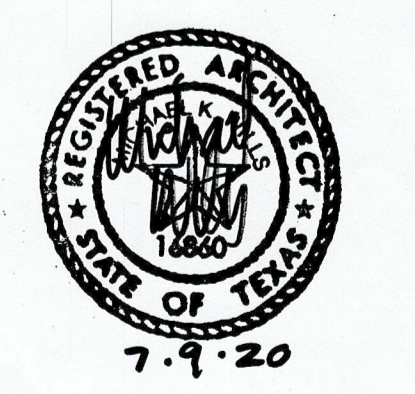
GLAZING CALCULATIONS	
FRONT FACING WALL AREA	1434 S.F.
REQUIRED GLAZING (30%)	445 S.F.
GLAZING PROVIDED	490 S.F.



6 SIDE ELEVATION  
A4 3/16" = 1'-0"



7 SIDE ELEVATION  
A4 3/16" = 1'-0"



150 Business Park Flex  
340 East FM 150  
Kyle, Texas 78640

Michael Wills - Architect  
503 West San Antonio St.  
San Marcos, Texas 78666  
512-396-9829

Sheet  
A4 COLOR





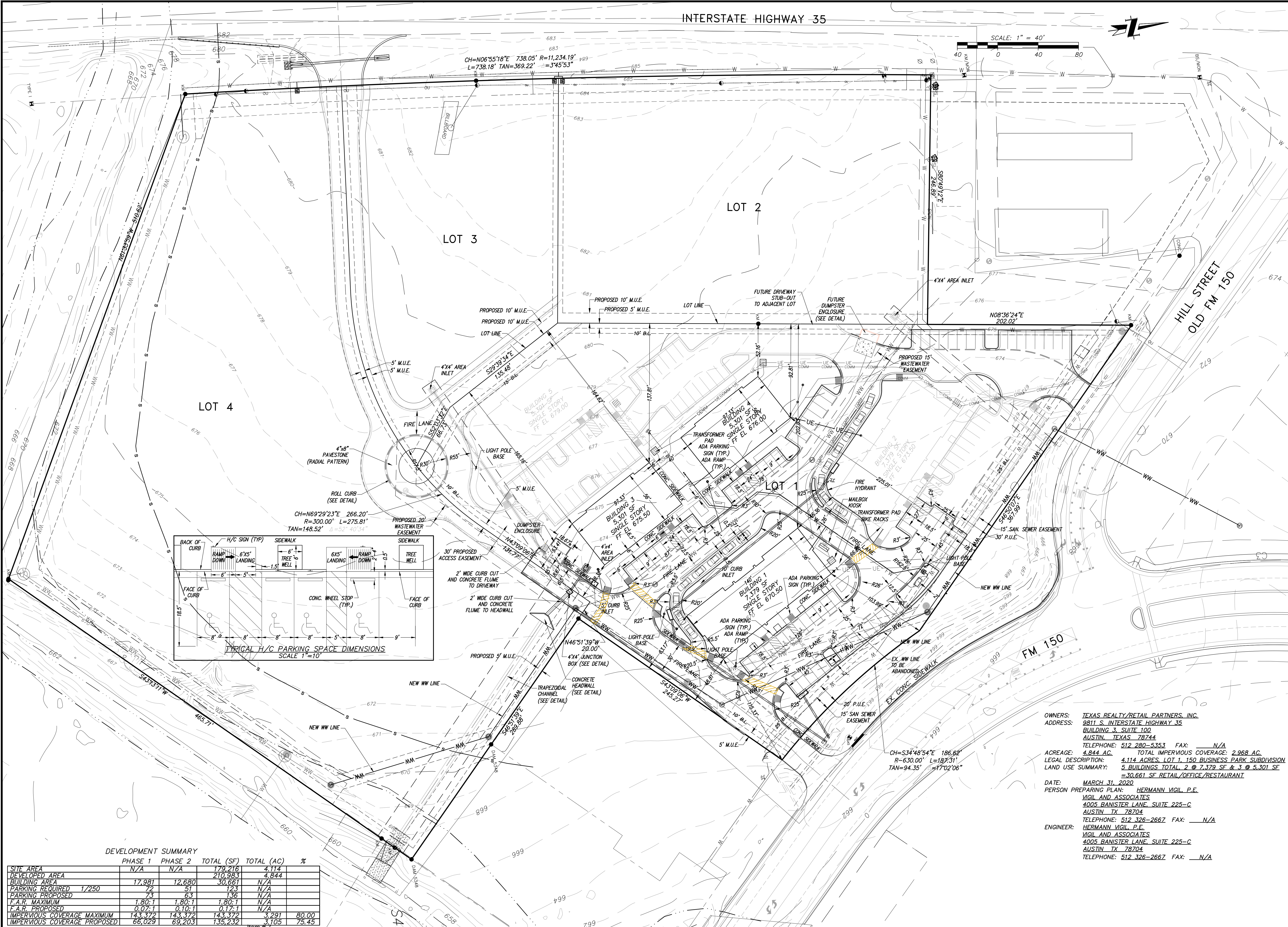
SCALE: 1" = 40'

These drawings are the property of Vigil & Assoc. and shall not be used on other work without our approval.

If this sheet does not measure 24"x36" it has been modified.

COPYRIGHT: 2020

NO.	DESCRIPTION	REVISION	DATE



**VIGIL & ASSOC.**  
 FIRM REGISTRATION NO. F-4768  
 P.O. BOX 163314, AUSTIN, TEXAS 78716-3314  
 TEL 512-326-2667

**SITE PLAN - PHASE 1**  
**150 BUSINESS PARK**  
 340 E. FM 150  
 KYLE, TEXAS

OWNERS: **TEXAS REALTY/RETAIL PARTNERS, INC.**  
 ADDRESS: 9811 S. INTERSTATE HIGHWAY 35  
 BUILDING 3, SUITE 100  
 AUSTIN, TEXAS 78744  
 TELEPHONE: 512 280-5353 FAX: N/A

ACREAGE: 4.844 AC. TOTAL IMPERVIOUS COVERAGE: 2,968 AC.  
 LEGAL DESCRIPTION: 4.114 ACRES, LOT 1, 150 BUSINESS PARK SUBDIVISION  
 LAND USE SUMMARY: 5 BUILDINGS TOTAL, 2 @ 7,379 SF & 3 @ 5,301 SF  
 = 30,661 SF RETAIL/OFFICE/RESTAURANT

DATE: MARCH 31, 2020  
 PERSON PREPARING PLAN: HERMANN VIGIL, P.E.  
 VIGIL AND ASSOCIATES  
 4005 BANISTER LANE, SUITE 225-C  
 AUSTIN, TX 78704  
 TELEPHONE: 512 326-2667 FAX: N/A

ENGINEER: HERMANN VIGIL, P.E.  
 VIGIL AND ASSOCIATES  
 4005 BANISTER LANE, SUITE 225-C  
 AUSTIN, TX 78704  
 TELEPHONE: 512 326-2667 FAX: N/A

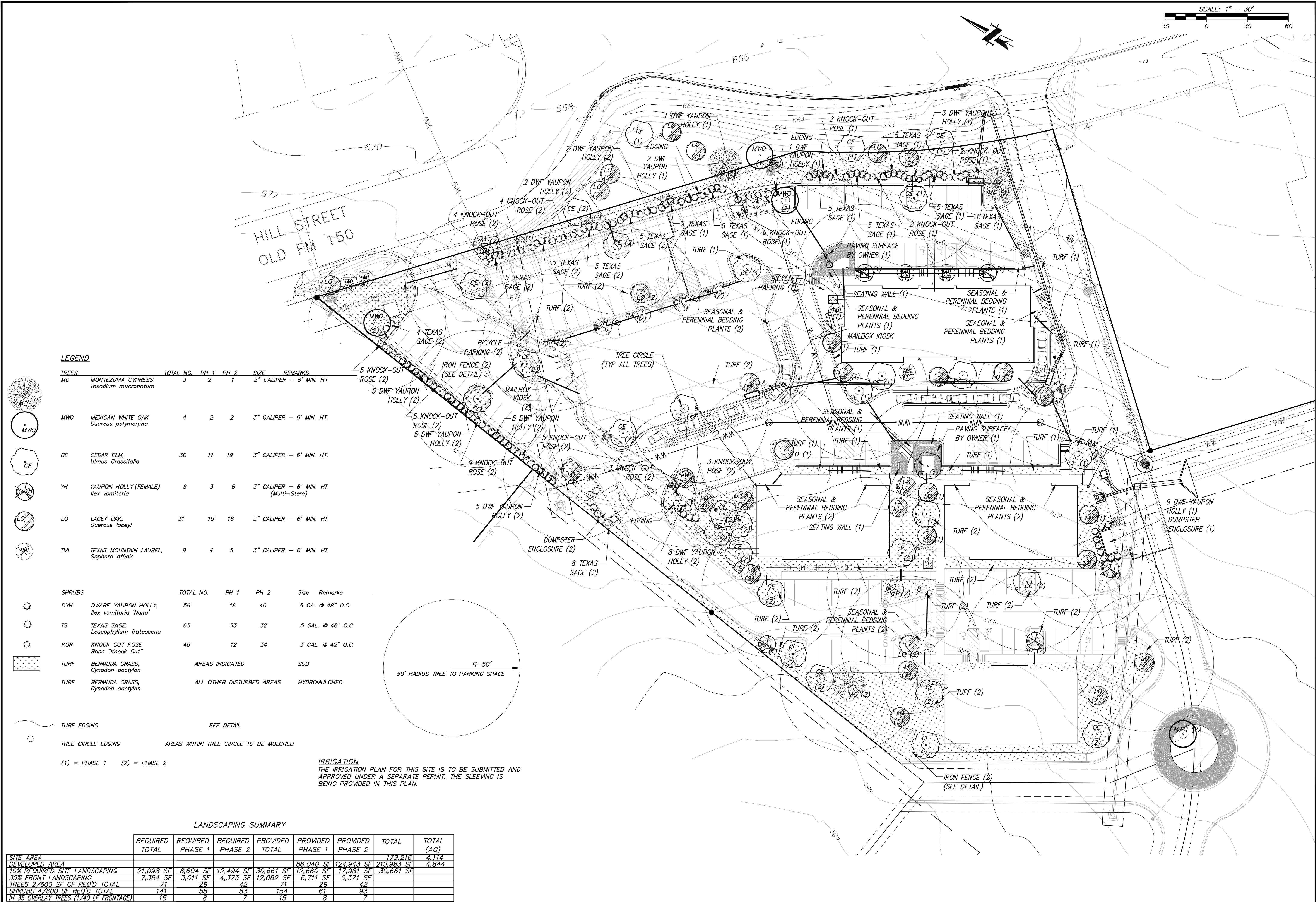
**DEVELOPMENT SUMMARY**

	PHASE 1	PHASE 2	TOTAL (SF)	TOTAL (AC)	%
SITE AREA	N/A	N/A	179,216	4.114	
DEVELOPED AREA			210,983	4.844	
BUILDING AREA	17,981	12,680	30,661	N/A	
PARKING REQUIRED 1/250	72	51	123	N/A	
PARKING PROPOSED	73	63	136	N/A	
F.A.R. MAXIMUM	1.80:1	1.80:1	1.80:1	N/A	
F.A.R. PROPOSED	0.07:1	0.10:1	0.17:1	N/A	
IMPERVIOUS COVERAGE MAXIMUM	14.3, 372	14.3, 372	14.3, 372	3.291	80.00
IMPERVIOUS COVERAGE PROPOSED	66,029	69,203	135,232	3.105	75.45

APPROVED BY: HV  
 DRAWN BY: BS  
 DESIGNED BY: HV

UPDATE 2: MAY 14, 2020  
 UPDATE 1: APRIL 20, 2020  
 DATE: JANUARY 20, 2020

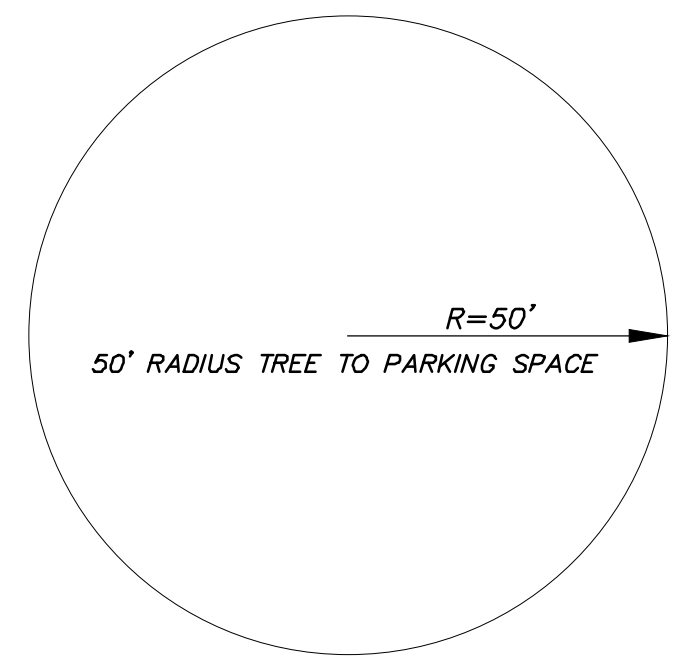
SHEET: 8 OF 30



**LEGEND**

TREES	TOTAL NO.	PH 1	PH 2	SIZE	REMARKS
MC MONTEZUMA CYPRESS <i>Taxodium mucronatum</i>	3	2	1	3" CALIPER - 6' MIN. HT.	
MWO MEXICAN WHITE OAK <i>Quercus polymorpha</i>	4	2	2	3" CALIPER - 6' MIN. HT.	
CE CEDAR ELM, <i>Ulmus Crassifolia</i>	30	11	19	3" CALIPER - 6' MIN. HT.	
YH YAUPON HOLLY (FEMALE) <i>Ilex vomitoria</i>	9	3	6	3" CALIPER - 6' MIN. HT. (Multi-Stem)	
LO LACEY OAK, <i>Quercus laceyi</i>	31	15	16	3" CALIPER - 6' MIN. HT.	
TML TEXAS MOUNTAIN LAUREL, <i>Sophora affinis</i>	9	4	5	3" CALIPER - 6' MIN. HT.	

SHRUBS	TOTAL NO.	PH 1	PH 2	Size	Remarks
DYH DWARF YAUPON HOLLY, <i>Ilex vomitoria 'Nana'</i>	56	16	40	5 GAL. @ 48" O.C.	
TS TEXAS SAGE, <i>Leucophyllum frutescens</i>	65	33	32	5 GAL. @ 48" O.C.	
KOR KNOCK OUT ROSE <i>Rosa 'Knock Out'</i>	46	12	34	3 GAL. @ 42" O.C.	
TURF BERMUDA GRASS, <i>Cynodon dactylon</i>	AREAS INDICATED		SOD		
TURF BERMUDA GRASS, <i>Cynodon dactylon</i>	ALL OTHER DISTURBED AREAS		HYDROMULCHED		



TURF EDGING SEE DETAIL  
TREE CIRCLE EDGING AREAS WITHIN TREE CIRCLE TO BE MULCHED  
(1) = PHASE 1 (2) = PHASE 2

**IRRIGATION**  
THE IRRIGATION PLAN FOR THIS SITE IS TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE SLEEVING IS BEING PROVIDED IN THIS PLAN.

**LANDSCAPING SUMMARY**

	REQUIRED TOTAL	REQUIRED PHASE 1	REQUIRED PHASE 2	PROVIDED TOTAL	PROVIDED PHASE 1	PROVIDED PHASE 2	TOTAL	TOTAL (AC)
SITE AREA							179,216	4.114
DEVELOPED AREA							210,983	4.844
10% REQUIRED SITE LANDSCAPING	21,098 SF	8,604 SF	12,494 SF	30,661 SF	12,680 SF	17,981 SF	30,661 SF	
35% FRONT LANDSCAPING	7,384 SF	3,011 SF	4,373 SF	12,082 SF	6,711 SF	5,371 SF		
TREES 2,000 SF OF REQ'D TOTAL	71	29	42	71	29	42		
SHRUBS 4,600 SF REQ'D TOTAL	141	58	83	154	61	93		
IH 35 OVERLAY TREES (1,740 LF FRONTAGE)	15	8	7	15	8	7		

NO.	DESCRIPTION	REVISION	DATE



**VIGIL & ASSOC.**  
FIRM REGISTRATION NO. P-4768  
P.O. BOX 163314, AUSTIN, TEXAS 78716-3314  
TEL 512-826-2667

**LANDSCAPING PLAN**  
**150 BUSINESS PARK**  
340 E. FM 150  
KYLE, TEXAS

APPROVED BY: HV  
DRAWN BY: DS  
DESIGNED BY: HV

UPDATE 2: MAY 14, 2020  
UPDATE 1: APRIL 20, 2020  
DATE: JANUARY 20, 2020



# CITY OF KYLE, TEXAS

Discussion only regarding Planning and Zoning Commission request for future agenda items.

**Meeting Date: 8/11/2020**  
**Date time:6:30 PM**

**Subject/Recommendation:** Discussion only regarding Planning and Zoning Commission request for future agenda items.

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

No Attachments Available





# CITY OF KYLE, TEXAS

Staff Report by Howard J. Koontz

Meeting Date: 8/11/2020

Date time:6:30 PM

**Subject/Recommendation:** Staff Report by Howard J. Koontz, Director of Planning and Community Development.

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

No Attachments Available