

CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING

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

SPECIAL NOTE: 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 September 8, 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 4th day of September, 2020, prior to 6:30 P.M.

-
1. **Call Meeting To Order**
 2. **Roll Call**
 3. **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.

4. **Consent**

A. Bunton Creek Subdivision Phase 3 - Final Plat (SUB-19-0066) 18.739 acres; 65 single family lots and 4 open space lots for property located off of Bunton Lane at the intersection of Winding Creek Road and Treeta Trail.

Staff Proposal to P&Z: Approve the Final Plat.

B. Crosswinds Subdivision Phases 3-5 Preliminary Plan (SUB-20-0123) 233.774 acres; 734 residential lots, 1 park lot, 1 school lot, 1 wastewater easement lot, 1 public utility easement lot, 3 sidewalk easement and public utility lots, 2 drainage easement and public utility lots and 8 drainage easement, sidewalk, access easement and public utility lots for property located off on Windy Hill Road, east of Dacy Lane.

Staff Proposal to P&Z: Approve the preliminary plan.

5. Zoning

A. Consider a request by John H. Spooner Revocable Trust (Z-20-0061) to assign original zoning to approximately 128.58 acres of land from Agriculture 'AG' to Single Family Residential-3 'R-1-3' and approximately 30.27 acres of land to Residential Townhome 'R-1-T' and approximately 20.37 acres of land to Community Commercial 'CC' for property located off of E. Post Road, just north of Quail Ridge Subdivision, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

B. Consider a request by Dacy Lane LLC (Z-20-0062) to rezone approximately 4.66 acres of land from Retail Service District 'RS' to Residential Condominium District 'R-1-C' for property located on Bebee Road, just west of Dacy Lane, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

6. Consider and Possible Action

A. Consider a request to construct a 4,993 square foot convenience store and fuel canopy located at 18720 IH-35, within the I-35 overlay district. (Quick Trip - CUP-20-0027)

7. Staff Report

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

8. General Discussion

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

B. Introduction of the State planning conference registration and scheduling.

C. Begin planning process for the initiation of a 2010 Comprehensive Plan Future Land

Use Map amendment.

9. Adjournment



CITY OF KYLE, TEXAS

Citizen Comment Information

Meeting Date: 9/8/2020

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:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Bunton Creek Subdivision Phase 3 - Final Plat (SUB-19-0066)

Meeting Date: 9/8/2020

Date time: 6:30 PM

Subject/Recommendation: Bunton Creek Subdivision Phase 3 - Final Plat (SUB-19-0066) 18.739 acres; 65 single family lots and 4 open space lots for property located off of Bunton Lane at the intersection of Winding Creek Road and Treeta Trail.

Staff Proposal to P&Z: Approve the Final Plat.

Other Information: See attached.

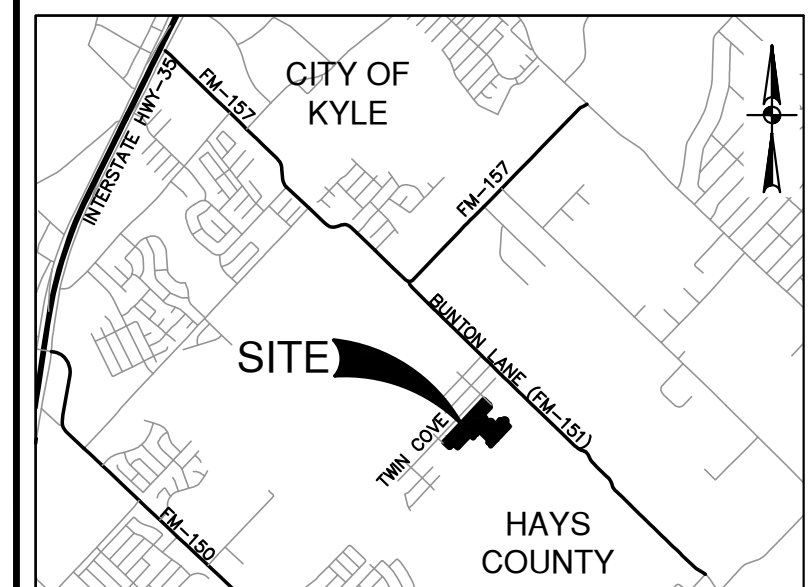
Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

Final Plat

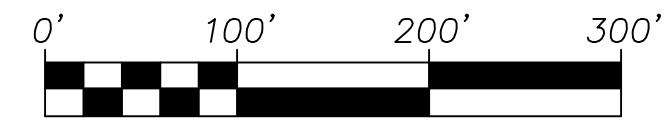


LEGEND

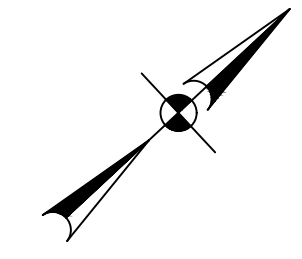
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD
- PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- GUADALUPE-BLANCO RIVER AUTHORITY
- 1% ANNUAL CHANCE FLOODPLAIN

FINAL PLAT OF BUNTON CREEK, PHASE 3

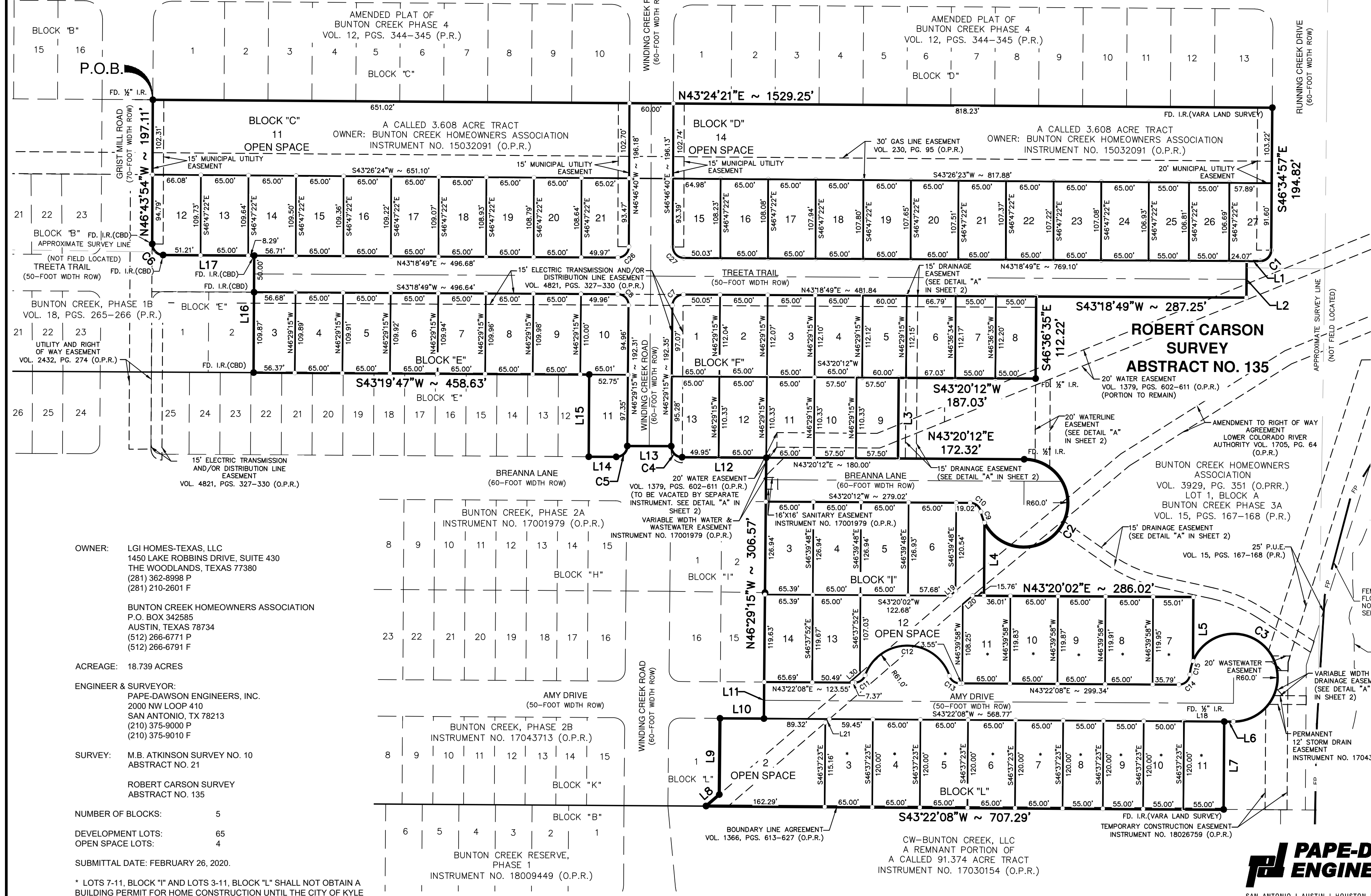
A 18.739 ACRE TRACT OF LAND BEING ALL OF A CALLED 3.608 ACRE TRACT RECORDED IN INSTRUMENT NO. 15032091 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING ALL OF REMNANT PORTION OF A CALLED 59.769 ACRE TRACT RECORDED IN VOLUME 4941, PAGE 810 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND IN THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, IN HAYS COUNTY, TEXAS.



SCALE: 1" = 100'



M.B. ATKINSON SURVEY NO. 10 ABSTRACT NO. 21



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S43°18'49\"W	18.47'
L2	S46°36'35\"E	50.00'
L3	S46°29'15\"E	110.33'
L4	S46°40'00\"E	100.06'
L5	S46°39'58\"E	87.52'
L6	S43°22'08\"W	12.49'
L7	S46°37'23\"E	120.00'
L8	N02°14'40\"E	24.09'
L9	N46°29'15\"W	104.16'
L10	N43°22'08\"E	60.13'
L11	N46°37'52\"W	50.00'
L12	S43°20'12\"W	114.95'
L13	S43°14'56\"W	60.00'
L14	S43°20'12\"W	37.52'
L15	N46°37'39\"W	112.30'
L16	N46°39'08\"W	159.87'
L17	S43°21'43\"W	124.51'
L18	S43°22'08\"W	60.00'
L19	N02°14'40\"E	9.72'
L20	N02°14'40\"E	17.56'
L21	N02°14'40\"E	7.37'
L22	N46°29'15\"W	110.33'
L23	S43°20'12\"W	10.00'
L24	S46°29'15\"E	110.31'
L25	S43°18'28\"W	15.00'
L26	N43°20'24\"E	147.33'
L27	S46°39'48\"E	103.41'
L28	S20°58'30\"W	21.63'
L29	N46°39'48\"W	121.02'
L30	S02°14'40\"W	19.27'
L31	N78°08'53\"E	78.47'
L32	N55°16'41\"E	72.31'
L33	N76°04'42\"E	81.07'
L34	S29°16'41\"E	15.56'
L35	S76°04'42\"W	85.19'
L36	S55°16'41\"W	72.31'
L37	S78°08'53\"W	77.49'
L38	N43°07'36\"E	12.49'
L39	S90°00'00\"E	13.56'
L40	S43°22'08\"W	12.64'
L41	N43°24'35\"E	25.27'
L42	S29°16'41\"E	8.95'
L43	S46°37'39\"E	11.46'
L44	S43°24'35\"W	15.32'
L45	N01°39'44\"W	20.51'
L46	N46°32'27\"W	20.00'
L47	N43°27'33\"E	136.71'
L48	N20°58'30\"E	233.71'
L49	S46°37'54\"E	21.63'
L50	S20°58'30\"W	229.44'
L51	S43°27'33\"W	116.45'
L52	S01°39'48\"E	20.43'
L53	S43°20'12\"W	24.28'

OWNER: LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
(281) 362-8998 P
(281) 210-2601 F

BUNTON CREEK HOMEOWNERS ASSOCIATION
P.O. BOX 342585
AUSTIN, TEXAS 78734
(512) 266-6771 P
(512) 266-6791 F

ACREAGE: 18.739 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
(210) 375-9000 P
(210) 375-9010 F

SURVEY: M.B. ATKINSON SURVEY NO. 10
ABSTRACT NO. 21

ROBERT CARSON SURVEY
ABSTRACT NO. 135

NUMBER OF BLOCKS: 5

DEVELOPMENT LOTS: 65

OPEN SPACE LOTS: 4

SUBMITTAL DATE: FEBRUARY 26, 2020.

* LOTS 7-11, BLOCK "I" AND LOTS 3-11, BLOCK "L" SHALL NOT OBTAIN A BUILDING PERMIT FOR HOME CONSTRUCTION UNTIL THE CITY OF KYLE C.I.P. SEWER LINE IS CONSTRUCTED AND ABLE TO ACCEPT FLOWS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

FIELD NOTES
FOR

A 18.739 ACRE TRACT OF LAND BEING ALL OF A CALLED 3.608 ACRE TRACT RECORDED IN INSTRUMENT NO. 15032091 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING ALL OF REMNANT PORTION OF A CALLED 59.769 ACRE TRACT RECORDED IN VOLUME 4941, PAGE 810 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND IN THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, IN HAYS COUNTY, TEXAS. SAID 18.739 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE;

BEGINNING at 1/2" iron rod found on a point in the southwest corner of said 3.608 acre tract, said point being in the east boundary line of Bunton Creek Phase 4, a subdivision according to the amended plat recorded in Volume 12, Pages 344-345 of the Plat Records of Hays County, Texas, also being the northwest terminus point of Grist Mill Road, a 70 foot right-of-way in Bunton Creek, Phase 1B, a subdivision according to the plat recorded in Volume 18, Pages 265-266 of the Plat Records of Hays County, Texas for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, departing the northwest terminus point of said Grist Mill Road, with the east boundary line of said Bunton Creek Phase 4 the following four (4) courses and distances:

- N 43°23'21" E**, a distance of **92.06 feet** to an iron rod with cap marked "Vara Land Survey" found,
- N 43°24'42" E**, a distance of **559.13 feet** to an iron rod with cap marked "G&R" found,
- N 43°17'40" E**, a distance of **59.59 feet** to an iron rod with cap marked "Vara Land Survey" found, and
- N 43°24'42" E**, a distance of **818.48 feet** to an iron rod with cap marked "Vara Land Survey" found in a point in the southwest terminus of Running Creek Road, a 60-foot right-of-way in Bunton Creek, Phase 3A, a subdivision according to the plat recorded in Volume 15, Page 167 of the Plat Records of Hays County, Texas for the northwest corner hereof;

THENCE, with the south boundary line of said Bunton Creek, Phase 3A, same being in part the north boundary line of said 3.608 acre tract and in part the north boundary line of said Remnant Portion of a called 59.769 acre tract, the following sixteen (16) courses and distances:

- S 46°34'57" E, a distance of 194.83 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 89°54'52"**, a **chord bearing** and **distance of S 01°36'50" E, 21.20 feet**, an **arc length of 23.54 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency,
- S 43°20'31" W**, a distance of **18.46 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 46°36'35" E**, a distance of **50.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 43°18'49" W**, a distance of **287.25 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 46°36'35" E**, a distance of **112.22 feet** to a 1/2" found,
- S 43°20'12" W**, a distance of **187.03 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 46°29'15" E**, a distance of **110.33 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- N 43°20'13" E**, a distance of **172.32 feet** to a 1/2" iron rod found on a point of non-tangent curvature,
- along the arc of curve to the right, having a **radius of 60.00 feet**, a **central angle of 243°23'45"**, a **chord bearing** and **distance of S 14°57'50" E, 102.10 feet**, an **arc length of 254.88 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set in a point of non-tangency,
- S 46°40'00" E**, a distance of **100.06 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- N 43°20'02" E**, a distance of **286.02 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 46°39'58" E**, a distance of **87.42 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set in a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 60.00 feet**, a **central angle of 247°53'15"**, a **chord bearing** and **distance of S 80°36'32" E, 99.55 feet**, an **arc length of 259.59 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set,
- S 43°07'36" W**, a distance of **12.49 feet** to a 1/2" iron rod found, and
- S 46°37'23" E**, a distance of **119.96 feet** to an iron rod with cap marked "Vara Land Survey" found in a point on the northeast corner of said Remnant Portion of a called 59.769 acre tract, said point being the southeast corner of said Bunton Creek, Phase 3A, also being a point in the west boundary line of a Remnant Portion of a called 91.374 acre tract recorded in Instrument No. 17030154 of the Official Public Records of Hays County, Texas for the northeast corner hereof;

THENCE S 43°22'08" W, departing the south boundary line of said Bunton Creek, Phase 3A, with the west boundary line of said Remnant Portion of a 91.374 acre tract, a distance of **707.29 feet** to 1/2" iron rod with yellow cap marked "Pape-Dawson" found in a point on the northeast corner of Bunton Creek, Phase 2B, a subdivision according to the plat recorded in Instrument No. 17043713 of the Official Public Records of Hays County, Texas, said point being the southeast corner of said Remnant Portion of a called 59.769 acre tract, also being a point in the west boundary line of said 91.374 acre tract for the southeast corner hereof;

THENCE, departing the west boundary line of said Remnant Portion of a 91.374 acre tract, with the north boundary line of said Bunton Creek, Phase 2B the following five (5) courses and distances:

- N 02°14'40" E**, a distance of **24.09 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- N 46°29'15" W**, a distance of **104.16 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- N 43°22'08" E**, a distance of **60.13 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- N 46°37'52" W**, a distance of **50.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, and
- N 46°29'15" W**, at distance a distance of 172.22 feet passing through a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on the northeast corner of Bunton Creek, Phase 2A, a subdivision according to the plat recorded in Instrument No. 17001979 of the Official Public Records of Hays County, Texas, continuing with the north boundary line of the aforementioned Bunton Creek, Phase 2A for a total distance of **306.57 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found in a north corner of said Bunton Creek, Phase 2A for a south corner hereof;

THENCE, continuing with the north boundary line of said Bunton Creek, Phase 2A, same being the south boundary line of said Remnant Portion of said 59.769 acre tract the following six (6) courses and distances:

- S 43°20'12" W**, a distance of **114.95 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°10'33"**, a **chord bearing** and **distance of S 88°25'29" W, 21.25 feet**, an **arc length of 23.61 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- S 43°14'56" W**, a distance of **60.00 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 89°49'27"**, a **chord bearing** and **distance of S 01°34'31" E, 21.18 feet**, an **arc length of 23.52 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found,
- S 43°20'12" W**, a distance of **37.52 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found, and
- N 46°37'39" W**, a distance of **112.30 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found in the northwest corner of said Bunton Creek, Phase 2A for a south corner hereof

THENCE S 43°19'47" W, with the west boundary line of said Bunton Creek, Phase 2A, same being an east boundary line of said Remnant Portion of a called 59.769 acre tract, a distance of **458.63 feet** to an iron rod with cap marked "CBD" found in the northeast corner of said Bunton Creek, Phase 1B for a south corner hereof;

THENCE, departing the west boundary line of said Bunton Creek, Phase 2A, with the north boundary line of said Bunton Creek, Phase 1B the following four (4) courses and distances:

- N 46°39'08" W**, a distance of **159.87 feet** to an iron rod with cap marked "CBD" found,
- S 43°21'43" W**, a distance of **124.51 feet** to an iron rod with cap marked "CBD" found for a point of non-tangent curvature,
- along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 90°07'08"**, a **chord bearing** and **distance of S 88°24'28" W, 21.24 feet**, an **arc length of 23.59 feet** to an iron rod with cap marked "CBD" found for a point of non-tangency, and
- N 46°34'54" W**, a distance of **197.11 feet** to the **POINT OF BEGINNING**, and containing 18.739 acres in Hays County, Texas. Said tract being described in accordance with a survey made on the ground, and a survey description and map prepared by Pape Dawson Engineers, Inc. under Job No. 8408-33.

GENERAL NOTES:

- VARIANCE REQUEST WAIVERS FOR BUNTON CREEK, PHASE 3B, AS APPROVED BY THE CITY OF KYLE AT OCTOBER 4, 2017 CITY COUNCIL MEETING.
- A 15-FOOT FRONT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED TO ALL THE FRONT LOT LINES, A 5-FOOT SIDE MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED TO ALL SIDE LOT LINES, AND A 10-FOOT REAR MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED TO ALL REAR LOT LINES.
- ALL STREETS, DRAINAGE STRUCTURES AND PERMANENT EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF KYLE STANDARDS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER SUPPLY SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.
- NO PORTION OF SUBJECT TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48209C0405F, EFFECTIVE DATE OF SEPTEMBER 2, 2005.
- UTILITY SERVICE:
WATER - COUNTY LINE SPECIAL UTILITY DISTRICT
WASTEWATER - CITY OF KYLE
ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE
GAS - CENTERPOINT ENERGY - ENTEX
SCHOOL - HAYS COUNTY I.S.D.
TELEPHONE - TIME WARNER CABLE
- BENCHMARK: SET MAG NAIL WITH A WASHER MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF A CURB INLET AT THE SOUTH END OF RUNNING CREEK DRIVE AS SHOWN ON THE BUNTON CREEK, PHASE 3A FINAL PLAT.
- NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENT(S) EXCEPT AS APPROVED BY THE CITY OF KYLE.
- PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER OR HIS/HER ASSIGNS.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF TREETRA TRAIL, BREANNA LANE, AMY DRIVE AND WINDING CREEK ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. ALL CONSTRUCTED SIDEWALKS WILL COMPLY OR EXCEED 2010 ADA STANDARDS.
- THIS SUBDIVISION IS LOCATED WITHIN THE PLUM CREEK WATERSHED.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.
- THE MINIMUM FINISHED FLOOR ELEVATION OF ANY PROPOSED BUILDINGS SHALL BE 2 FEET ABOVE THE FEMA 1% ANNUAL CHANCE FLOOD PLAIN OR MATCHING THE 500-YR WATER SURFACE ELEVATION (WSEL).

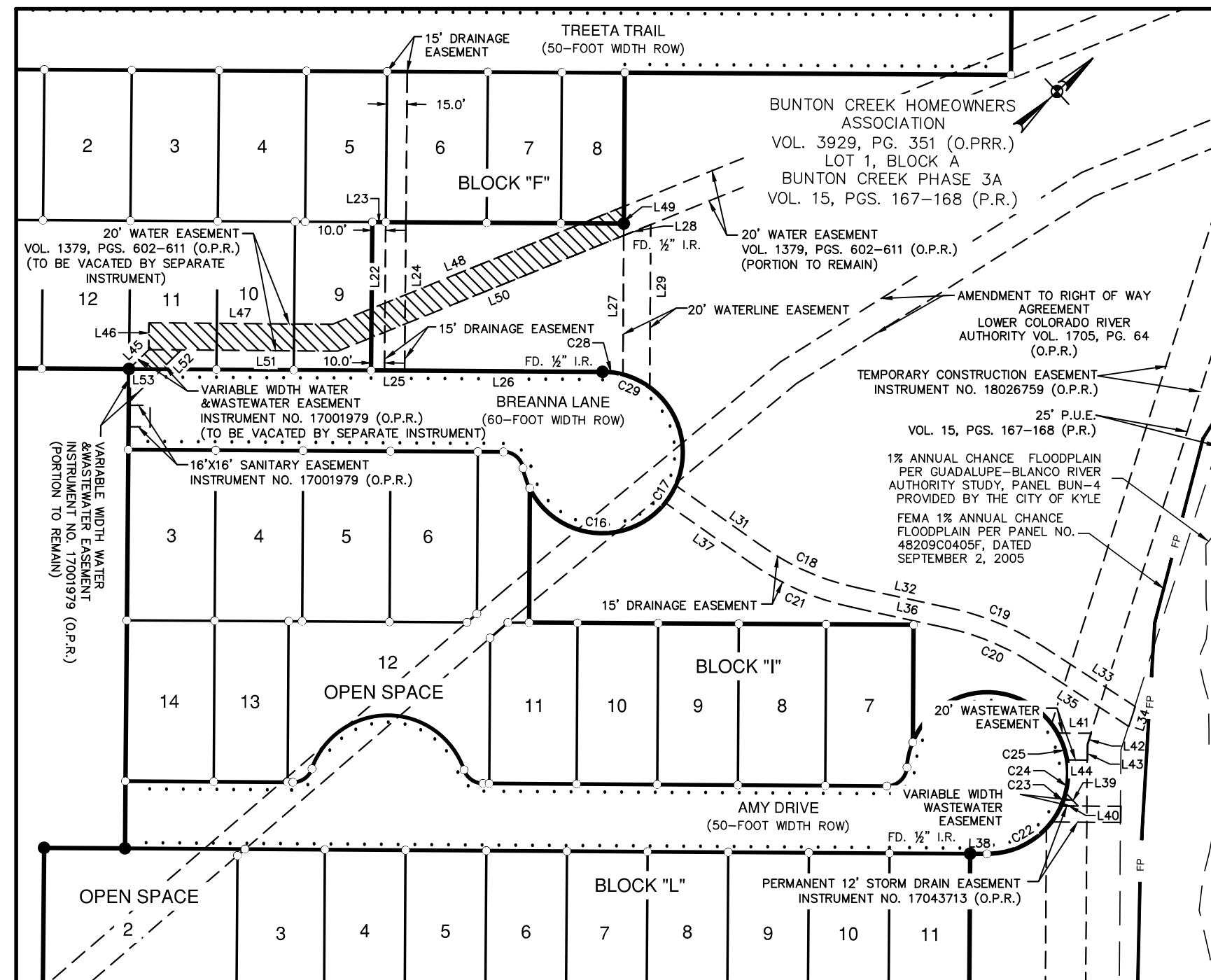
FINAL PLAT
OF
BUNTON CREEK, PHASE 3

A 18.739 ACRE TRACT OF LAND BEING ALL OF A CALLED 3.608 ACRE TRACT RECORDED IN INSTRUMENT NO. 15032091 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING ALL OF REMNANT PORTION OF A CALLED 59.769 ACRE TRACT RECORDED IN VOLUME 4941, PAGE 810 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND IN THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, IN HAYS COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	089°53'46"	S01°38'04"E	21.19'	23.53'
C2	60.00'	243°23'45"	S14°57'53"E	102.10'	254.88'
C3	60.00'	248°00'51"	S80°38'16"E	99.48'	259.72'
C4	15.00'	090°10'33"	S88°25'29"W	21.25'	23.61'
C5	15.00'	089°49'27"	S01°34'31"E	21.18'	23.52'
C6	15.00'	090°07'08"	S88°24'28"W	21.24'	23.59'
C7	15.00'	089°48'04"	S01°35'13"E	21.18'	23.51'
C8	15.00'	090°11'56"	S88°24'47"W	21.25'	23.61'
C9	60.00'	015°03'58"	N65°43'59"W	15.73'	15.78'
C10	15.00'	078°27'47"	N82°34'06"E	18.97'	20.54'
C11	15.00'	070°47'29"	N07°58'24"E	17.38'	18.53'
C12	61.00'	141°34'57"	S43°22'08"W	115.21'	150.74'
C13	15.00'	070°47'29"	N78°45'52"E	17.38'	18.53'
C14	15.00'	086°11'22"	N00°16'44"E	20.49'	22.56'
C15	60.00'	018°09'47"	N33°43'35"W	18.94'	19.02'
C16	60.00'	115°08'36"	N49°09'44"E	101.29'	120.58'
C17	60.00'	014°23'33"	N15°36'22"W	15.03'	15.07'
C18	192.50'	022°52'13"	N66°42'47"E	76.33'	76.84'
C19	207.50'	020°48'01"	N65°40'41"E	74.92'	75.33'
C20	192.50'	020°48'01"	S65°40'41"W	69.50'	69.88'
C21	207.50'	022°52'13"	S66°42'47"W	82.28'	82.83'
C22	60.00'	066°22'17"	N10°08'57"E	65.68'	69.50'
C23	60.00'	009°56'50"	N28°00'37"W	10.40'	10.42'
C24	60.00'	033°23'38"	N39°44'01"W	34.48'	34.97'
C25	60.00'	020°26'25"	N66°39'03"W	21.29'	21.41'
C26	15.00'	090°05'29"	N01°43'55"W	21.23'	23.59'
C27	15.00'	089°54'31"	N88°16'05"E	21.20'	23.54'
C28	60.06'	014°30'35"	S50°35'51"W	15.17'	15.21'
C29	60.02'	021°12'37"	N68°28'20"E	22.09'	22.22'

DETAIL "A"

SCALE: 1" = 100'



LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- (SURVEYOR) ● PAPE-DAWSON CAP (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK
- - - - - FEMA 1% ANNUAL CHANCE FLOODPLAIN
- GUADALUPE-BLANCO RIVER AUTHORITY 1% ANNUAL CHANCE FLOODPLAIN



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

FINAL PLAT
OF
BUNTON CREEK, PHASE 3

A 18.739 ACRE TRACT OF LAND BEING ALL OF A CALLED 3.608 ACRE TRACT RECORDED IN INSTRUMENT NO. 15032091 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING ALL OF REMNANT PORTION OF A CALLED 59.769 ACRE TRACT RECORDED IN VOLUME 4941, PAGE 810 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND IN THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, IN HAYS COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS, THAT LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AT 1450 LAKE ROBBINS DRIVE, STE. 430, THE WOODLANDS, TEXAS 77380, OWNER OF 59.796 ACRES OUT OF THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED MAY 4, 2014, AND RECORDED IN VOLUME 4941, PAGES 810-820 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.739 ACRES OUT OF THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, TO BE KNOWN AS:

BUNTON CREEK, PHASE 3B

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON.

SHANNON BIRT
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
(281) 362-8998

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK LIPAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS: THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE DESCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINS, MUNICIPAL UTILITY EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION MADE HEREIN.

OWNER

THE STATE OF TEXAS §
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, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS, THAT BUNTON CREEK HOME OWNERS ASSOCIATION, WITH ITS ADDRESS AT P.O. BOX 342585, AUSTIN, TEXAS 78734, OWNER OF 6.34 ACRES OUT OF THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21, HAYS COUNTY, TEXAS AS CONVEYED AND RECORDED IN VOLUME 3929, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS THE OWNER OF 3.608 ACRES OUT OF THE M.B. ATKINSON SURVEY NO. 10, ABSTRACT NO. 21 AND OUT OF THE ROBERT CARSON SURVEY, ABSTRACT NO. 135, HAYS COUNTY, TEXAS AS CONVEYED AND RECORDED IN INSTRUMENT NO. 15032091 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BUNTON CREEK HOMEOWNERS ASSOCIATION
P.O. BOX 342585
AUSTIN, TEXAS 78734

THE STATE OF TEXAS §
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, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY'S NAME
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JON D. ADAME, DO HEREBY CERTIFY THAT PROPER ENGINEERING HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE.

JON D. ADAME
REGISTERED PROFESSIONAL ENGINEER NO. 82567
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
2000 NW LOOP 410
SAN ANTONIO, TX 78213

DATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759

DATE

REVIEW BY:

CITY ENGINEER DATE
CITY OF KYLE

DIRECTOR OF PUBLIC WORKS DATE
CITY OF KYLE

CITY OF KYLE
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE.

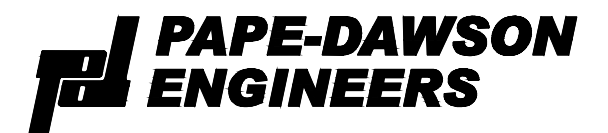
CHAIRPERSON

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE 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., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20____, A.D.

ELAINE CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



CITY OF KYLE, TEXAS

Crosswinds Subdivision Phases 3-5 Preliminary Plan (SUB-20-0123)

Meeting Date: 9/8/2020

Date time: 6:30 PM

Subject/Recommendation: Crosswinds Subdivision Phases 3-5 Preliminary Plan (SUB-20-0123) 233.774 acres; 734 residential lots, 1 park lot, 1 school lot, 1 wastewater easement lot, 1 public utility easement lot, 3 sidewalk easement and public utility lots, 2 drainage easement and public utility lots and 8 drainage easement, sidewalk, access easement and public utility lots for property located off on Windy Hill Road, east of Dacy Lane.

Staff Proposal to P&Z: Approve the preliminary plan.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

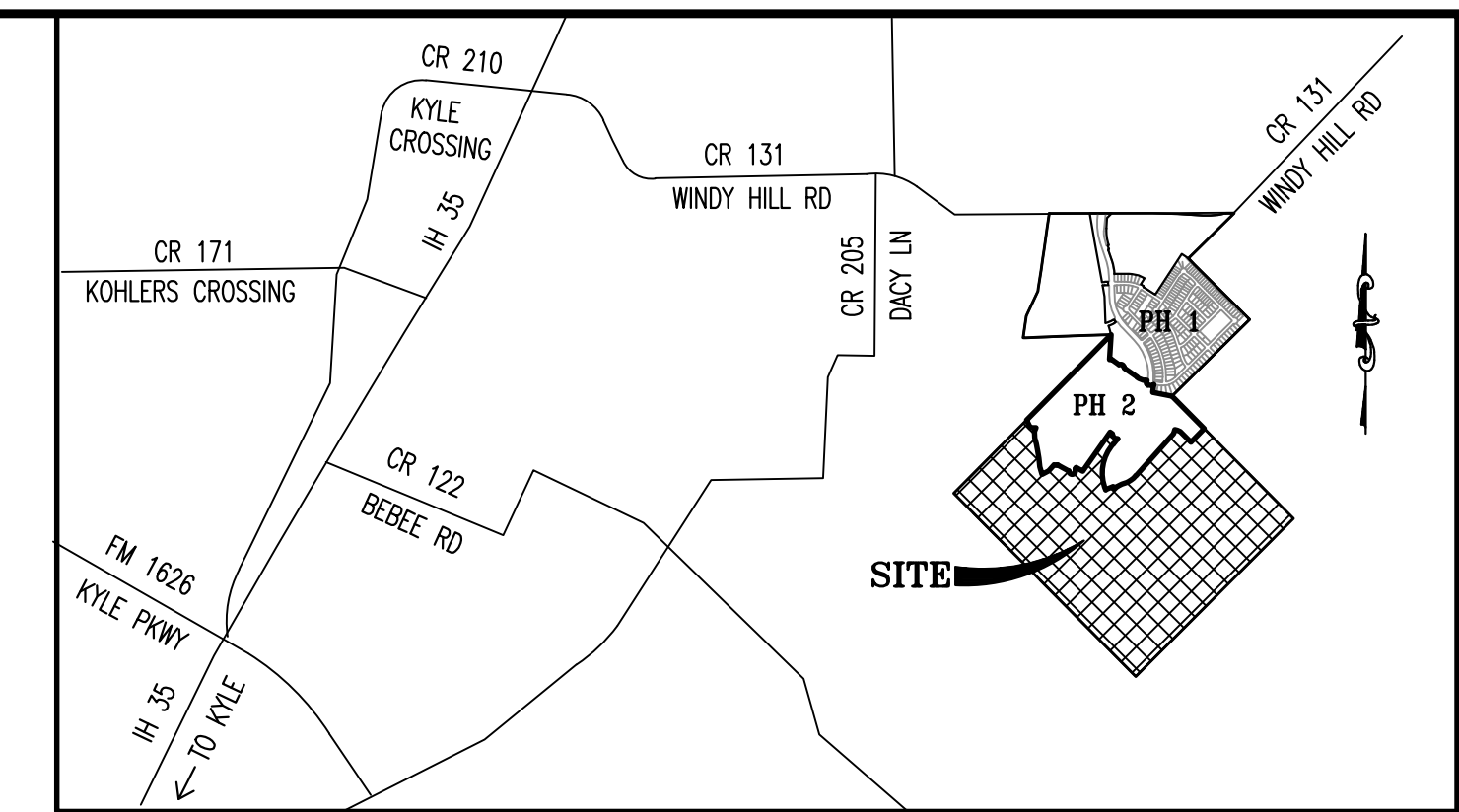
ATTACHMENTS:

Description

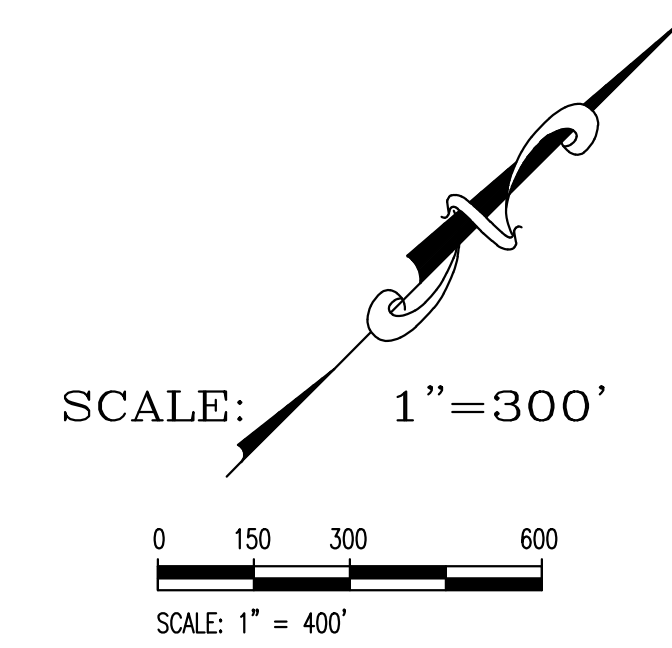
- Preliminary Plan

CROSSWINDS SUBDIVISION PHASES 3-5

PRELIMINARY PLAN



LOCATION MAP
N.T.S.



LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- 17 LOT NUMBER
- (A) BLOCK NUMBER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- · · · · SIDEWALK LOCATION
- R16917 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
- CREEK CENTERLINE
- - - 100 YEAR FLOODPLAIN

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.34	50.00	N88°44'20"W	38.34	20.75	45°05'09"
C2	21.03	25.00	N87°11'13"W	20.41	11.18	48°11'23"
C3	21.03	25.00	N38°59'50"W	20.41	11.18	48°11'23"
C4	162.65	50.00	S71°54'28"W	99.85	897.21	186°22'46"
C5	21.03	25.00	S02°48'47"E	20.41	11.18	48°11'23"
C6	31.42	20.00	N04°59'22"W	28.28	20.00	90°00'00"
C7	31.42	20.00	S85°00'38"W	28.28	20.00	90°00'00"
C8	750.86	664.30	N07°38'50"E	711.53	421.27	64°45'42"
C9	25.44	545.00	N26°00'58"W	25.44	12.72	2°40'29"

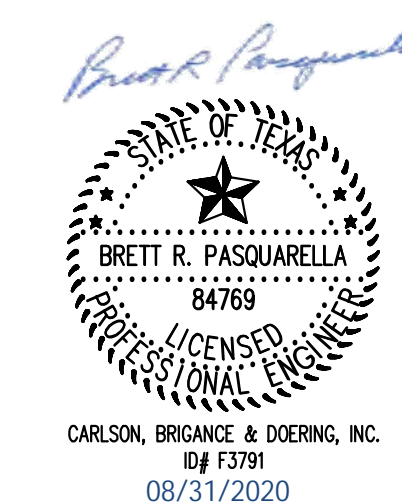
BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

Date: March 4, 2020
 Acreage: 233.774 Ac.

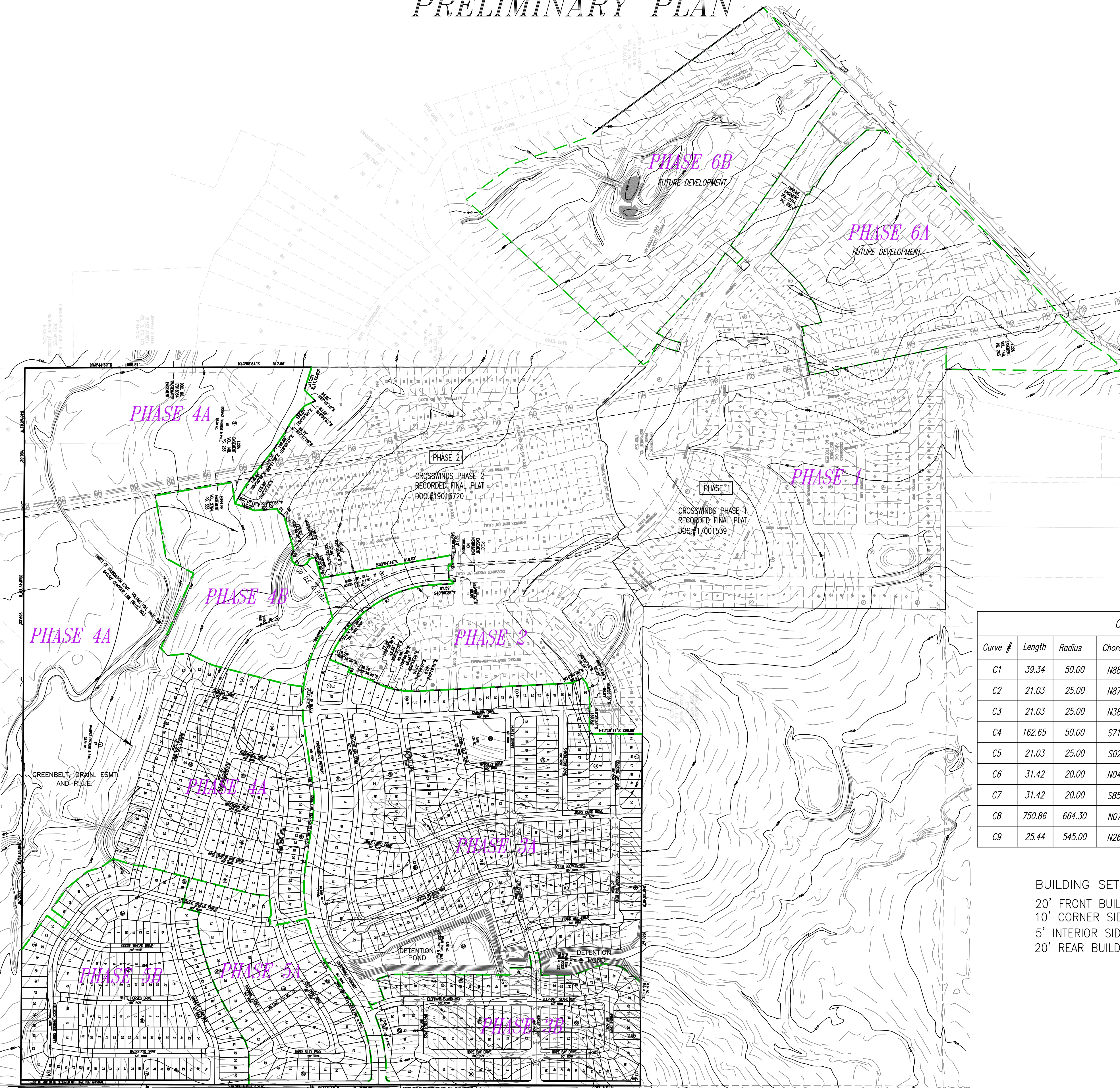
Survey: Samuel Little Survey, Abs. 286
 Number of Lots and Proposed Use:
 734 Residential Lots
 1 - Park Lot
 1 - School Lot
 1 - Wastewater Esmt. Lot
 1 - P.U.E. Lot
 3 - Sidewalk Esmt. & P.U.E. Lots
 2 - Drain. Esmt. & P.U.E. Lots
 8 - Drain. Esmt., Sidewalk Esmt.,
 Access Esmt. & P.U.E. Lots
 751 - Total Number of Lots

Owner: Development Solutions CW LLC
 12222 Merit Dr. Ste. 1020
 Dallas, Texas 75251
 Phone #: (972) 960-2777
 Fax #: (972) 960-2660

Engineer/Surveyor: Carlson, Brigrance & Doering, Inc.
 5501 West William Cannon Dr.
 Austin, Texas 78749
 Phone #: (512) 280-5160
 Fax #: (512) 280-5165



Owners: Development Solutions CW LLC
 Address: 12222 Merit Drive Suite 1020 Dallas, Texas 75251
 Phone: (972) 960-2777 Fax: (972) 960-2660
 Acreage: _____
 Survey: _____
 Number of lots and proposed use (if more than one use is planned for the lots, provide land use summary showing # of lots are planned for each use): _____
 Date: _____
 Surveyor: Carlson, Brigrance & Doering, Inc.
 Phone: (512) 280-5160 Fax: (512) 280-5165
 Engineer: Carlson, Brigrance & Doering, Inc.
 Phone: (512) 280-5160 Fax: (512) 280-5165



FILE PATH: \\ACD\1575\Draw\1575-PRELIMINARY PLAN.dwg - Aug 31, 2020 - 2:53pm

Carlson, Brigrance & Doering, Inc.
 FIRM ID #15791
 Civil Engineering Surveying
 5501 West William Cannon Dr. Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CBD

SHEET: PRELIMINARY PLAN 300 SCALE
 DATE: AUGUST 2020
 DESIGNED BY: BRP
 PREPARED BY: JSL
 PROJECT: CROSSWINDS PHASES 3-5 PRELIMINARY PLAN
 JOB NUMBER: 5175
 SHEET: 1 OF 5

CROSSWINDS SUBDIVISION PHASES 3-5

PRELIMINARY PLAN

CROSSWINDS PHASE 3A, 3B, 4A, 5A & 5B

Adjacent Owners

R13958
Development Solutions CW LLC
12222 Merit Dr. Ste. 1020
Dallas, Texas 75251

R26447
Teresa Morales
203 Quail Cove
Kyle, Texas 78640

R26448
Valentin Ramirez
201 Quail Cove
Kyle, Texas 78640

R26449
Ramon Coneche
140 Bayou Bend
Buda, Texas 78610

R26450
Ramon Coneche
140 Bayou Bend
Buda, Texas 78610

R26451
Robert D. Hunsacker II
208 Quail Cove
Kyle, Texas 78640

R26453
Brad & Cheryl A. Bauman
210 Quail Cove
Kyle, Texas 78640

R26455
Graciela G. Gonzalez
711 Martin Luther King Dr.
San Marcos, Texas 78666-5460

R26459
Ruben Barcenas
320 Quail Run
Buda, Texas 78610

R26460
626 Joint Venture
4307 S. 1st St.
Austin, Texas 78745-8902

R26461
Francisca Gamboa
203 Mockingbird Lane
Kyle, Texas 78640

R26462
Thomas L. & Mary M. Kaminski
507 Canyon Wren Dr.
Buda, Texas 78610

R26463
Raquel Cruz
c/o Maria Martinez
200 Mockingbird Land
Kyle, Texas 78640

R26464
AEA Alpine Properties LLC
2450 Wickersham Lane
Austin, Texas 78741

R26466
Jose Garcia &
Maria Carmen Lopez
204 Mockingbird Land
Kyle, Texas 78640

R13959
Development Solutions CW LLC
12222 Merit Dr. Ste. 1020
Dallas, Texas 75251

R15971
Katherine E. Marshall
& Steven Marshall Estate
c/o Katherine Elaine Marshall,
dependent administrator
3109 Hilliard Rd.
San Marcos, Texas 78666

R13958
Development Solutions CW LLC
12222 Merit Dr. Ste. 1020
Dallas, Texas 75251

Single Family Lot Areas

PHASE 3A BLOCK J BLOCK CC	
LOT	AREA
44	6053.0
45	6037.8
46	6036.7
47	6037.9
48	6038.5
49	6039.7
50	6041.4
51	7196.7

PHASE 3A BLOCK CC BLOCK GG	
LOT	AREA
1	6335.5
2	5158.3
3	5076.0
4	5076.0
5	5076.0
6	5076.0
7	5076.0
8	5076.0
9	5076.0
10	5076.0
11	5076.0
12	6359.0

PHASE 3A BLOCK JJ BLOCK AA	
LOT	AREA
1	7597.7
2	7320.0
3	7320.0
4	7320.0
5	7320.0
6	7626.2
7	7833.0
8	7835.5
9	7834.6
10	7600.9
11	7200.0
12	7200.0
13	7396.1
14	8086.4
15	8120.0
16	8086.4
17	8086.4
18	8086.4
19	8086.4
20	8086.4
21	8086.4
22	7438.2

PHASE 3A BLOCK JJ BLOCK AA	
LOT	AREA
1	6455.5
2	5064.0
3	5064.0
4	5064.0
5	5322.6
6	5064.0
7	5064.0
8	5064.0
9	5374.4
10	5080.4
11	6875.1
12	6828.4
13	7200.0
14	6811.8
15	5876.8
16	6480.0
17	6480.0
18	6480.0
19	8135.8

PHASE 3B BLOCK HH BLOCK II	
LOT	AREA
21	5944.1
22	4834.9
23	4844.6
24	5273.3
25	5322.6
26	5246.3
27	5560.5
28	5639.2
29	5374.4
30	7411.6
31	6875.1
32	6830.1
33	5857.1
34	5882.9
35	5876.8
36	5870.7
37	5864.5
38	6183.9
39	7865.3
40	10024.0
41	6811.1
42	5163.0
43	5540.5
44	5387.8
45	4989.4
46	7865.3
47	9786.0
48	7086.7
49	5329.5
50	5709.9

PHASE 3B BLOCK XX BLOCK OO	
LOT	AREA
1	7085.0
2	6000.0
3	6000.0
4	6000.0
5	6000.0
6	6000.0
7	6000.0
8	6000.0
9	6000.0
10	6000.0
11	5940.8
12	6455.2

PHASE 3B BLOCK SS BLOCK PP	
LOT	AREA
1	7583.0
2	7598.5
3	7602.0
4	7598.5
5	7395.0
6	7200.0
7	7200.0
8	7636.6
9	7669.2
10	8016.4
11	8196.4
12	10452.6
13	12274.6
14	7310.4
15	7086.0
16	7190.0
17	7594.1
18	8897.9
19	8977.6
20	15326.0
21	9459.6
22	8206.8
23	7660.1
24	7619.2
25	7483.5
26	7412.8
27	5849.5
28	7409.0
29	5843.2
30	5843.2
31	5843.2
32	5968.6
33	6000.0
34	6000.0
35	6000.0
36	6000.0
37	6000.0
38	6000.0
39	6000.0
40	6000.0
41	6000.0
42	6000.0
43	6000.0

PHASE 3B BLOCK RR BLOCK QQ	
LOT	AREA
19	6000.0
20	6000.0
21	6000.0
22	6000.0
23	6000.0
24	6000.0
25	6000.0
26	6000.0
27	6000.0
28	6000.0
29	6000.0
30	6000.0
31	6000.0
32	6000.0
33	6000.0
34	6000.0
35	6000.0
36	6000.0
37	6000.0
38	6000.0
39	6000.0
40	6000.0
41	6000.0
42	6000.0
43	6000.0

PHASE 3B BLOCK VV BLOCK UU	
LOT	AREA
39	4945.3
40	4949.6
41	4951.0
42	4949.5
43	4945.4
44	4945.3
45	4949.6
46	4951.0
47	4950.4
48	4910.1
49	5274.9
50	5641.7
51	6149.3
52	7030.7
53	7460.3
54	6472.4
55	6472.4
56	6794.2

PHASE 4B BLOCK VV BLOCK WW	
LOT	AREA
1	7201.6
2	5415.9
3	5040.0
4	5040.0
5	5040.0
6	5040.0
7	5040.0
8	5040.1
9	5806.0
10	6064.8
11	6496.7
12	9460.6
13	8894.1
14	9253.7
15	8040.9
16	5929.9
17	5090.4
18	5142.1
19	4900.0
20	4900.0
21	4900.0
22	4900.0
23	4900.0
24	4900.0
25	4900.0
26	4900.0
27	5048.4
28	8341.5

School

PHASE 4B BLOCK VV BLOCK WW	
LOT	AREA
89	726.227.95

Park

PHASE 3A BLOCK DD BLOCK EE	
LOT	AREA
1	54.802.32

WW Esmt.

PHASE 5A BLOCK TT BLOCK UU	
LOT	AREA
22	4.800.00

Drain. Esmt., SW.E., A.E. & P.U.E.

PHASE 3A BLOCK VV BLOCK WW	
LOT	AREA
90	62.001.04
91	24.519.79

PHASE 3A BLOCK Z BLOCK AA	
LOT	AREA
20	24.519.79

PHASE 3A BLOCK GG BLOCK HH	
LOT	AREA
59	295.264.57

PHASE 3A BLOCK HH BLOCK II	
LOT	AREA
57	88.789.18

PHASE 3B BLOCK XX BLOCK YY	
LOT	AREA
21	22.476.03

PHASE 4A BLOCK NN BLOCK OO	
LOT	AREA
33	25.254.51

PHASE 5A BLOCK SS BLOCK TT	
LOT	AREA
57	34.803.15

PHASE 4A BLOCK NN BLOCK OO	
LOT	AREA
57	34.803.15

PHASE 5A BLOCK SS BLOCK TT	
LOT	AREA
57	34.803.15

PHASE 3B BLOCK HH BLOCK II	
LOT	AREA
51	5.552.02

PHASE 4A BLOCK NN BLOCK OO	
LOT	AREA
51	5.552.02

PHASE 5A BLOCK SS BLOCK TT	
LOT	AREA
58	995.46

PHASE 4A BLOCK NN BLOCK OO	
LOT	AREA
58	995.46

PHASE 5B BLOCK UU BLOCK VV	
LOT	AREA
53	6.308.44

PHASE 5B BLOCK UU BLOCK VV	
LOT	AREA
51	1.794.82

PHASE 5B BLOCK UU BLOCK VV	
LOT	AREA
51	1.794.82

SW.E. & P.U.E.

Drain. Esmt. & P.U.E.

P.U.E.

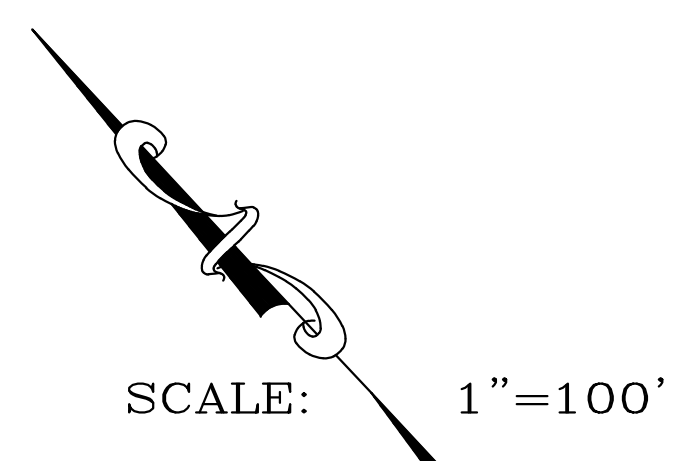
- PRELIMINARY PLAT NOTES:**
- THIS PRELIMINARY PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KYLE.
 - THIS PROJECT IS LOCATED IN THE BRUSHY CREEK - PLUM CREEK SUB WATERSHED.
 - NO PORTION OF THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
 - THIS PRELIMINARY PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
 - TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY WITH LIDAR TOPOGRAPHY BASED ON USGS DATUM OF NORTH AMERICA 1983.
 6. THERE ARE IDENTIFIED FLOOD HAZARD AREAS IN PHASE 3 OF THIS PROJECT ACCORDING TO FLOOD INSURANCE RATE MAP NUMBERS 48209C0290F AND 48209C0293F DATED SEPTEMBER 02, 2005.
 - WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE CITY OF KYLE.
 - ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF KYLE.
 - ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
 - TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
 - ORGANIZED GAS SERVICE MAY BE PROVIDED.
 - SETBACKS NOT SHOWN, SHALL COMPLY TO THE CITY OF KYLE ZONING ORDINANCE.
 - A 15' MUNICIPAL UTILITY EASEMENT (M.U.E.) SHALL BE LOCATED ALONG THE FRONT OF EACH LOT ADJACENT TO THE R.O.W., A 10' M.U.E. ALONG SIDE YARDS ADJACENT TO THE ROW AND A 5' M.U.E. ALONG THE INTERIOR SIDE YARD LOT LINE AND 10' M.U.E. ALONG REAR PROPERTY LINES.
 - ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS IN EFFECT ON JULY 30, 2015.
 - ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF KYLE AND HAYS COUNTY DEVELOPMENT REGULATIONS AND DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
 - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF KYLE CODE OF ORDINANCES. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE KYLE WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF KYLE.
 - PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF KYLE FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
 - NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
 - NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF KYLE.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AN (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
 - ALL ROADWAYS WILL BE PUBLICLY DEDICATED AND MAINTAINED.
 - DRAINAGE EASEMENTS SHALL REMAIN OPEN AND FREE OF OBSTRUCTIONS.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
 - PUBLIC SIDEWALKS BUILT TO THE CITY OF KYLE STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, INCLUDING CROSSWINDS PARKWAY, WHICH SHALL HAVE A 10 CONCRETE SIDEWALK ON ONE SIDE AND A 5' DECOMPOSED GRANITE ON THE OPPOSITE SIDE. ALL THE OTHER STREETS SHALL HAVE 4' CONCRETE SIDEWALKS EACH SIDE.
 - SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF GOFORTH ROAD. THIS INCLUDES EXISTING STREETS ADJACENT TO THE PROPOSED SUBDIVISION, WHERE SIDEWALKS DO NOT ALREADY EXIST OR ARE IN NEED OF REPLACEMENT. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED (ORD. #439, ARTICLE V, SEC. 10). SIDEWALKS TO BE MAINTAINED BY THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
 - TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 - THE CITY OF KYLE HAS THE RIGHT TO PRUNE AND REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC COMPANY THAT SHALL SERVICE THIS SUBDIVISION WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF KYLE CODE OF ORDINANCES.
 - THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE AND HAYS COUNTY.
 - PARKLAND REQUIREMENTS ARE SATISFIED THROUGH THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 - THE PRELIMINARY PLAT IS LOCATED WITHIN ESD #5.
 - THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO SPECIAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
 - APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY OF KYLE'S CODE OF ORDINANCES IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVAL WILL NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY OF KYLE'S REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

39. LOTS 86, 87, 88 & 90 BLOCK "V", LOT 20 BLOCK Z, LOT 1 BLOCK DD, LOT 59 & 60 BLOCK GG, LOTS 51, 52 & 53 BLOCK HH, LOT 33 BLOCK NN, LOTS 57 & 58 BLOCK SS AND LOT 21 BLOCK XX ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS.

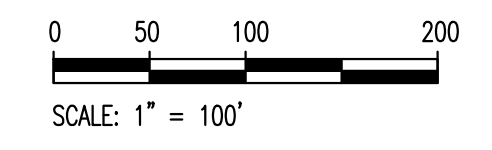
- THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF KYLE'S CODE OF ORDINANCES AS APPLICABLE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE LANDOWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION AND SYSTEM UPGRADES.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE UNDERGROUND.
- SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
- BRUSHY CREEK BASIN POST-DEVELOPMENT

CROSSWINDS SUBDIVISION PHASES 3-5

PRELIMINARY PLAN

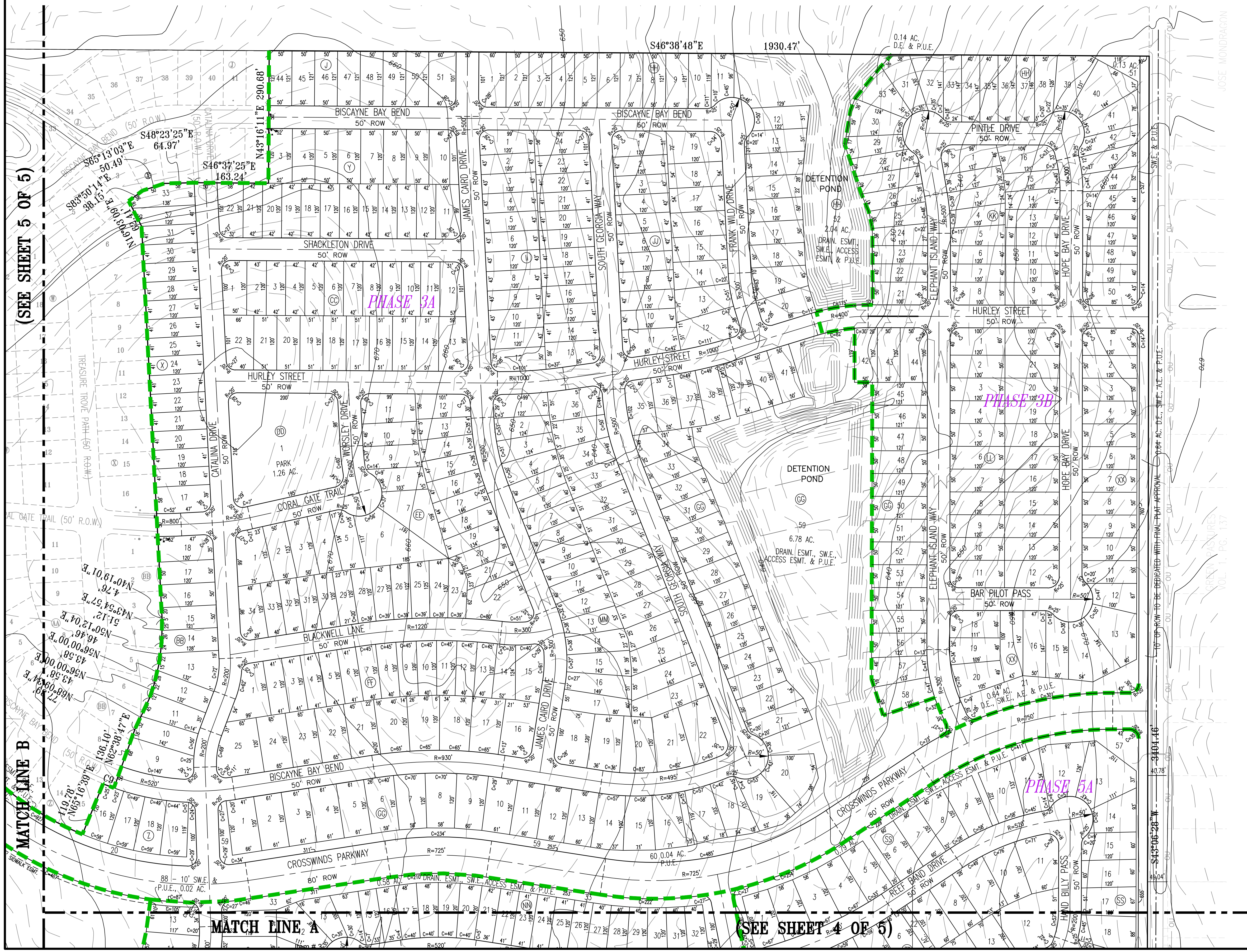


SCALE: 1"=100'



LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	SIDEWALK LOCATION
R16917	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
---	CREEK CENTERLINE
---	100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

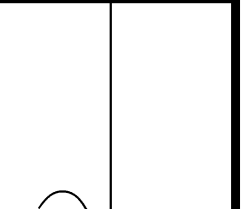


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(SEE SHEET 5 OF 5)

(SEE SHEET 4 OF 5)

Carlson, Brignace & Doering, Inc.
 FIRM ID #13791
 Civil Engineering
 5501 W. Northway, Suite 100
 Phoenix, AZ 85033
 Phone: 602.998.1500 Fax: 602.998.1505



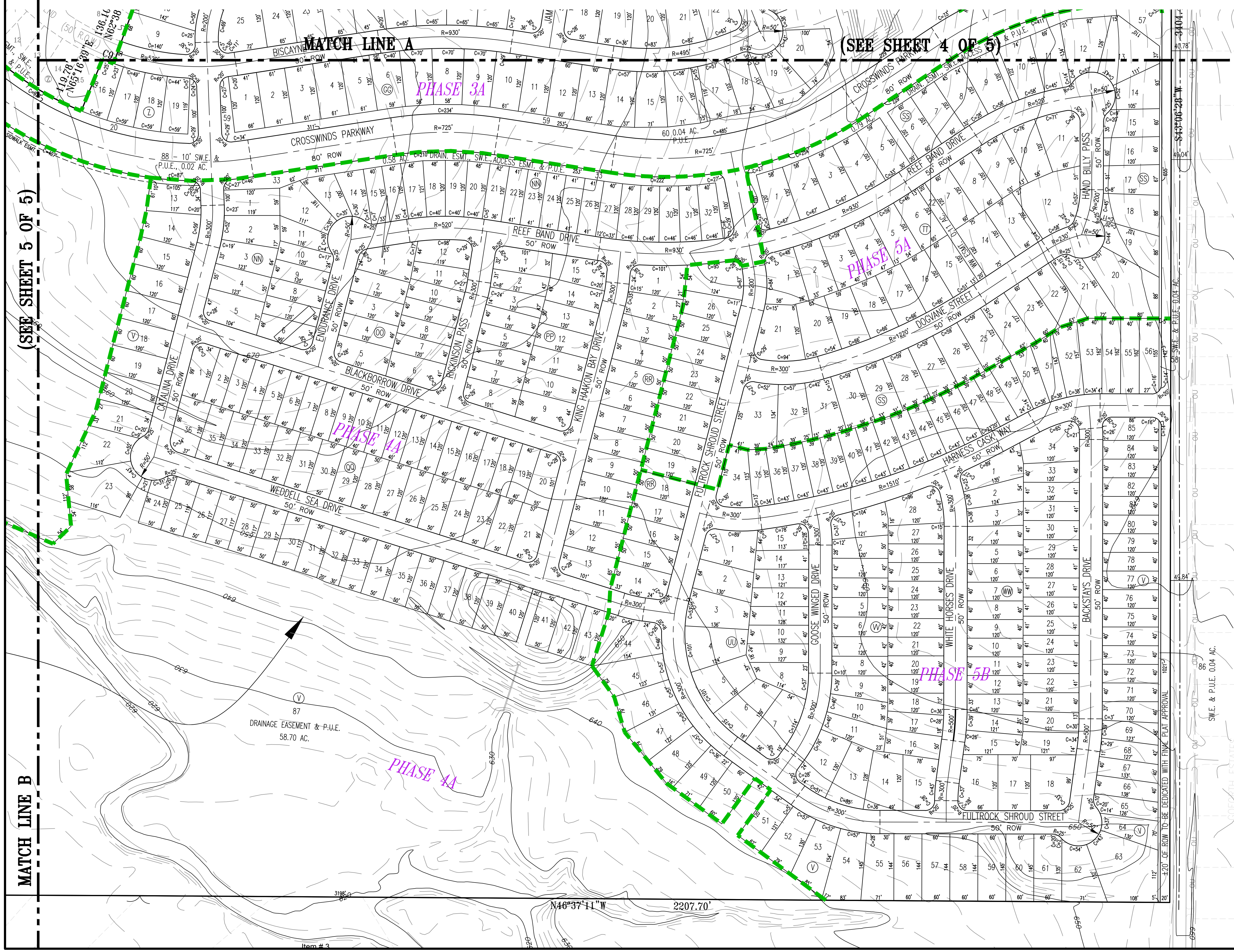
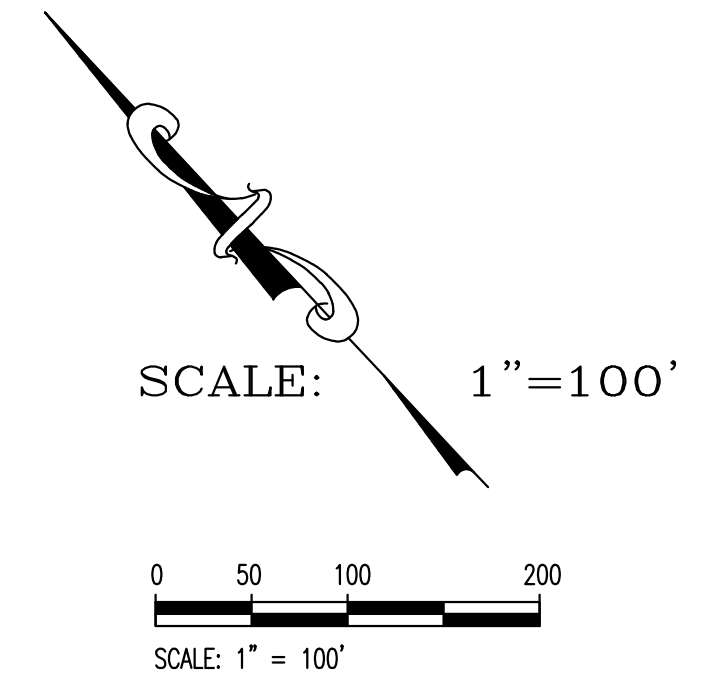
JOB NAME CROSSWINDS PHASES 3-5	PRELIMINARY PLAN	DESIGNED BY: BRP	DATE AUGUST 2020
	PRELIMINARY PLAN	PREPARED BY: JSL	
SHEET 3 OF 5	PROJECT PRELIMINARY PLAN	JOB NUMBER 5175	



CARLSON, BRIGNACE & DOERING, INC.
 08/31/2020

CROSSWINDS SUBDIVISION PHASES 3-5

PRELIMINARY PLAN



LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- 17 LOT NUMBER
- (A) BLOCK NUMBER
- BUILDING SETBACK LINE
- - - EASEMENT LINE
- SIDEWALK LOCATION
- R16917 ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
- CREEK CENTERLINE
- - - 100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE

(SEE SHEET 5 OF 5)

(SEE SHEET 4 OF 5)

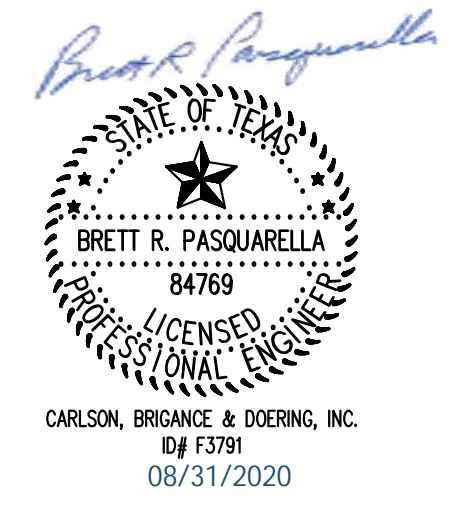
MATCH LINE B

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Carlson, Brigrance & Doering, Inc.
 FIRM ID #13791
 Civil Engineering
 5501 W. US HWY 170, #100
 Phone No. (512) 280-5166 Fax No. (512) 280-5165

PRELIMINARY PLAN 100 SCALE (2 OF 3)
 DATE: AUGUST 2020
 DESIGNED BY: BRP
 PREPARED BY: JSL

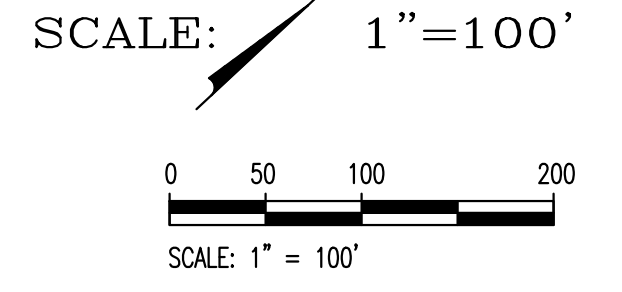
PRELIMINARY PLAN
 CROSSWINDS PHASES 3-5
 SHEET 5 OF 5



CARLSON, BRIGRANCE & DOERING, INC.
 0113379
 08/31/2020

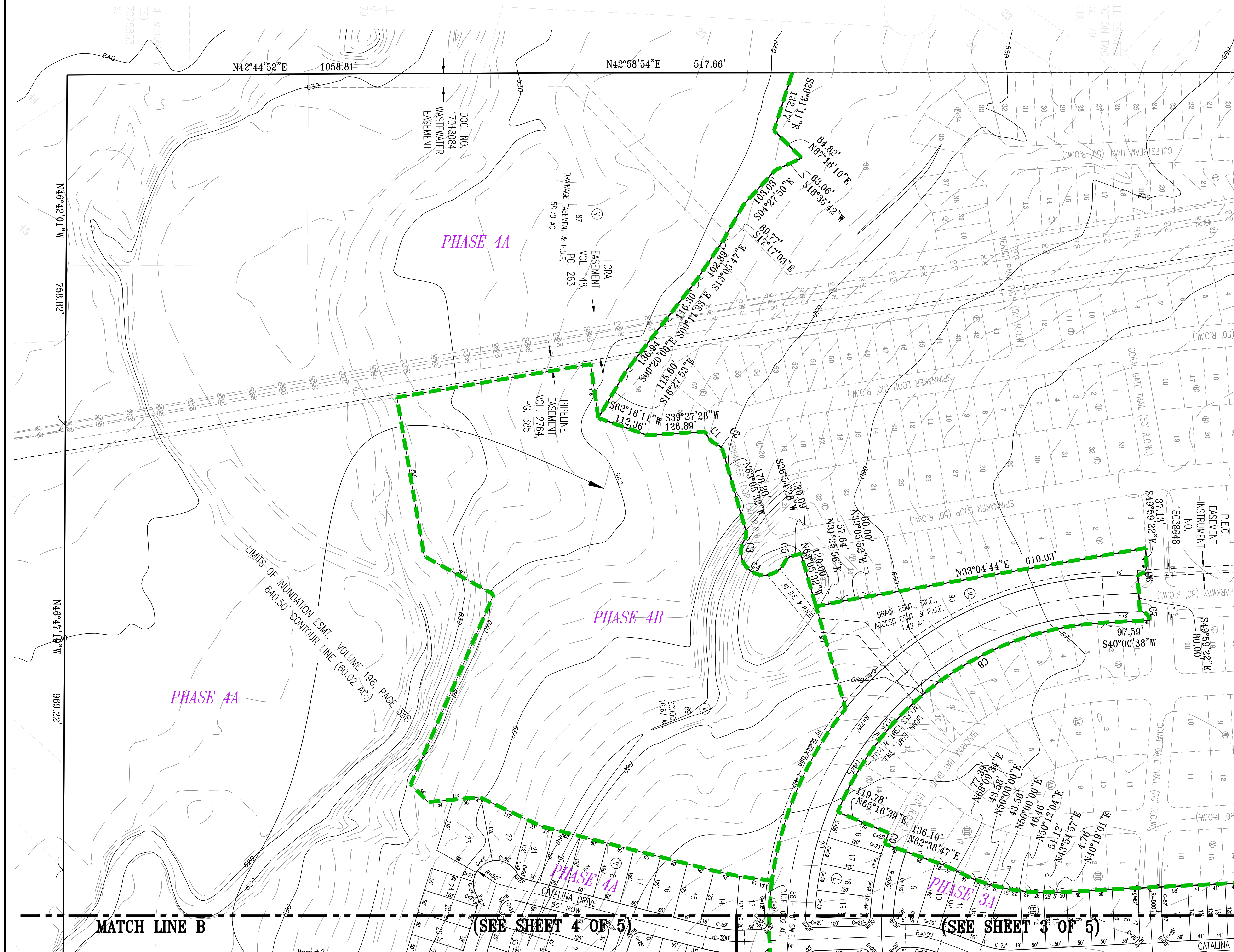
CROSSWINDS SUBDIVISION PHASES 3-5

PRELIMINARY PLAN



LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
—	WL. ESMT. WATER LINE EASEMENT
—	WW. ESMT. WASTEWATER EASEMENT
—	P.U.E. PUBLIC UTILITY EASEMENT
—	L.E. LANDSCAPE EASEMENT
—	D.E. DRAINAGE EASEMENT
—	D.A.E. DRAINAGE ACCESS EASEMENT
—	A.E. ACCESS EASEMENT
—	S.W.E. SIDEWALK EASEMENT
17	LOT NUMBER
(A)	BLOCK NUMBER
—	BUILDING SETBACK LINE
—	EASEMENT LINE
—	SIDEWALK LOCATION
R16917	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST PAGE 2)
—	CREEK CENTERLINE
—	100 YEAR FLOODPLAIN

BUILDING SETBACKS:
 20' FRONT BUILDING LINE
 10' CORNER SIDE YARD BUILDING LINE
 5' INTERIOR SIDE YARD SETBACK
 20' REAR BUILDING LINE



Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791
 Civil Engineering Surveying
 5501 W. Northwest Blvd.
 Phone No. (512) 280-5166 Fax No. (512) 280-5165

SHEET PRELIMINARY PLAN 100 SCALE (3 OF 3)
 DATE AUGUST 2020
 DESIGNED BY: BRP
 PREPARED BY: JSL

JOB NAME CROSSWINDS PHASES 3-5 PRELIMINARY PLAN
 PROJECT PRELIMINARY PLAN
 JOB NUMBER 5175
 SHEET 5 OF 5



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CITY OF KYLE, TEXAS

John H. Spooner (Z-20-0061)

Meeting Date: 9/8/2020

Date time: 6:30 PM

Subject/Recommendation: Consider a request by John H. Spooner Revocable Trust (Z-20-0061) to assign original zoning to approximately 128.58 acres of land from Agriculture 'AG' to Single Family Residential-3 'R-1-3' and approximately 30.27 acres of land to Residential Townhome 'R-1-T' and approximately 20.37 acres of land to Community Commercial 'CC' for property located off of E. Post Road, just north of Quail Ridge Subdivision, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

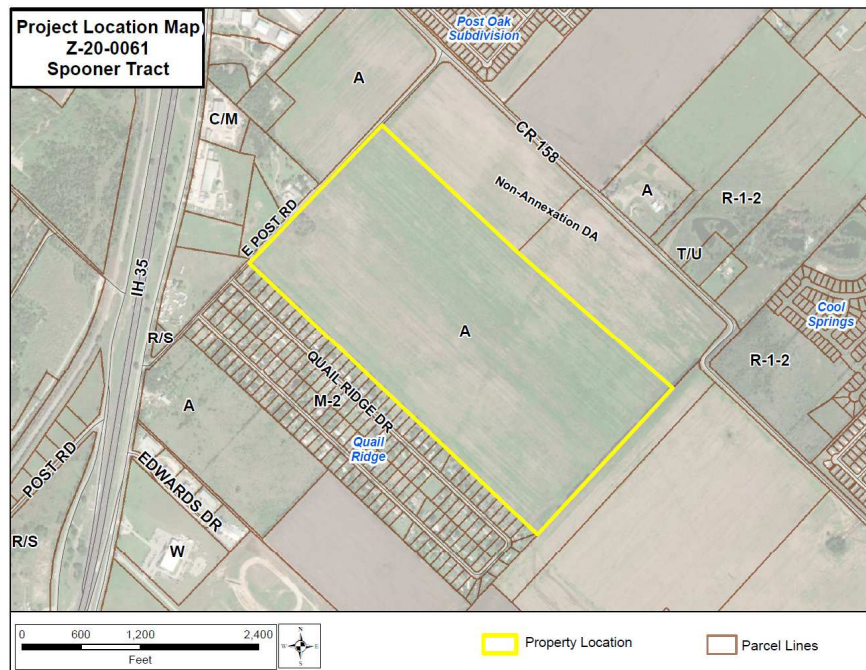
ATTACHMENTS:

Description

- Staff Report
- Application
- Letter of Opposition
- Project Location Map
- Land Use Districts Map
- Proposed Zoning Map
- Waterstone Phase 1 Exhibit

Property Location	E. Post Road, north of Quail Ridge Subdivision, Kyle, TX 78640
Owner	John H. Spooner Revocable Trust 324 43rd Street Des Moines, IA 50312
Agent	John Hines, P.E. Dannenbaum Engineering 512-427-3237
Request	Rezone 179.33-Acres A (Agriculture) to 128.58-Acres R-1-3 (Single Family Detached Residential), 30.27-Acres R-1-T (Residential Townhouse District), 20.37-Acres CC (Community Commercial)

Vicinity Map

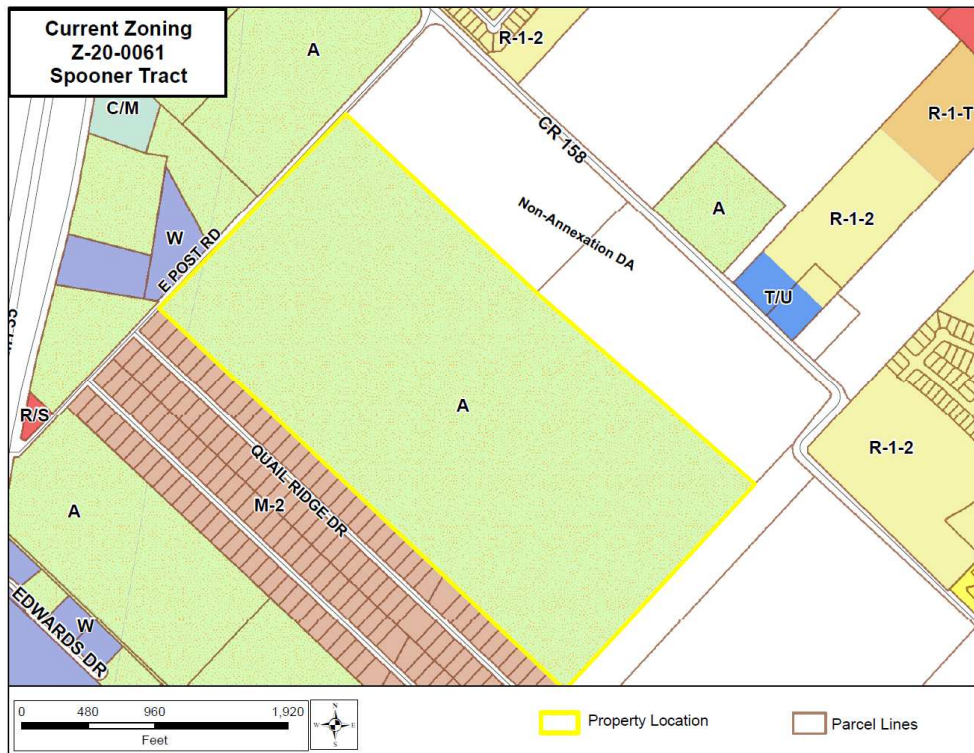


Site Description

The site, also known as the “Spooner Tract” is an undeveloped parcel zoned Agriculture (A). It is currently used for agricultural purposes, typically row crops. To the north is

vacant land, utilized for agriculture and zoned “A” (across E. Post Road). The land adjacent to and north of the parcel is in the City of Kyle’s extra-territorial jurisdiction (ETJ), and is used for agricultural purposes. To the east and southeast, is land in the San Marcos ETJ. The site is proposed to be developed with a regionally dense residential subdivision, taking access from a boulevard that will be constructed through the Spooner Tract. To the south is the Quail Ridge community, zoned M-2. It allows for manufactured homes on fee simple lots/public streets. To the west are properties zoned Warehouse (vacant) and Agriculture (auto body shop and residence).

The applicant seeks to rezone the property from “A” (Agriculture) to “CC” (Community Commercial), “R-1-T” (Residential Townhouse District) and “R-1-3” (Single Family Detached Residential).



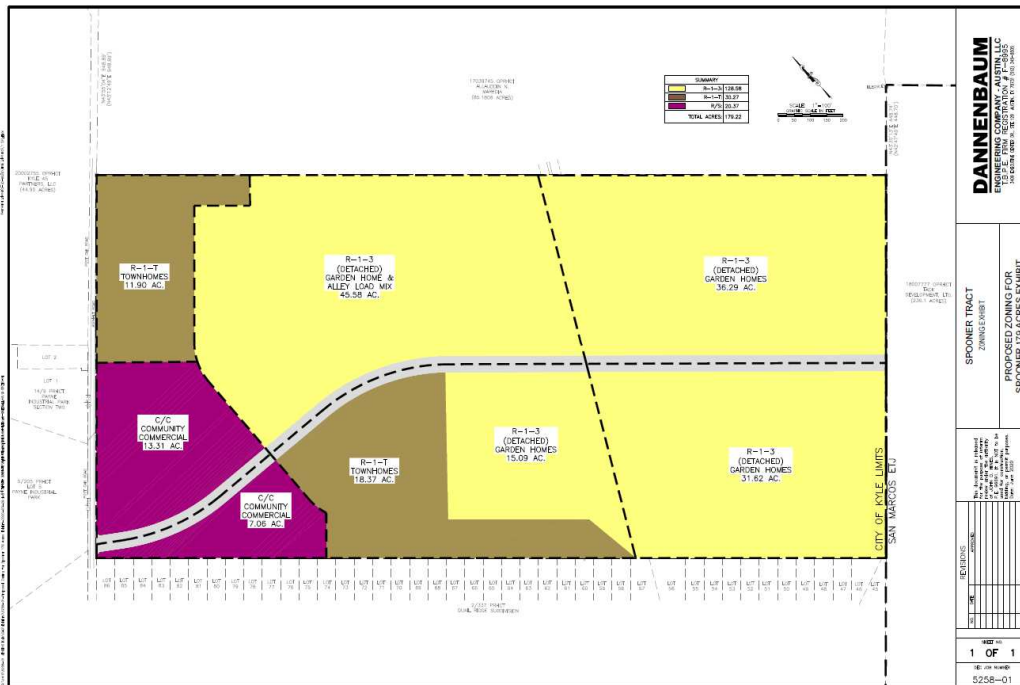
Current Zoning

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.

(Ord. No. 438, § 23, 11-24-2003)



Requested Zoning

R-1-3 - Single-Family Attached District R-1-3

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.

([Ord. No. 928](#), § 1(Exh. A), 1-17-2017)

R-1-T – Residential Townhouse District

Sec. 53-140. - Purpose and permitted uses.

The residential townhouse district R-1-T allows attached single-family structures containing four or more dwelling units with a minimum of 1,000 square feet of living area per unit and permitted accessory structures. The single-family residences authorized in this zoning district are those generally referred to as townhouses. There shall be no more than ten units per buildable acre of land within the associated boundary of the premises of the townhouse site.

(Ord. No. 438, § 28(a), 11-24-2003; [Ord. No. 928](#), § 1(Exh. A), 1-17-2017)

CC – Community Commercial District

Sec. 53-667. – Purpose

The purpose of the community commercial district [CC] is to provide for slightly more intense commercial uses than allowed in the neighborhood commercial zoning district. The district is established to provide areas for quality retail establishments and service facilities. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

(Ord. No. 700, § 2(Exh. A), 7-17-2012)

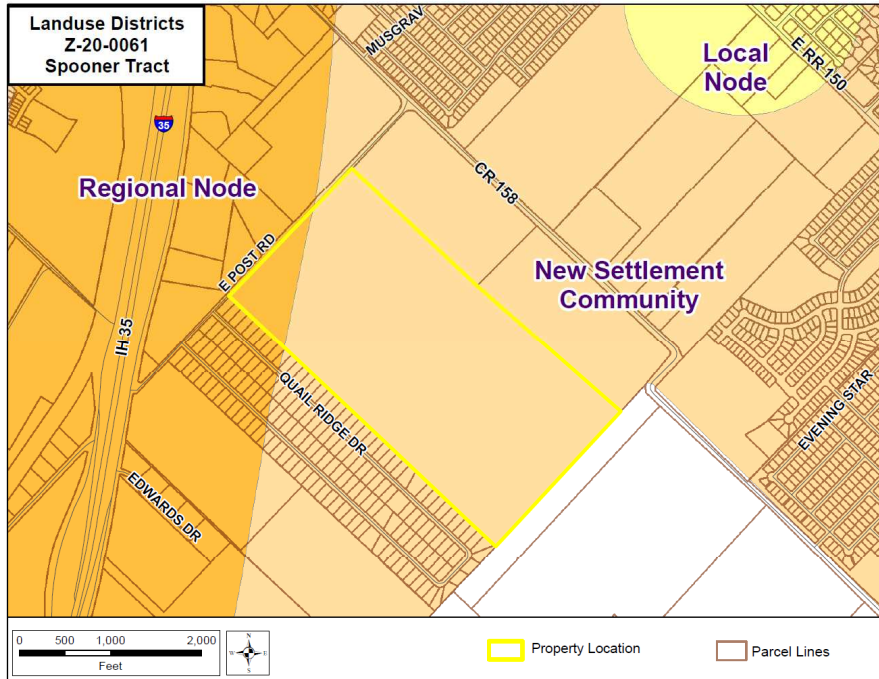
Land Use District	Front Setback (feet)	Side Setback (feet)	Corner Lot at Alleyway Setback (feet)	Street Side Yard setback (feet)	Rear Setback (feet)	Min. Lot Square Footage Area	Min. Lot Street Line Width (feet)	Height Limit (feet)
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R-1-3	20	5	10	5	10	5,540	50	35
R-1-T	Varies, Sec. 53- 143	0, 15	15	15	Varies, Sec. 53- 143	880	22	35
CC	25	10	15'	Side Setback to Residential 15	25'	8,000	80	3 stories

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 primarily located in the “New Settlement Community” District. The CC, R-1-T & R-1-3 zoning districts are considered conditionally in the “New Settlement Community” District. The remainder of the property (west corner) is within the “Regional Node”. The CC zoning district is recommended and the R-1-T zoning district is not considered in the “Regional Node”.

Current Land Use Chart

New Settlement Community

Recommended Zoning Categories: O/I

Conditional Zoning Categories: E, R-1-A, R-1-1, R-1-2, **R-1-3**, R-1-C, **R-1-T**, R-2, T/U, UE, NC, **CC**, MXD, RS, W

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

New Settlement Community

'Character': The New Settlement District is comprised primarily of farm fields, and new residential developments that are being carved out of former farm fields in an area that stretches across the city's southern-most region, from Old Stagecoach Road on the west, across I-35 to the east, to the western border of the Plum Creek Riparian Landscape. The character of the district is as diverse as the district is expansive, as the New Settlement District spans the largest portion of the southern region of Kyle. For this reason, owing to such a diverse cross-section of Kyle's landscape, the character of the district is defined more by the function of the streets and neighborhoods that serve any particular block being examined, and less by the multiple landforms characteristic of the region as a whole. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Some landscapes are bisected by I-35, others are permeated by feeder creeks and tributaries which should require heightened standards for physical development going forward. The region is dominated by legacy agricultural lands which feature old growth stands of trees and sparse one-family residences. However, there are areas experiencing significant development pressures to fulfill the current need for single family residential, and with few barriers to development, the region is growing in popularity for new housing, held back in the western region by the large portion of the district being under-served by public waste water utilities. Private and public spaces are clearly separate, with the public domain defined by shared neighborhood amenities and private domain defined by privatized landscapes. Acreage tracts abound in the Districts, some of which are uniquely suited for high turnover, high density retail and service uses by their location close to available roadways and wet utilities. Other properties are not yet ripe for development for their location along under-performing roadways, or from being so far removed from sewer and/or sufficient water supply. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape removed from the interstate corridor should evoke the agricultural heritage of the District. Physical and visual partitioning and division of land should be avoided where possible in this district.

'Intent': The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The city of Kyle should seek to capitalize on this

“developability”, while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creekways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Future development will occur along the roadways best suited for access, and in the best proximity to the emerging water and waste water infrastructure expansion planned for in the city’s capital improvement plan. Use patterns should be established that compliment residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

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 Nodes 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 Spooner tract is approximately 179.33-acres and currently zoned “A”. All but the western corner (about 12.6-acres) is within the “New Settlement Community” land use district. The 12.6-acres is in the “Regional Node” land use district. Per the September 3rd, 2019 update to the comprehensive plan, the CC, R-1-T & R-1-3 zoning district continues to be considered in a conditional manner (New Settlement Community). The CC zoning district is recommended in the “Regional Node” land use district, due to the expectation of a higher use intensity. The R-1-T zoning district is not typically considered in the “Regional Node”.

In discussion with the applicant, the R-1-T, R-1-3 & CC zoning districts might be considered appropriate for the Spooner tract. This is due to a number of discussion points.

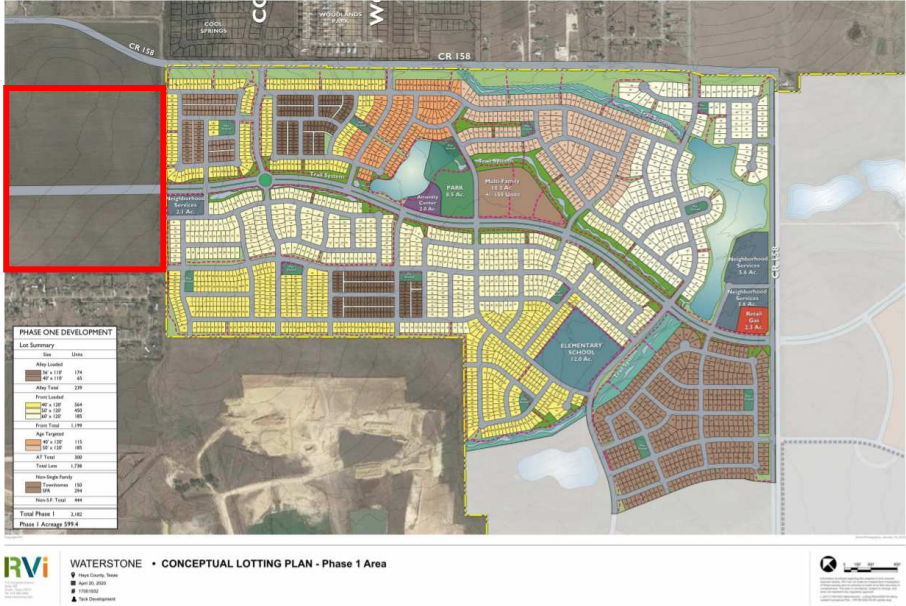
- Proximity to IH-35 and Waterstone development.
- Adequate road network to and from the site.
- Adequate wastewater availability.

Proximity to IH-35 and Waterstone development

In the “New Settlement Community” land use district, staff typically recommends lower density, single family residential, zoning districts. These are usually R-1-1 (80’ wide), R-1-2 (65’ wide) and R-1-3 (50’ wide). These recommendations are largely due to existing land use patterns around the proposed project and also based on the “wedding cake” pattern of development. Essentially, this part of the city is primarily made up of R-1-2 & R-1-1 zoning districts (flanking E FM 150), and one should incorporate larger lots/lower density the closer one is to the city limit border.

However, in the case of the Spooner tract, the western edge of the property is actually in the “Regional Node” requiring higher density/intensity of use (12-acres). The CC and R-1-T districts are appropriate in this vicinity of the tract (as requested). Additionally, between IH-35 and E. Post Road, all the land will likely develop in a commercial manner. This follows the intensity of use, if not higher density. The remainder of the property will be between what should be higher density development and the Waterstone development (La Salle MUD, San Marcos ETJ). The portion of the Waterstone

development next to the Spooner tract will have similar lot widths (36'-50') and similar lot area (3,960 sq. ft. – 6,000 sq. ft.). R-1-3 requires a minimum of 50' of width and a minimum of 5,540 sq. ft. of lot area.

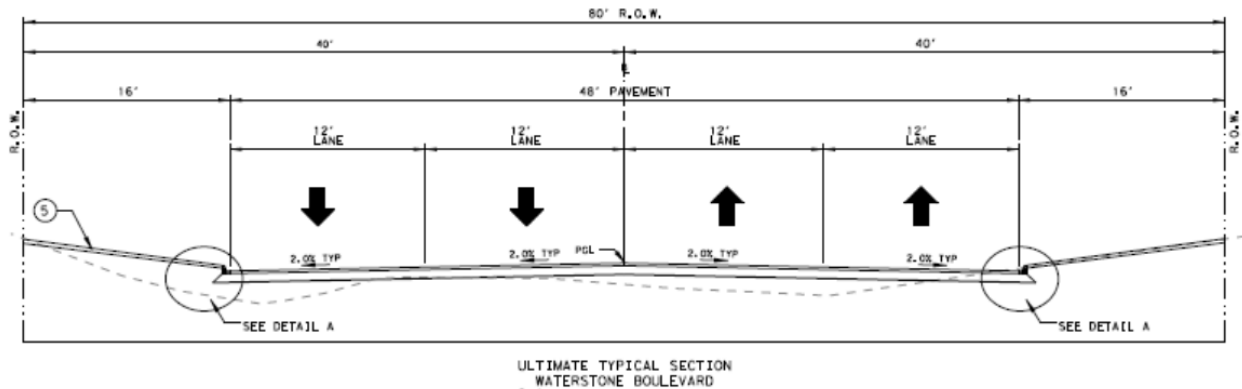


Waterstone Development – Phase 1 (Spooner Tract at west property line)

Adequate Road Network To and From The Site

Existing roads to the Spooner tract are insufficient to meet the demand of the potential increase in vehicular traffic. E. Post Road and CR 158 are rural county level roads with barely 20’ of pavement width. They were adequate for rural traffic 10-20 years ago. The development is expected to be between 4.5-6 residences per buildable acre, there will be approximately 800 homes in this project.

Though the existing E. Post Road and CR 158 are not adequate for a significant increase in vehicular traffic, the Waterstone development will be building an east/west boulevard through the Spooner tract. It will start at the northbound IH-35 access road and continue through the Waterstone development. This route will act as the main thoroughfare to IH-35 for both the Spooner tract and the Waterstone Boulevard. Waterstone Boulevard will be a 4-lane road, capable of carrying the additional vehicular traffic generated by this development. At the subdivision stage of the project, staff and the developer will coordinate appropriate improvements/road fees for nearby existing roads. Additionally, per the City of Kyle Transportation Master Plan, CR 158 will be a 3-lane road (increasing vehicular traffic capacity). Residents of the Spooner tract will also be able to travel through the Waterstone development to access CR 158, Yarrington Road, E FM 150, etc.



Adequate Wastewater Availability

Per the City of Kyle’s Southside Wastewater project, the western 84-acres of the Spooner tract will receive wastewater. The Southside Wastewater project shows the 84-acres to be served with adequate wastewater. The remainder of the tract will also be serviced by the City of Kyle, flowing to the Waterstone development to the east.

Alley Loaded Residential Design

Per the Residential Style Guide, all single family and two family residential subdivisions are required to be alley loaded (take vehicular access from back of lot), if they are less than 50-feet wide. Staff will work with the developer and encourage them to build a portion of the project as an alley loaded design. Additionally, the project will go through the Residential Style Guide public hearing process, to ensure adequate amenities (street trees, pocket parks, trails, etc.).

Regional Node Land Use District

As previously stated, approximately 12-acres of the tract are in the “Regional Node” land use district. This constitutes 7% of the overall land area of the subject site. The CC zoning district is recommended in the “Regional Node”. The R-1-T zoning district is not considered in the “Regional Node”; however, the boundaries listed in the future land use map are provided for reference, and the actual transition from one district to an adjacent district should be determined on the ground from an in-person observation. In this case, the 12-acres are more akin to the neighboring 93% of development site than they are to the regional node to the west. For that reason, staff has no objection to recommending rezoning the portion of the tract in the “Regional Node” to CC, with a smaller portion being R-1-T. As previously stated, the R-1-T district will create an appropriate buffer between the CC and R-1-3 districts.

Recommendation

In conclusion, staff supports the rezoning from “A” (Agriculture) to R-1-3 (Single Family Detached Residential), R-1-T (Residential Townhouse District) and CC (Community Commercial District) as requested for the Spooner Tract. Staff asks the Planning & Zoning Commission to consider the request favorably and vote in support of the request.

Attachments

- Application
- Location Map
- Land Use Districts Map
- Waterstone Phase 1 Exhibit

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: John Hoopner Revocable Trust August 07, 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 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. PAID

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

Total Fee: 190.21

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 N/A

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: Unzoned / Temp. Ag

Proposed Zoning Classification: R-1-3 (128.62⁺ Acres) ; R-1-T (30.28⁺ Acres) ; &

Proposed Use of the Property: Community Commercial & Residential CC (20.37 Acres)

Acreage/Sq. Ft. of Zoning Change: 179.32⁺ Acres

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: Old Post Rd (east side of I.35)

Subdivision Name/Lot & Block Nos.: _____

Property Recording Information: Hays County
Volume/Cabinet No. 2940

Page/Slide No. 806

3. **Ownership Information:**

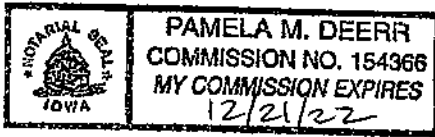
Name of Property Owner(s): John H. Spooner Revocable Trust

Certified Public Notary:

This document was acknowledged before me on the 6th day of August, 2020, by
James Spooner (Owner(s)).

Notary Public State of ~~Texas~~ Iowa

(Seal)



Pamela M. Deerr

(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: 324 4th St

Des Moines, IA 50312

Phone Number: _____

Fax Number: _____

Email Number: _____

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

Signed: John H. Spooner Managing Trust by [Signature]

Date: 6 Aug 20

4. Agent Information:

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

Agent's Name: _____

Agent's Address: _____

Agent's Phone Number: _____

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: _____

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: _____

August 7, 2020

Mr. Howard J. Koontz, AICP
Director, Planning & Community Development
City of Kyle
100 Center Street
Kyle, Texas 78640

Re: Letter of Request for Zoning Change

Dear Mr. Koontz:

Please find the attached application for Zoning Change of the approximate 179.33 acres of land, more or less, in two parcels out of the James W. Williams 1/3 League Survey Abstract No. 473, identified as Hays Central Appraisal District R18884 and R18885; referenced on Item 4 and attached herein (referred to as the "Property"). The Property is within the incorporated limits of the City of Kyle, following the recent annexation under City Ordinance No. 1065 and recorded as document number 20002402 on 01/21/20 (attached).

The purpose for this request is to convert the Temporary Agricultural District A identified in Section 7 of the above referenced annexation Ordinance into **Permanent Zoning of R-1-3, R-1-T, and Community Commercial (CC)** as depicted in the accompanying zoning exhibit. The property is generally divided into 13 acres under the Regional Node district and the remainder, 166 acres in the New Settlement district following the City's Comprehensive Plan.

Regional Node (13 acres): Proposed Zoning of CC is a Recommended Use
New Settlement (166 acres): R-1-3, R-1-T, and CC are Conditional Uses

Based on review of the adjacent residential developments, both existing and proposed, as well as market evaluation of increased demand for diverse residential products that fit within the City's planning for the area, we request your consideration in the attached zoning application.

For additional information, you may reach me at Steve@stephenmjenkinsinc.com.

Sincerely,

Sandera Land Company



Stephen M. Jenkins

You may send your written comments to the Planning Department, 100 W. Center St., Kyle, Texas 78640
(attention: Zoning File # Z-20-0061).

live@ 296 Ferrule Dr. Kyle, TX

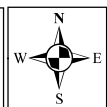
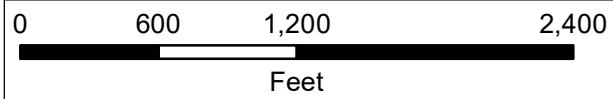
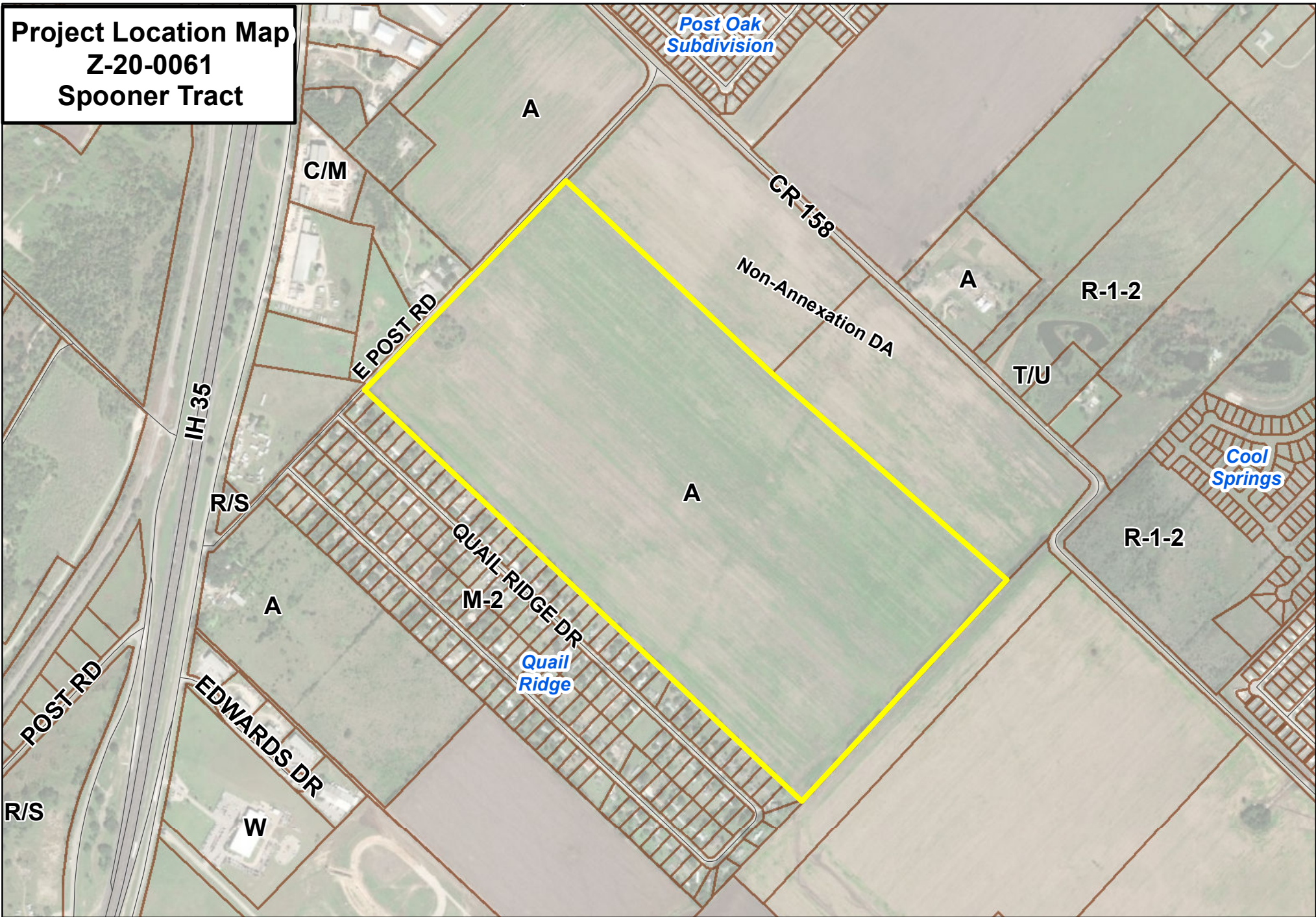
Name: MARIA EBERLE

Address: ~~the~~ ^{own} 201 Quail Ridge Dr. Kyle, TX


I am in favor, this is why _____

I am not in favor, and this is why: that field has a 100yr. flood plain running thru it to the back end of Q.R., thru 201 Q.R.. My property floods everytime it rains hard. Been lucky so far with water not reaching house. Have dug a hole in the back corner to help slow water down & help it go around & not through the middle of the property. Building in the field will ~~probably~~ probably make the flow of water worse for our property. I say please don't. I know it'll get worse for us. Thank-you.

Project Location Map
Z-20-0061
Spooner Tract



 Property Location Item # 4

 Parcel Lines

Landuse Districts
Z-20-0061
Spooner Tract

Local
Node

Regional Node

New Settlement
Community

MUSGRAV

E RR-150

CR-158

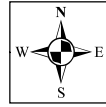
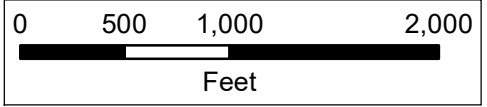
E POST RD

IH 35


QUAIL RIDGE DR

EVENING STAR

EDWARDS DR



 Property Location
Item # 4

 Parcel Lines




Exp: 25/3/2025 - 10:00:00 AM (10/25/2025)
 Exp: 25/3/2025 - 10:00:00 AM (10/25/2025)

C:\1410\5258-01\ENRONS Kyle\CAD\Exhibits\5258-01-Proposed Zoning for Spooner 179 Acres Exhibit-2020-07-29.dwg
 2020/07/29 09:21:37 AM
 179 Acres Exhibit-2020-07-29.dwg

Item # 4

N43°55'04"E 948.89'
 (N43°12'49" E 946.89')

17039745 OPRHCT
 ALLAUDDIN N.
 MAREDDIA
 (85.1806 ACRES)

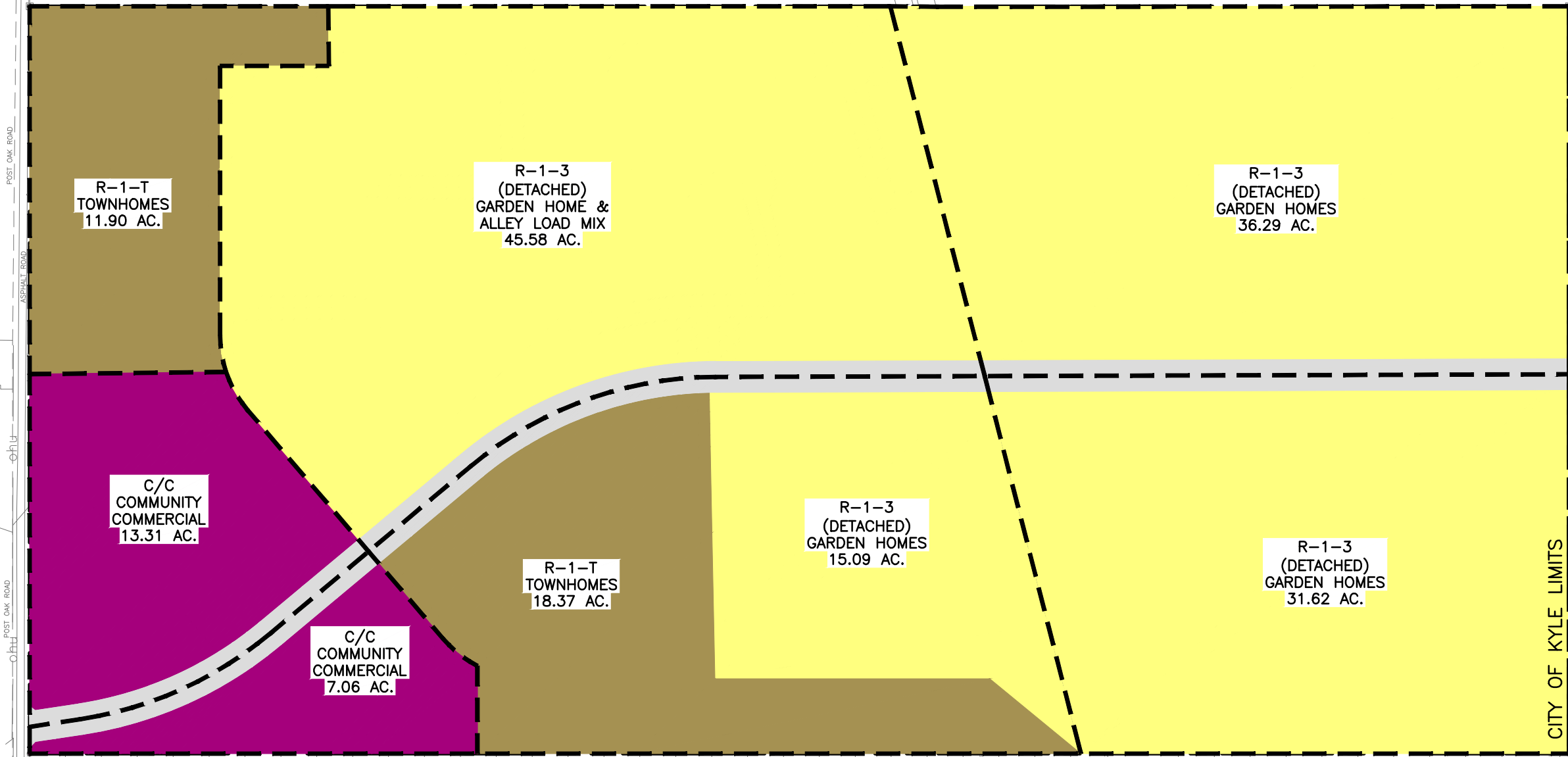
SUMMARY	
	R-1-3; 128.58
	R-1-T; 30.27
	R/S; 20.37
TOTAL ACRES:	179.22

SCALE: 1"=100'
 GRAPHIC SCALE IN FEET
 0 50 100 150 200

ILLEGIBLE
 N43°30'13"E 448.74'
 (N42°47'49" E 448.70')

20002755 OPRHCT
 KYLE 45
 PARTNERS, LLC
 (44.90 ACRES)

18007777 OPRHCT
 TACK
 DEVELOPMENT, LTD.
 (236.1 ACRES)



- LOT 86
- LOT 85
- LOT 84
- LOT 83
- LOT 82
- LOT 81
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- LOT 75
- LOT 74
- LOT 73
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- LOT 46
- LOT 45

2/337 PRHCT
 QUAIL RIDGE SUBDIVISION

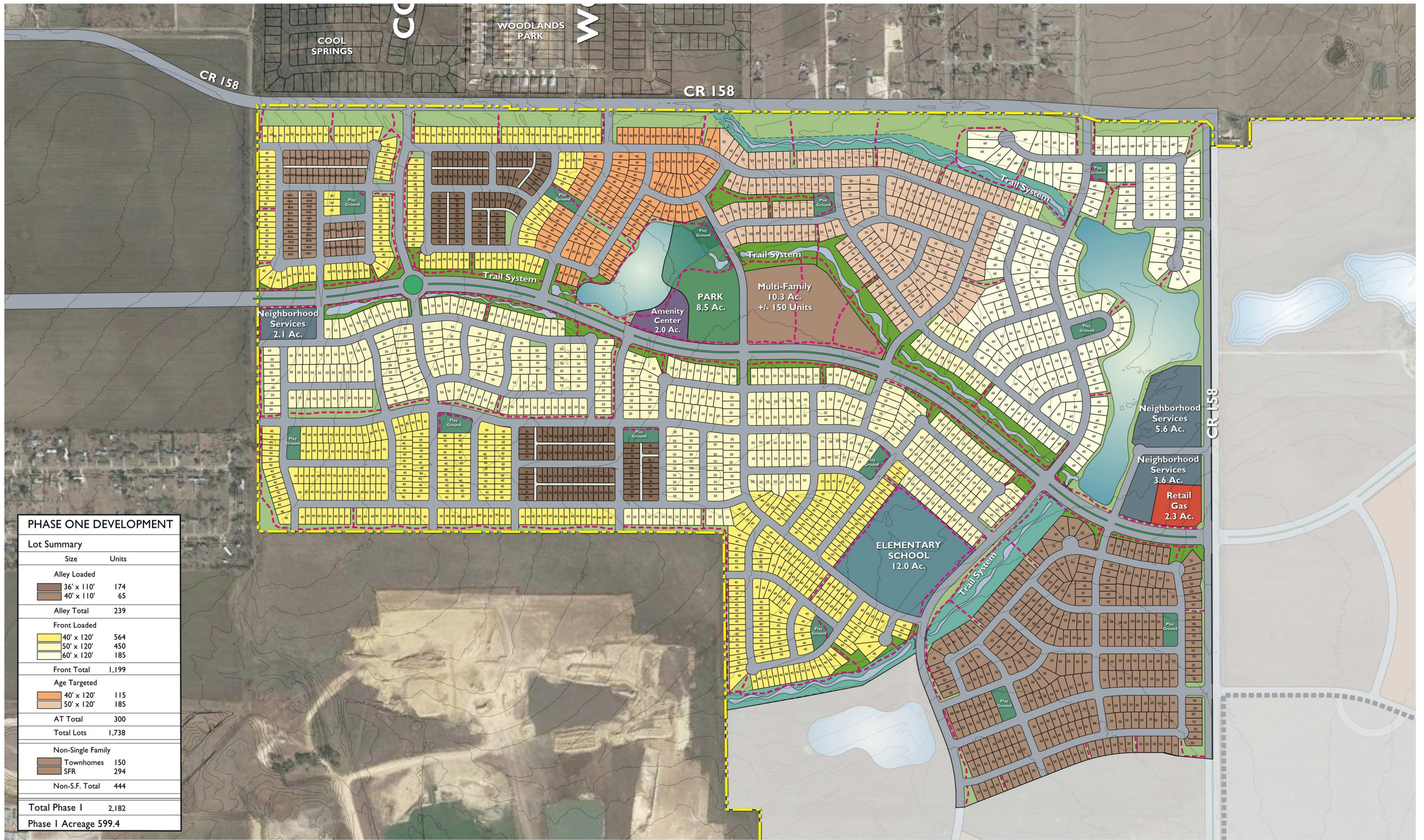
DANNENBAUM
 ENGINEERING COMPANY - AUSTIN, LLC
 T.B.P.E. FIRM REGISTRATION # F-8995
 3409 DECOTINE CENTER DR., STE 129 AUSTIN, TX 78751 (512) 346-8606

SPooner TRACT
 ZONING EXHIBIT
 PROPOSED ZONING FOR
 SPOONER 179 ACRES EXHIBIT

This document is released for the purpose of interim review under the authority of JOHN D. HINES, P.E. 98691. It is NOT to be used for construction, bidding, or permit purposes.
 Date: June 2020

NO.	DATE	APPROVED

SHEET NO.
1 OF 1
 DEC JOB NUMBER
 5258-01



PHASE ONE DEVELOPMENT

Lot Summary

Size	Units
Alley Loaded	
36' x 110'	174
40' x 110'	65
Alley Total	239
Front Loaded	
40' x 120'	564
50' x 120'	450
60' x 120'	185
Front Total	1,199
Age Targeted	
40' x 120'	115
50' x 120'	185
AT Total	300
Total Lots	1,738
Non-Single Family	
Townhomes	150
SFR	294
Non-S.F. Total	444
Total Phase I	2,182
Phase I Acreage	599.4

Copyright RVI

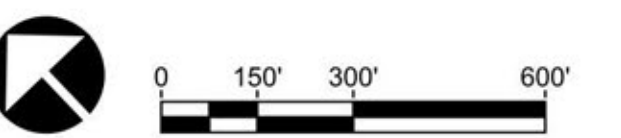
Aerial Photography: January 18, 2018



WATERSTONE • CONCEPTUAL LOTTING PLAN - Phase 1 Area

- 📍 Hays County, Texas
- 📅 April 20, 2020
- 🏗️ # 17001932
- 👤 Tack Development

712 Congress Avenue
Suite 300
Austin, Texas 78701
Tel: 512.480.0032
www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.
L:\2017\17001932 Waterstone - Lotting Plans\2020-04 lotting update\Conceptual Plan - CR158 2020-04-20 update.dwg



CITY OF KYLE, TEXAS

Dacy Lane LLC (Z-20-0062)

Meeting Date: 9/8/2020

Date time: 6:30 PM

Subject/Recommendation: Consider a request by Dacy Lane LLC (Z-20-0062) to rezone approximately 4.66 acres of land from Retail Service District 'RS' to Residential Condominium District 'R-1-C' for property located on Bebee Road, just west of Dacy Lane, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

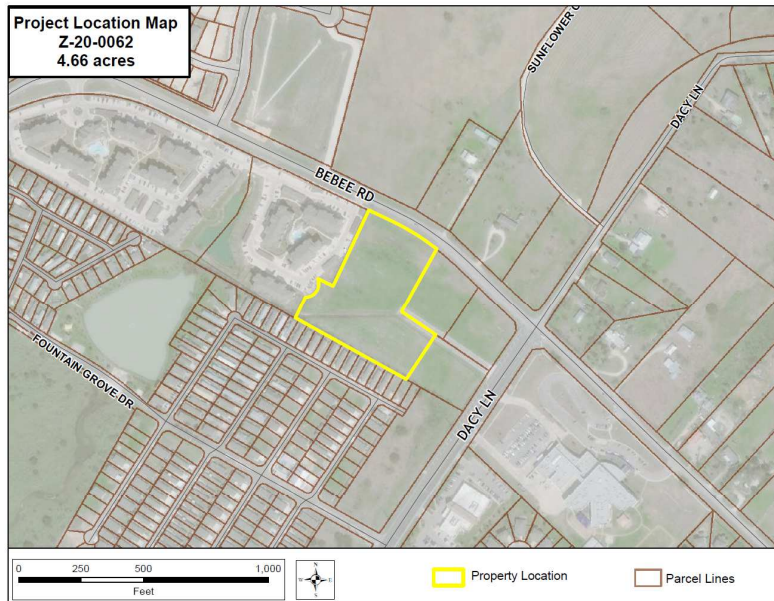
ATTACHMENTS:

Description

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

Property Location	Approximately 430' NW of Dacy Lane & Bebee Rd Intersection, Kyle, TX 78640
Owner	Dacy Lane, LLC 2308 Cypress Point West Drive, Austin, TX 78746
Agent	Hugo Elizondo Jr, P.E. Cuatro Consultants, Ltd. 3601 Kyle Crossing, Ste. A, Kyle, TX 78640.
Request	Rezone 4.66-Acres RS (Retail Services) to 4.66-Acres R-1-C (Residential Condominium District)

Vicinity Map



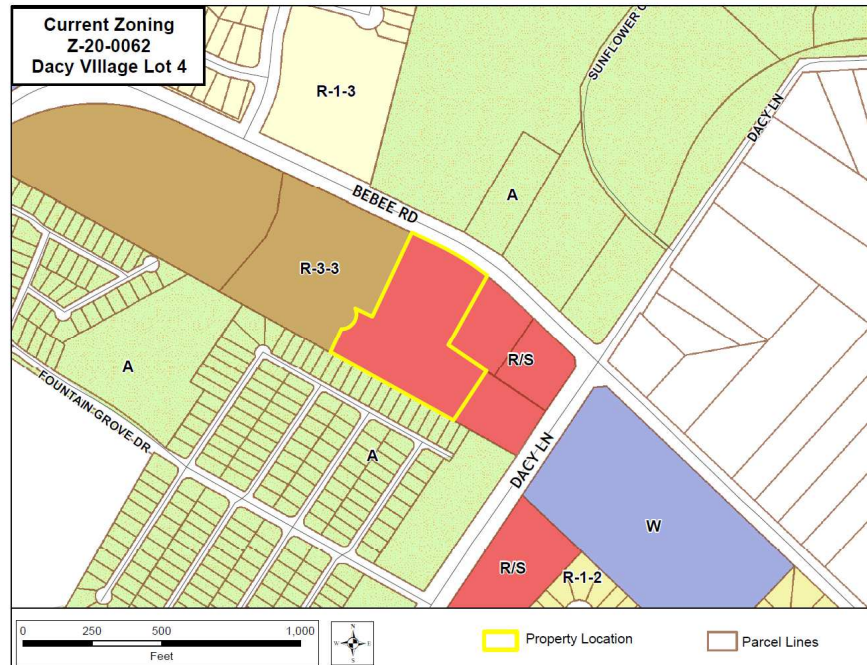
Site Description

The site, also known as “Dacy Village Lot 4” is an undeveloped parcel zoned RS (Retail Services). It is currently in review to be platted. To the north and across Bebee Rd is vacant land zoned “A” or “Agriculture and owned by the City of Kyle and two residential lots. To the southeast are three “RS” lots. One, adjacent to Dacy Village Lot 4 and abutting Bebee Rd, is under construction (convenience store & fuel sales). To the south is the Lakeside

Crossing Manufactured Home park and to the northwest is the Hays Junction Apartments (zoned R-3-3).

The applicant seeks to rezone the property from “RS” (Retail Services) to “R-1-C” (4.66-Acres).

Current Zoning



RS (Retail Services)

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](#).

(Ord. No. 438, § 42(a), 11-24-2003)

Requested Zoning

R-1-C (Residential Condominium District, R-1-C)

Sec. 53-172. - Purpose and permitted use.

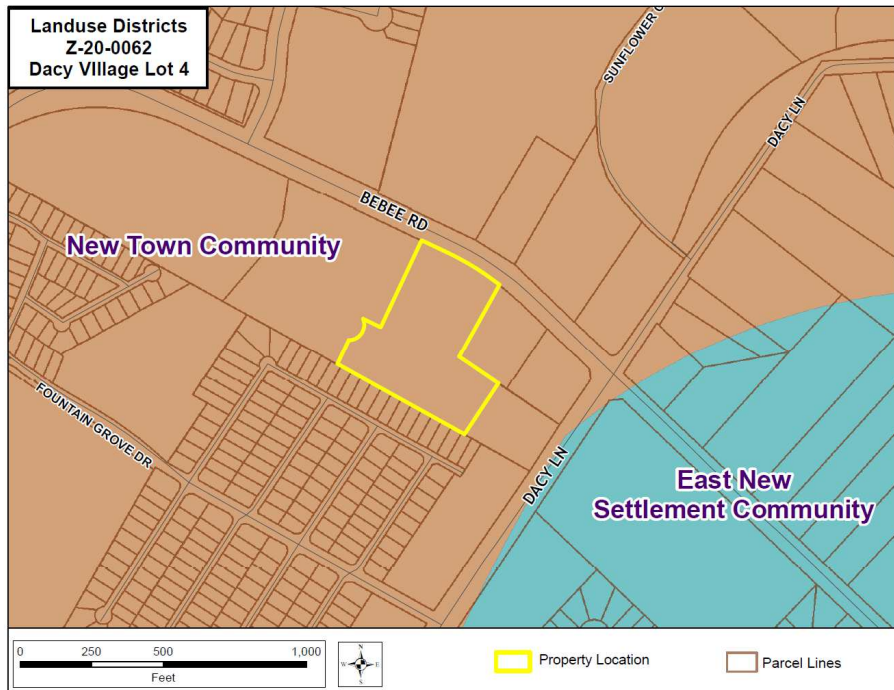
The residential condominium district R-1-C allows the establishment of a residential housing in compliance with the Texas Uniform Condominium Act, V.T.C.A., Property Code ch. 82, with individual apartments or units having a minimum of 500 square feet living area, inclusive of separate sleeping, living and kitchen facilities.

(Ord. No. 438, § 29(a), 11-24-2003)

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 “New Town Community” District. The R-1-C zoning district is recommended in the “New Town Community” District.

Current Land Use Chart

New Town Community

Recommended Zoning Categories: R-1-1, R-1-2, R-1-3, **R-1-C**, R-1-T, R-2, R-3-2, R-3-3, CC, NC, RS, MXD, O/I

Conditional Zoning Categories: E, A, C/M, R-1-A, R-3-1, RV, T/U, UE, HS, W

New Town Community

‘Character’: Currently consisting of primarily residential uses, open fields, some commercial uses along I-35, and the City’s new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This

District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. These land uses and the forms that follow are wide ranging and varying according to the existing development pattern in place today, and the availability for utility service to as-yet undeveloped lands. The New Town District includes undeveloped residential areas, the proposed site for an 'Uptown' shopping/activity center, proposed and existing commercial along higher classified roadways, and legacy residential that has existed for many years. This District should be livable, comfortable, and convenient for all residents of Kyle and surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

'Intent': The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed in autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes and nodes.

As parcels along major roadways and along side high capacity wet utilities come available, the development density of those parcels should be established higher than other areas of the city, especially any properties in proximity to either I-35, FM 1626 or both. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. The leading way to make this a reality is to build off the strength of the urban form supported in the Core Area Transition District, make use of the transportation network already in place that runs through and along this district, and enable more uses and architectural types that blend well into the urban design form. This District should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-Use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Establishing mixed use zoning districts and employment districts will compliment the existing retail and service uses present today, and should be supported by the adjacent residential and future integrated multi-family residential.

Analysis

Dacy Village Lot 4 is an unplatted lot requesting to be rezoned from RS to R-1-C. The lot is approximately 430-feet northwest of the intersection of Dacy Lane and Bebee Road, between the Hays Junction Apartment community and a convenience store/fuel sales (under construction). This stretch of Bebee Road, especially on the south side of the street, has a significantly high density/intensity of uses (Hays Junction – 28 units per acre, and RS lots and uses at the intersection).

The City of Kyle Comprehensive Plan (updated in September of 2019), shows this area to be within the “New Town Community” land use district. This land use district anticipates a mix of reasonably high intensity of land uses (with appropriate densities), as well as middle to lower density uses as well. The more intense uses (multifamily, commercial, vertical mixed use) would typically be along major road networks/intersections with higher capacity wet utilities (Bebee Road, Dacy Lane). Less intense uses would be off of smaller classification roads or between major intersections (Single family residential). In most cases, the Comprehensive Plan calls for various types of residential and commercial opportunities related to retail and office uses.

Regarding Dacy Village Lot 4, the R-1-C zoning district is an appropriate request. To the west, the Hays Junction Apartments are allowed to operate at a maximum density of 28 units per buildable acre. To the east, of Dacy Village Lot 4, the RS zoning district has a significant number of high intensity commercial uses (as appropriate for a major intersection). The R-1-C district fits in between these developments at a maximum density of 36 units per buildable acre, though parking requirements may bring this number down. The closer one is to the intersection, development should be allowed to build “up”.

The R-1-C district is also a flexible zoning district as well. One can build a number of housing types within the district, as long as it's a condominium regime. Single Family detached, attached, townhomes, stacked flats (apartments), are allowed. A condominium is where a person owns the building (or portion thereof) and an association owns/maintains the land underneath.

Adequate Road Network To and From The Site

The site will have access to Dacy Lane through an access easement to the east, and direct access onto Bebee Road. Given the small acreage of the site, it's not likely to have a significant impact on the existing road network. When developed, the lot will be

required to dedicate rights-of-way for future widening and likely pay to improve road infrastructure, per City of Kyle requirements.

Adequate Wastewater Availability

Adequate water and wastewater services exist in close proximity to the site.

Recommendation

In conclusion, staff supports the rezoning from “RS” (Retail Services) to R-1-C (Residential Condominium District) for the Dacy Village Lot 4 as requested. Staff asks the Planning & Zoning Commission to consider the request favorably and vote accordingly.

Attachments

- Application
- Location Map
- Land Use Districts Map

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: Dacy Lane, LLC
(Name of Owner)

8/7/20
(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 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: \$762.14

- 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: R/S – Retail/Services
Proposed Zoning Classification: R-1-C - Residential Condominium District
Proposed Use of the Property: Residential Condominiums
Acreage/Sq. Ft. of Zoning Change: 4.66 acre/202,989.6 square feet

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: Beebee Road, Kyle, TX

Subdivision Name/Lot & Block Nos.: _____

Property Recording Information: Hays County
Volume/Cabinet No. Doc. No. 2011-11022936

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s): Dacy Lane, LLC, Jonathan W. Cheng

Jonathan W. Cheng

Certified Public Notary: State of Nevada, County of Washoe

This document was acknowledged before me on the 08th day of JULY, 2020 by

Jonathan W. Cheng (Owner(s)).

Notary Public State of ~~Texas~~ Nevada EL

(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: 2308 Cypress Point West Drive

Austin, TX 78746

Phone Number: 617-308-4568

Fax Number: N/A

Email Number: jonwcheng@gmail.com

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

Signed: Jonathan W. Cheng

Date: July 8, 2020

4. Agent Information:

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

Agent's Name: Hugo Elizondo, Jr., P.E./Cuatro Consultants, Ltd.

Agent's Address: 3601 Kyle Crossing, Suite A/PO Box 2579

Kyle, TX 78640

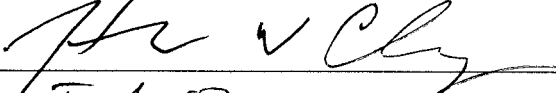
Agent's Phone Number: 512-312-5040 ext. 1

Agent's Fax Number: N/A

Agent's Mobile Number: 512-565-9040

Agent's Email Number: hugo@cuatroconsultants.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: July 8, 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

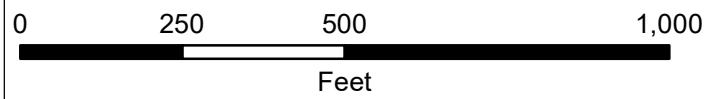
Accepted for Processing By: _____ Date: _____

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-20-0062
4.66 acres



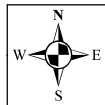
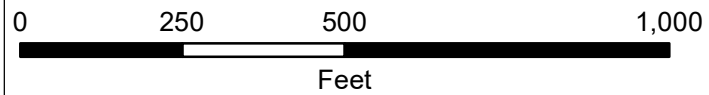
 Property Location
Item # 5

 Parcel Lines

Landuse Districts
Z-20-0062
Dacy Village Lot 4

New Town Community

East New Settlement Community



 Property Location
Item # 5

 Parcel Lines



CITY OF KYLE, TEXAS

Quick Trip -Conditional Use Permit (CUP-20-0027)

Meeting Date: 9/8/2020

Date time:6:30 PM

Subject/Recommendation: Consider a request to construct a 4,993 square foot convenience store and fuel canopy located at 18720 IH-35, within the I-35 overlay district. (Quick Trip - CUP-20-0027)

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

- Staff Memo
- Building Elevations & Renderings
- Site Plan



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Will Atkinson – City Planner

DATE: Tuesday, September 8, 2020

SUBJECT: QuikTrip Convenience Store and Fuel Canopy– 18720 IH-35, Kyle, TX (CUP-20-0027)

REQUEST

The applicant seeks to construct a 4,993 square foot convenience store and fuel canopy located at 18720 IH-35, Kyle, TX. The convenience store will have an exterior finish primarily consisting of bronzestone brick, and black granite. Brushed Aluminum caps complete the façade and standard QuikTrip branding is shown. The fuel canopy and dumpster enclosure utilize the brownstone brick for the columns and enclosure walls.

LOCATION

The property is located at the southwest corner of IH-35 and Kyle Crossing.



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 exceeds the intent of the Retail Services zoning standards for the building and site work (4-sided masonry);
 - The exterior walls facing front and side streets shall be constructed of at least 100 percent stone, brick, masonry, stucco, masonry veneer, or similar granular product excluding doorways and windows; (Sec. 53-483(1))
2. The architecture style of the building exceeds the requirements in the I-35 Overlay;
 - Changes in plan with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet. (Sec. 53-899(f))
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.
7. The fuel canopy uses a similar design scheme as the convenience store (bronzestone brick with midnight brick banding).
8. The dumpster enclosure uses a similar design scheme as the convenience store (bronzestone brick).

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 matches the standard QuikTrip design, and is appropriate to the project.

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-20-0027).

ATTACHMENTS

1. Exterior elevations & renderings
2. Landscape plan
3. Application submittal



September 3, 2020

City of Kyle, Planning & Zoning Dept
City of Kyle, TX
100 W. Center St
Kyle, TX 78640

From: David Wanders - QuikTrip Corporation – Real Estate Project Manager

Re: QuikTrip #4154 – Conditional Use Permit Review Comments CUP-20-0027

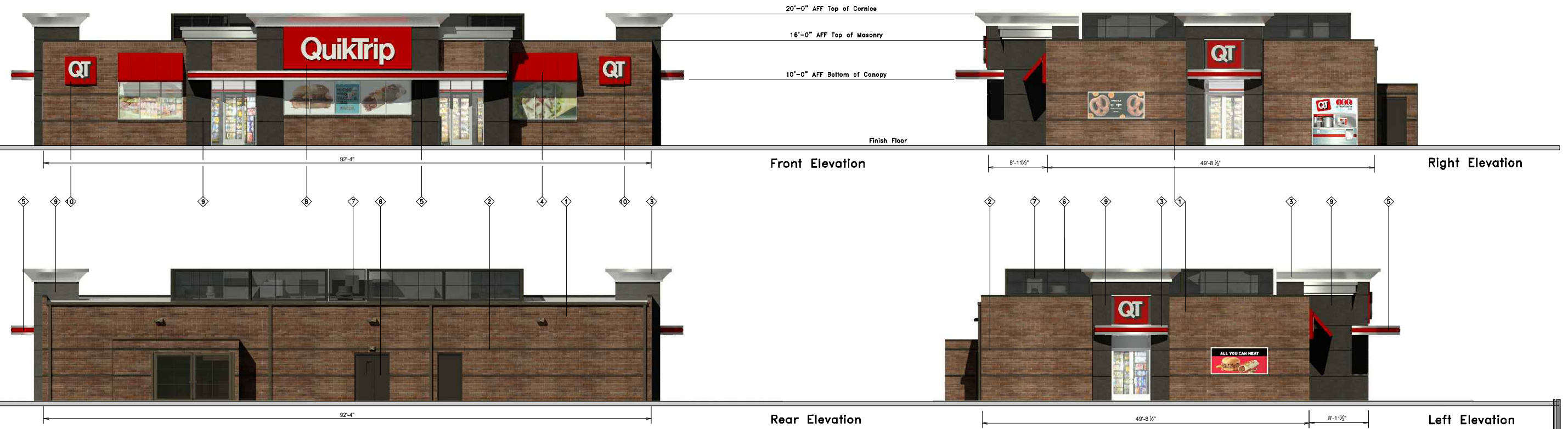
Dear Mr. Atkinson,

Per review comments for CUP-20-0027, please find the following responses to your comments:

- 1) Wrap canopy poles with the matching brick of the store (brown).
Response: Canopy columns have been wrapped per request.
- 2) Electrical/utility boxes at rear of building are required to be hidden per Sec. 53-899(e)(4) Municode.
Response: Utility boxes have been hidden per request.

Best regards,

David Wanders | QuikTrip Corporation | Real Estate Project Manager
742 NW Loop 410, Ste 102 San Antonio, TX 78216
O: 210.332.4037 | C: 602.317.0174



QuikTrip.
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store #
4154

G3S Building Elevations

Address:
18720 IH-35

City, State:
Kyle, TX

Serial #
82-4154-G3S

Scale:
1/16"=1'-0"

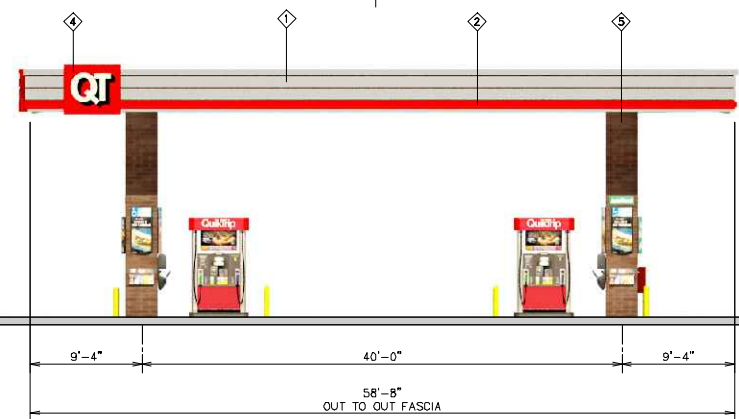
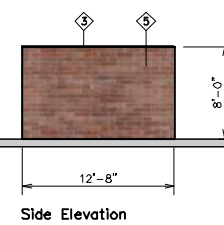
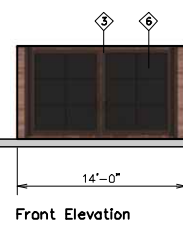
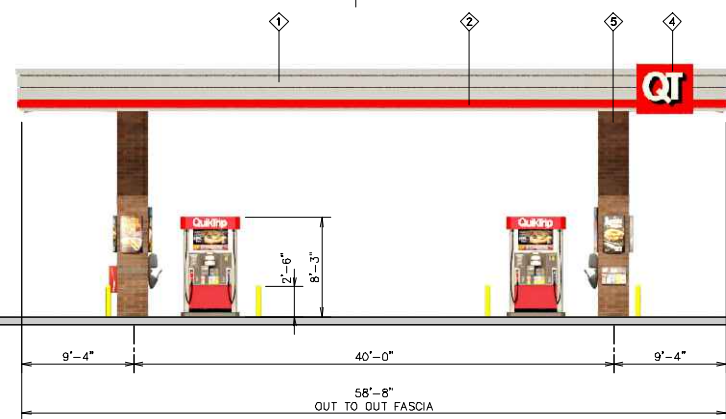
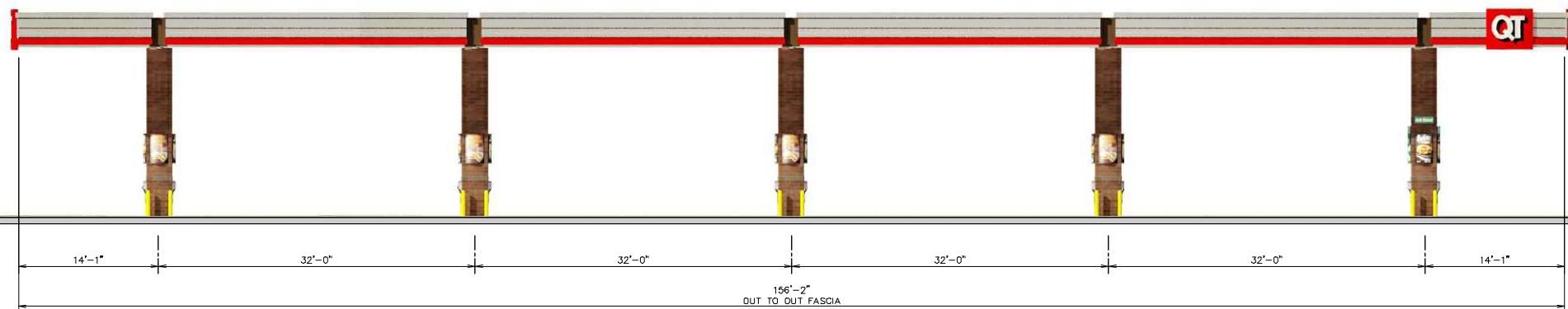
Issue Date:
09.01.2010

Drawn By:
6JK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDBOND	FASCIA
4	QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	SHERWIN - WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	SIO	A100G EPS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
4154 Double Stack 10 Canopy Elevations

Address:
18720 IH-35

City, State:
Kyle, TX

Serial #
82-4154-GD10

Scale:
1/16" = 1'-0"

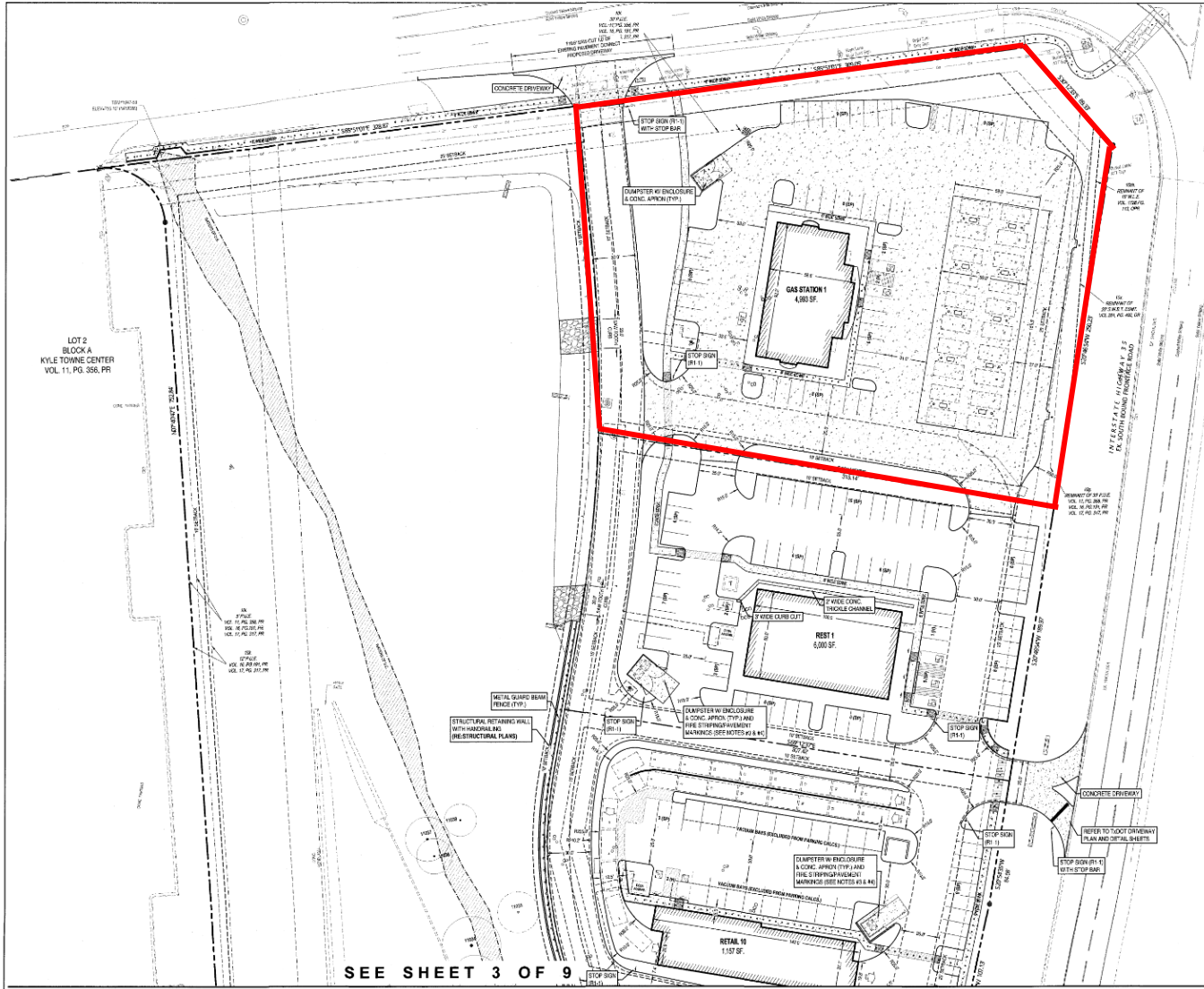
Issue Date:
09.01.2011

Drawn By:
6 JK

Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	DC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

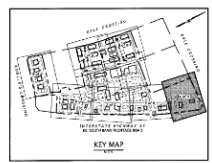


GRAPHIC SCALE
 1 INCH = 30 FT.

LEGEND
 - - - - - PROPOSED ACCESSIBLE ROUTE
 - - - - - SIDEWALK (SEE PLAN FOR WIDTH)
 - - - - - SIDEWALK FIRE LANE (SEE PLAN FOR WIDTH)

SP = REEFER (18x24) CV = COVERED (4x4x4)
 H = ADA D = GARAGE
 T = TRUCKER CON = CONCRETE (4x4)
 C = COMPACT (15x7.5) G = GARAGE (4x4)

FIRE DEPARTMENT NOTES:
 1. A COMPACT FLEXIBLE BASE PAVEMENT SHALL BE PROVIDED PRIOR TO CONSTRUCTION OF CONCRETE MATERIALS AS AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING REELS AND FIRE APPARATUS LOADS.
 2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE 4 INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE 4 INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH 3 TO 6 FEET BEING FROM THE CURB LINE. NO OBSTRUCTIONS ARE ALLOWED WITHIN 3 FEET OF ANY HYDRANT AND THE 4 INCH OPENING MUST BE FULLY UNOBSTRUCTED FROM THE STREET.
 3. UNDESIRABLE FIRE LANE - NO PARKING WITH A BENCH HEIGHT AND 1 INCH WIDTH CENTERED WHILE LETTERING ON THE FACE OF RED PAINTED CURB WITH THE WORKING FIRE LANE. NO PARKING AT 20 FEET INTERVALS MEASURED FROM THE END OF ONE LETTERING GROUP TO THE BEGINNING OF THE NEXT LETTERING GROUP WITH 1 FOOT SPACING BETWEEN NO PARKING AND FIRE LANE.
 4. BRACKER FIRE LANE STOPPING ON THE LANE SHOULD EXCEEDS 3 IN LENGTHS AND ON PAVEMENT IN FRONT OF SPECIAL CONSTRUCTION SUCH AS CURB CUTS, PADS OR OTHER ITEMS THAT POSE A FIRE HAZARD OR BLOCK RESTRICTION FIRE PROTECTION. FIRE LANE STOPPING IS NOT REQUIRED ON GRASSLAND PAVEMENT FOR GENERALLY UNPAVED NO PARKING AREAS SUCH AS IN FRONT OF PARKING SPACES.



CAUTION
 EXISTING UNDERGROUND UTILITIES ARE SHOWN. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITIES.

WARNING
 THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES BY OBTAINING THE ONE CALL, LOCAL OR SERVICE AT 800-485-4844 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

CA
 Cunningham | Allen
 Engineers • Surveyors
 3100 BEE CREEK BLVD., SUITE 310
 AUSTIN, TEXAS 78746
 TEL: (512) 327-2946
 FAX: (512) 327-2971
 www.cunningham-allen.com
 LICENSE NO. 160000

REVISION	DATE	BY	CHKD

KYLE TOWN CENTRE
 18000 IH-35
 KYLE, TEXAS, 79610
 SITE AND DIMENSION CONTROL PLAN (SHEET 4 OF 9)

PROJECT NO. 18000 IH-35
 SHEET NO. 40
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

SEE SHEET 3 OF 9



CITY OF KYLE, TEXAS

Staff Report by Howard J. Koontz

Meeting Date: 9/8/2020

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



CITY OF KYLE, TEXAS

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

Meeting Date: 9/8/2020
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

Introduction of the state planning
conference registration and
scheduling

Meeting Date: 9/8/2020
Date time: 6:30 PM

Subject/Recommendation: Introduction of the State planning conference registration and scheduling.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

2010 Comprehensive Plan Future Land Use Map

Meeting Date: 9/8/2020
Date time: 6:30 PM

Subject/Recommendation: Begin planning process for the initiation of a 2010 Comprehensive Plan Future Land Use Map amendment.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Landuse and CCN's
- Landuse and ETJ
- Landuse and Floodplain
- Landuse and Transportation



CITY OF KYLE

Community Development Department



September 8, 2020

To: Kyle Planning & Zoning Commission
From: Howard J. Koontz, AICP
Director, Planning & Community Development
Re: 2010 Future Land Use Map amendment

Dear Commissioners:

Staff has been authorized by the mayor & city council and the city manager to initiate an update to the city's Future Land Use Map that is a part of the 2010 Comprehensive Plan for the City of Kyle.

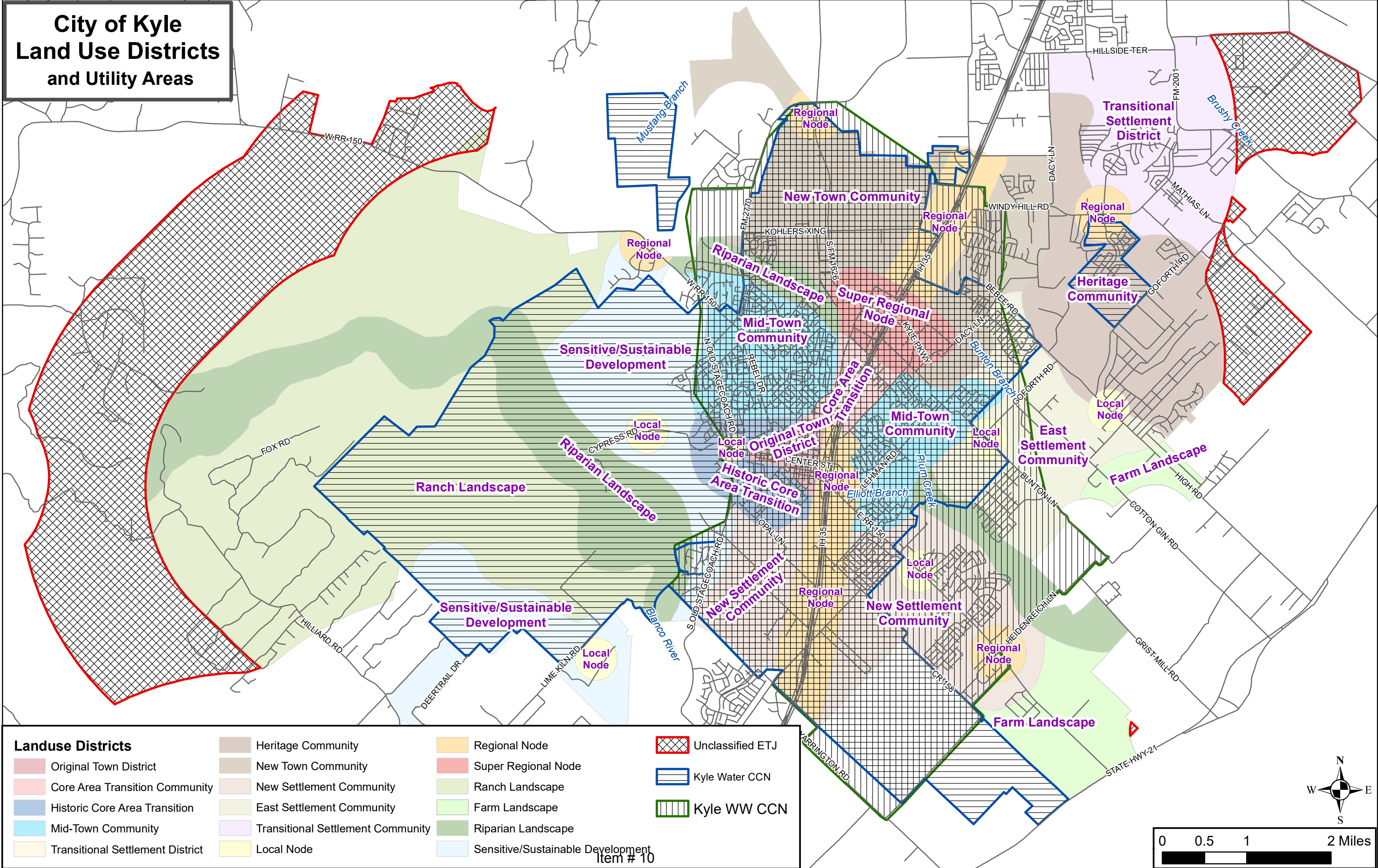
Since the map was originally conceived and approved, the city has grown in both corporate limits and extra-territorial jurisdiction (ETJ), and the conditions and overall landscape on which the map was created have similarly evolved over the past decade.

Staff plans to project manage the in-house process to affect the requisite changes to the map, with the assistance and recommendation of the Planning Commission. The city's boundary changes will be incorporated; in addition, boundaries of some of the character areas could either be amended, and/or in some cases perhaps the designation of certain character areas will be changed entirely. The end goal is for the city's future land use map to meet the city's expectations until a new Comprehensive Plan and associated code rewrite can be completed.

The item before you this evening is not an action item; instead, this is a discussion that should focus on what changes need to be made, how to affect those changes with maximum effect and efficiency, and the schedule for which group(s) need to accomplish what tasks and by when they need to be accomplished. More substantive details will be settled upon at the September work session.

Staff has included maps with this memo, so that you might familiarize yourself with some of the areas of consideration, as well as the conditions and current level of service provided by the transportation network and wet utilities.

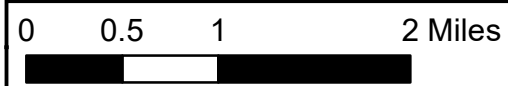
City of Kyle Land Use Districts and Utility Areas



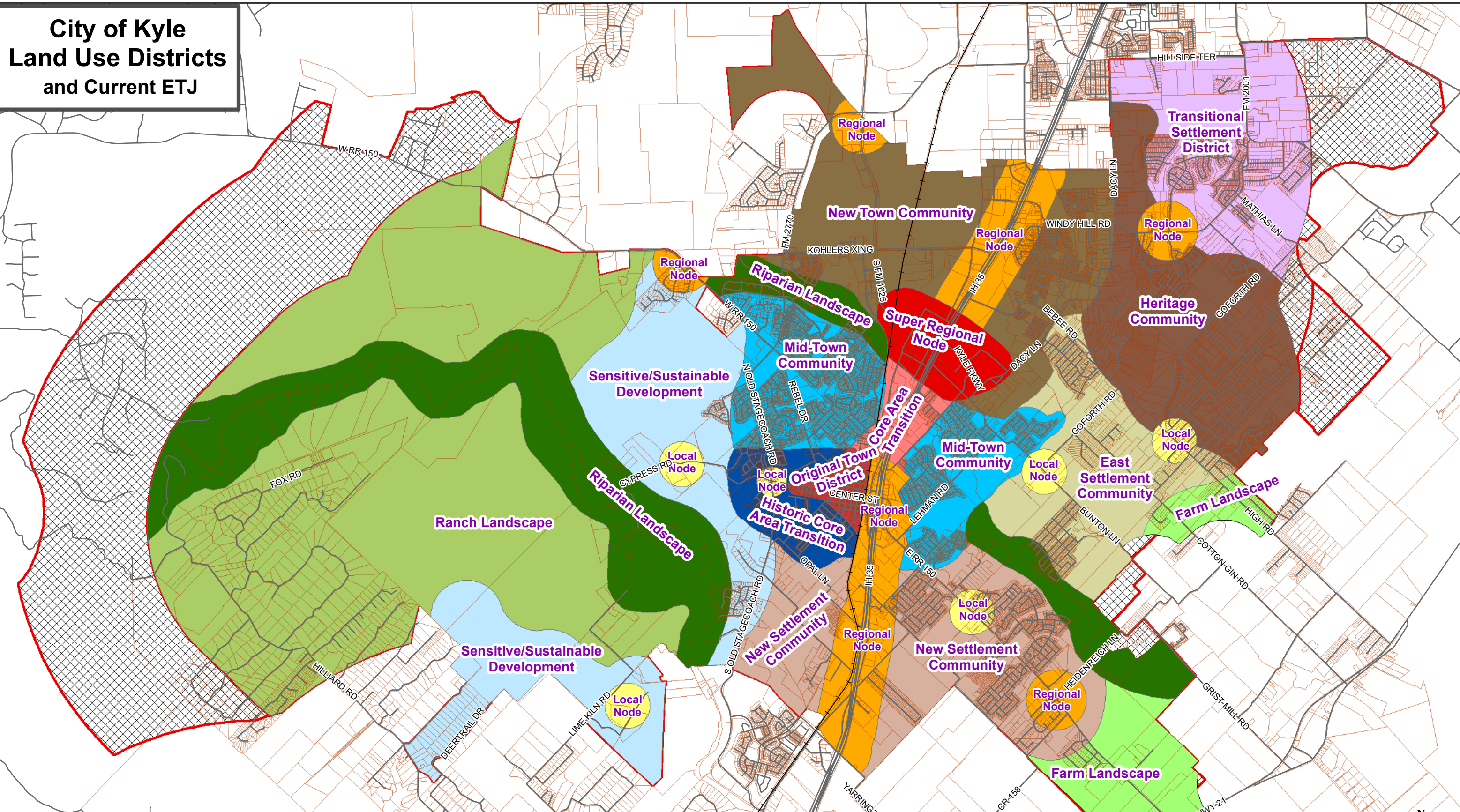
Landuse Districts

	Original Town District		Heritage Community		Regional Node
	Core Area Transition Community		New Town Community		Super Regional Node
	Historic Core Area Transition		New Settlement Community		Ranch Landscape
	Mid-Town Community		East Settlement Community		Farm Landscape
	Transitional Settlement District		Local Node		Riparian Landscape
			Sensitive/Sustainable Development		Unclassified ETJ

	Kyle Water CCN
	Kyle WW CCN

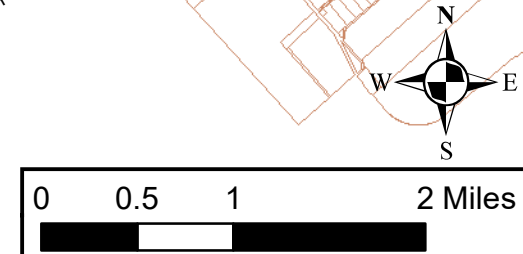


City of Kyle Land Use Districts and Current ETJ

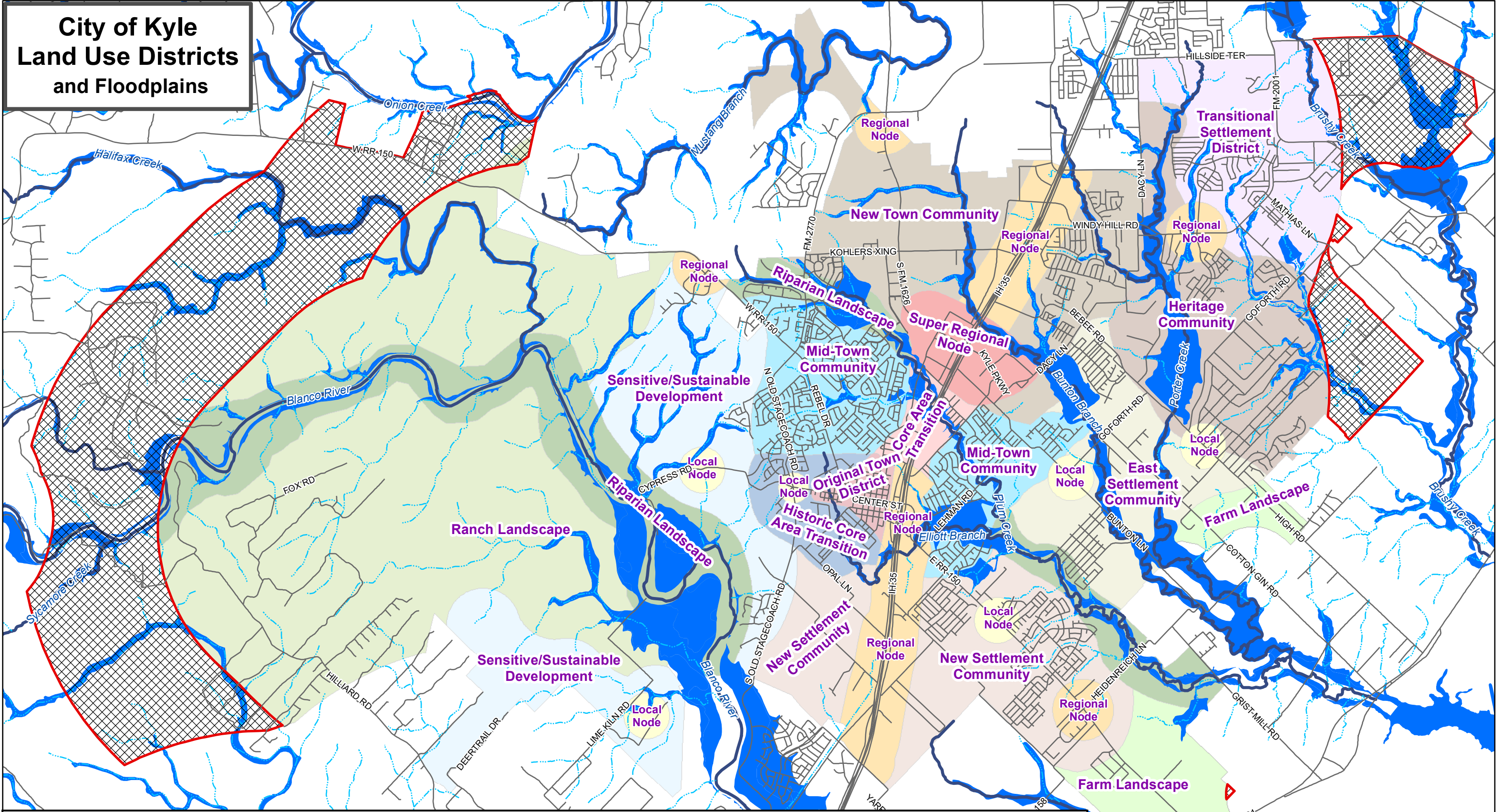


Landuse Districts	
	Original Town District
	Core Area Transition Community
	Historic Core Area Transition
	Mid-Town Community
	Transitional Settlement District
	Heritage Community
	Transitional Settlement Community
	New Town Community
	New Settlement Community
	East Settlement Community
	Local Node
	Farm Landscape
	Regional Node
	Super Regional Node
	Riparian Landscape
	Sensitive/Sustainable Development
	Kyle ETJ

Item # 10



City of Kyle Land Use Districts and Floodplains



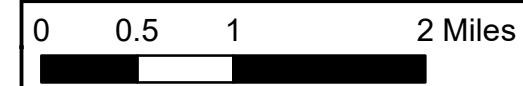
Landuse Districts

- | | | |
|--------------------------------|----------------------------------|-----------------------------------|
| Original Town District | Transitional Settlement District | Transitional Settlement Community |
| Core Area Transition Community | Heritage Community | Local Node |
| Historic Core Area Transition | New Town Community | Regional Node |
| Mid-Town Community | New Settlement Community | Super Regional Node |
| | East Settlement Community | Ranch Landscape |

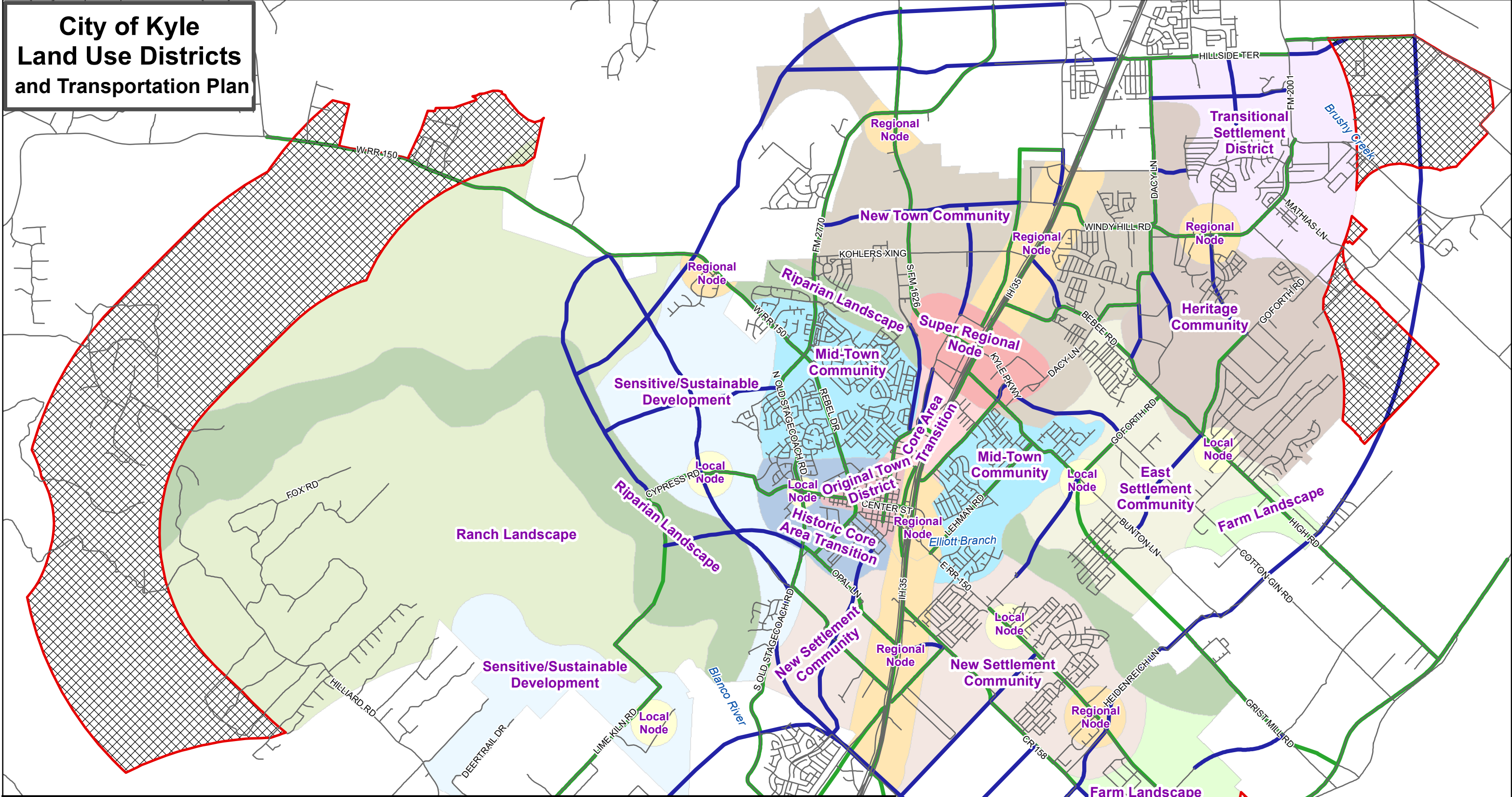
Water

- | | |
|--------------------|-----------------------------------|
| Farm Landscape | Sensitive/Sustainable Development |
| Riparian Landscape | Unclassified ETJ |
| Named Streams | Floodplain |

Item # 10



City of Kyle Land Use Districts and Transportation Plan



Landuse Districts

- | | | |
|----------------------------------|-----------------------------------|-----------------------------------|
| Original Town District | Heritage Community | Regional Node |
| Core Area Transition Community | New Town Community | Super Regional Node |
| Historic Core Area Transition | New Settlement Community | Ranch Landscape |
| Mid-Town Community | East Settlement Community | Farm Landscape |
| Transitional Settlement District | Transitional Settlement Community | Riparian Landscape |
| | Local Node | Sensitive/Sustainable Development |

Transportation Plan

- Unclassified ETJ
- Project Type**
- New Road
 - Upgrade Existing

