

CITY OF KYLE

Planning and Zoning Commission Workshop Meeting

Kyle City Hall, 100 W. Center Street, Kyle, TX 78640;
Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>

SPECIAL NOTE: Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in-person and 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. Some Planning and Zoning Commissioner's will be present in the chamber while others 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 Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:35 PM on June 22, 2021, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640; Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>, 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 18th day of June, 2021, prior to 6:35 P.M.

-
1. Call meeting to order
 2. Roll Call
 3. Citizen Comments

A.Members of the public that wish to provide citizen comment have the following

options: 1. In-Person at Kyle City Hall 2. Virtual Attendance - Submit the online registration form found at: <https://www.cityofkyle.com/bc/citizen-comment-sign>. Registration must be received by 12 p.m. on the day of the meeting.

4. General Discussion

B. Continued discussion regarding amendments to Section 41-146 (Street Lights).

C. Discussion of Proposed Subdivision, Zoning and Landscape Code Amendments

- Section 41-136 - Lots
- Section 41-142 Water and Wastewater, (f) Septic Tanks
- Section 53-5 - Definitions
 1. Building Acre
 2. Multi-Family residential, restricted
 3. Townhouse
- Section 53-443 - Permitted Uses
- Section 54-5, Note 1
- Height Exceptions Amendment in Plum Creek PUD and Sec. 53-1047 (outside Plum Creek PUD)

5. Adjournment

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting."

CITY OF KYLE, TEXAS



Members of the public that wish to provide citizen comment have the following options: 1. In-Person at Kyle City Hall 2. Virtual Attendance - Submit the online registration form found at:

Meeting Date: 6/22/2021
Date time: 6:35 PM

<https://www.cityofkyle.com/bc/citizen-comment-sign>. Registration must be received by 12 p.m. on the day of the meeting.

Subject/Recommendation: Members of the public that wish to provide citizen comment have the following options:

1. In-Person at Kyle City Hall
2. Virtual Attendance - Submit the online registration form found at: <https://www.cityofkyle.com/bc/citizen-comment-sign>. 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

Discussion Streetlight Amendments

Meeting Date: 6/22/2021
Date time:6:35 PM

Subject/Recommendation: Continued discussion regarding amendments to Section 41-146 (Street Lights).

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- 6.17.21 Edit
- Street Light Code Amendment_Redlined
- Standard Street Light Pole
- Decorative Lamp
- Decorative Pole
- Decorative Crossarm

Sec. 41-146. - Streetlights.

(a) *Street classification.* Streetlights shall be placed in accordance with the placement criteria in this section. Streetlights shall be located as follows:

(1) At the intersection of two arterial streets, an arterial and a collector street, and at the intersection of two collector streets;

a. One streetlight per each approach per intersection on the major street.

(2) ~~At any intersection where the traffic count is projected to reach 7,000 vehicles per day;~~ At any intersection where the following traffic conditions are met:

Major Street Functional Classification				
	Principal Arterial (TH)	Minor Arterial (TH or CSAH)	Collector (CSAH or CR)	Local (CR or TWN Rd)
Priority	Major street volumes in vehicles per day (% of major street volume that is recommended on the minor street)			
High	>5,000 (20%)	>2,000 (20%)	>1,000 (20%)	>500 (20%)

(3) In the turnaround of culs-de-sac where the cul-de-sac length is longer than 300 feet; and

(4) Intersections with high accident rates

(5) Traffic Circles (roundabouts) to ensure adequate visibility

~~(4)~~ (6) Pursuant to a street lighting plan submitted and approved in conjunction with application for subdivision plat approval pursuant to this chapter; which plan shall, generally, provide not less than one streetlight for each 500 linear feet of streets within or abutting the subdivision.

(b) *Safety considerations.* Streetlights shall, additionally, be placed to illuminate street curves, significant topographic conditions, mid-block crosswalks, and other safety hazards.

(c) *Spacing.* Streetlights shall be placed in accordance with the following spacing requirements:

(1) Typical spacing of lights shall be one per each approach of the intersection at the intersections described in subsection (a)(1) of this section;

(2) Lights shall be provided along arterial and collector streets, with a maximum spacing between lights of 300 feet;

(3) If the block length is over 600 feet but less than increments of 300 feet, the light shall be placed in mid-block to the degree practical. For the purposes of this subsection, streetlights are still required at intersections. See example below, Figure 32.

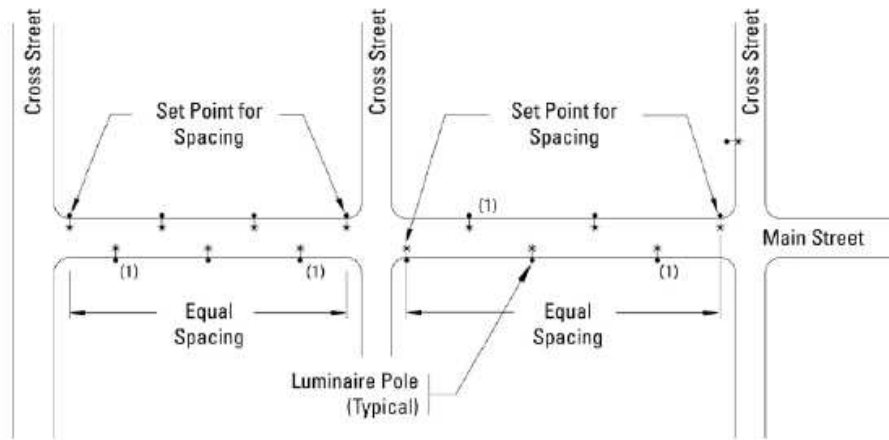


Figure 32 – Pole Spacing

To lay out poles, the designer must undertake lighting calculations to define optimal pole spacing. Once maximum pole spacing is defined, one can lay out poles on the road drawings using a calculator and scale rule. The design should lay out poles locating a pole at a start points such as cross street, then spacing the poles evenly within the maximum pole spacing defined by the calculations, as shown in Figure 32. The pole spacing may need to be adjusted to suit driveways and utility conflicts.

- (4) In a cul-de-sac turnaround, if the cul-de-sac length is longer than 300 feet;
- (5) Streetlights shall be placed in the subdivision in compliance with the finally approved lighting plan.
- [\(6\) For decorative streetlight spacing, see Sec. 41-146\(f\)\(3\) and Sec. 41-146\(g\)\(3\).](#)

(d) *Light size.*

Street Type	Light Size (LED)/Lumens
Thoroughfare (heavy traffic)	400-110w/50,000 <u>9,900</u>
Arterial/Collector (medium traffic)	250 40w/27,000 <u>3,600</u>
Residential (low traffic)	150 38w/7,000 <u>3,000</u>

- Continuous lighting typically uses 50' light poles with either 400 watt HPS or the equivalent size LED. This configuration can light a roadway to minimal freeway levels up to 60' across the roadway from the luminaire.

- Safety lighting typically uses 40' light poles with either 250 watt HPS or the equivalent size LED. This configuration can light a roadway to minimal levels up to 50' across the roadway from the luminaire.

Configurations

Lighting assemblies specified by Item 610 (TxDoT) use three typical configurations based on the purpose of the lighting:

- Safety lighting typically uses 40' light poles with either 250 watt HPS or the equivalent size LED. This configuration can light a roadway to minimal levels up to 50' across the roadway from the luminaire.
- Underpass lighting is typically mounted to the bridge structure at 16' mounting height, with either 150 watt HPS or the equivalent size LED.

TxDOT roadway illumination assemblies are designated by the RIP standards.

(e) *Subdivision lighting plan.*

- (1) The developer shall submit a streetlight plan as a part of the final subdivision plat package in conjunction with the utility plans and in conformance with these standards. This plan will determine location of lighting, wattage, coverage, height of poles, etc.
- (2) The staff shall review, coordinate with the electric utility, and ~~recommend~~ approve street lighting plans. ~~to the planning and zoning commission and council.~~
- (3) Metal poles shall be required for all street lighting and the developer shall pay all utility company charges for street lighting (e.g., underground, metal poles, special fixtures, charges for electricity, etc.) at the final plat phase. Standard streetlight poles and cutoff fixtures (i.e. cobra head design) will remain as public improvements and must be Dark Sky compliant. However, if the developer or HOA choose to install city approved decorative poles, the developer or HOA will fully maintain the poles, head lamps, bulbs, etc., and pay the associated utility bills. Such decorative streetlight will be Dark Sky compliant.

a) Non-decorative light poles must be HAPCO 21-365 or best alternative approved by city staff (if pole is no longer available). The light fixture standard will be an appropriate Dark Sky compliant fixture to be determined by Pedernales Electrical Cooperative. If a non-decorative light pole/fixture is maintained by the city, then the color shall be black.

b) Decorative light poles and fixtures will be a certain design by Amerlux Lighting or best alternative approved by city staff (if product is no longer available).

- Base = 356-T6 Alloy (Black)
- Shaft = #6063-T6 Aluminum (Black)
 - AP2602

- [Pole Height of 16'](#)
- [Color = Satin Black](#)
- [Light Fixture Brackets = BR08U](#)
- [Light Fixture = DS775FC Series "Dark Sky Acorn"](#)

[*Light pole and fixture specs can be located through the City of Kyle, Office of Engineering.](#)

- (4) Installation will be completed during the construction of the other infrastructure and public improvements, or, with city approval, coordinated with building permits issued in the area. Priority shall be given to arterial and collector streets in the subdivision to facilitate circulation; within each block face, when 50 percent of lots have been permitted, lights shall be installed. The developer shall give security as necessary to ensure installation of lighting required but scheduled for future installation. This light installation schedule may be accelerated in accordance with an agreement made with the developer whereby the developer pays the city the full cost of power during the time period necessary to reach this level of permitting.
- (5) The planning and zoning commission and the council may disapprove any subdivision where the developer fails to comply with the standards set forth in this section.
- (f) *Private street lighting [and HOA maintained decorative street lighting](#).* In those instances when the criteria in this section do not warrant streetlight placement in a particular location where a property owners association, commercial or industrial property desire additional lighting, the city encourages privately funded and privately maintained lights by neighborhood residents and property owners. All privately funded lights shall be totally owned and maintained by the private property owners or residents. All utilities shall be entirely paid for by the private property owner or residents. The city shall never be obligated to pay for the maintenance or utilities of any privately funded light. Such lighting may be placed within easements where not inconsistent with the easement use, but shall not be placed within dedicated public right-of-way.
- (1) [A developer or HOA shall have a choice between standard streetlights and city approved decorative streetlights. If decorative streetlights are chosen, the developer or HOA will fully maintain the streetlights and pay the associated utility bills.](#)
- (2) [The developer or HOA must utilize a standard, city approved decorative street light, that is Dark Sky compliant \(Sec. 41-146\(e\)\(3\)\(a & b\).](#)
- (3) [Placement for decorative street lights shall be between 90-120 feet, or per manufacturer's recommendations. Decorative street lights typically have lower lumen output and are likely to require more frequent/closer placement than non-decorative streetlights.](#)
- (g) [Municipal or Other Government Capital Improvement Projects](#)
- 1) [Municipal or other government led capital improvement projects are encouraged to use a standard decorative streetlight, similar to those installed with the Burleson Street or Philomena Drive projects. The light poles will be Dark Sky compliant.](#)

- 2) Decorative street lights will be considered for streets:
 - a) outside residential or commercial subdivisions; and/or
 - b) all arterial roads (major and minor) inside or outside subdivisions;
 - c) certain collector roads (to be determined as appropriate by city staff).
- 3) Placement for decorative street lights shall be between 90-120 feet, or per manufacturer's recommendations. Decorative street lights typically have lower lumen output and are likely to require more frequent/closer placement than non-decorative streetlights.
- 4) The City of Kyle will coordinate with other governmental entities (Hays County, TxDOT, etc.) to ascertain appropriate streetlight design.

(Ord. No. 296, art. V, § 13, 10-1-1996; Ord. No. 439, art. V, § 13, 11-24-2003)

Sec. 41-146. - Streetlights.

(a) *Street classification.* Streetlights shall be placed in accordance with the placement criteria in this section. Streetlights shall be located as follows:

- (1) At the intersection of two arterial streets, an arterial and a collector street, and at the intersection of two collector streets;

a. One streetlight per each approach per intersection on the major street.

Commented [WA1]: To ensure adequate lighting for safety.

- (2) ~~At any intersection where the traffic count is projected to reach 7,000 vehicles per day;~~ At any intersection where the following traffic conditions are met:

Commented [WA2]: To ensure adequate lighting for safety.

Major Street Functional Classification				
	Principal Arterial (TH)	Minor Arterial (TH or CSAH)	Collector (CSAH or CR)	Local (CR or TWN Rd)
Priority	Major street volumes in vehicles per day (% of major street volume that is recommended on the minor street)			
High	>5,000 (20%)	>2,000 (20%)	>1,000 (20%)	>500 (20%)

- (3) In the turnaround of culs-de-sac where the cul-de-sac length is longer than 300 feet; and

(4) Intersections with high accident rates

Commented [WA3]: To ensure adequate lighting for safety.

(5) Traffic Circles (roundabouts) to ensure adequate visibility

Commented [WA4]: To ensure adequate lighting for safety.

- (4) (6) Pursuant to a street lighting plan submitted and approved in conjunction with application for subdivision plat approval pursuant to this chapter; which plan shall, generally, provide not less than one streetlight for each 500 linear feet of streets within or abutting the subdivision.

(b) *Safety considerations.* Streetlights shall, additionally, be placed to illuminate street curves, significant topographic conditions, mid-block crosswalks, and other safety hazards.

Commented [WA5]: To ensure adequate lighting for safety.

(c) *Spacing.* Streetlights shall be placed in accordance with the following spacing requirements:

- (1) Typical spacing of lights shall be one per each approach of the intersection at the intersections described in subsection (a)(1) of this section;

Commented [WA6]: To ensure adequate lighting for safety.

- (2) Lights shall be provided along arterial and collector streets, with a maximum spacing between lights of 300 feet;

- (3) If the block length is over 600 feet but less than increments of 300 feet, the light shall be placed in mid-block to the degree practical. For the purposes of this subsection, streetlights are still required at intersections. See example below, Figure 32.

Commented [WA7]: Ensure adequate lighting.

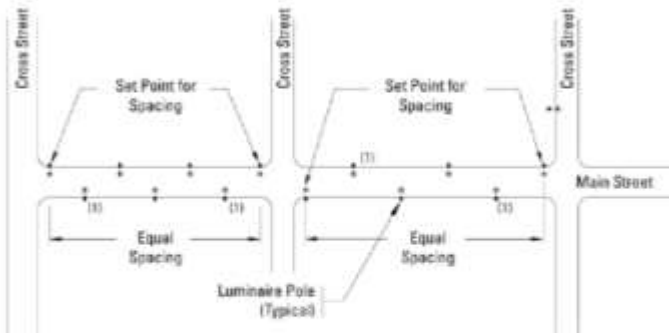


Figure 32 – Pole Spacing

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- (4) In a cul-de-sac turnaround, if the cul-de-sac length is longer than 300 feet;
- (5) Streetlights shall be placed in the subdivision in compliance with the finally approved lighting plan.
- (6) For decorative streetlight spacing, see Sec. 41-146(f)(3) and Sec. 41-146(g)(3).

Commented [WA8]: To allow flexibility for decorative spacing internal subdivisions.

(d) Light size.

Street Type	Light Size (LED)/Lumens
Thoroughfare (heavy traffic)	400-110w/50,000 9,900
Arterial/Collector (medium traffic)	250 40w/27,000 3,600
Residential (low traffic)	150 38w/7,000 3,000

- Continuous lighting typically uses 50' light poles with either 400 watt HPS or the equivalent size LED. This configuration can light a roadway to minimal freeway levels up to 60' across the roadway from the luminaire.

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Configurations

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- Underpass lighting is typically mounted to the bridge structure at 16' mounting height, with either 150 watt HPS or the equivalent size LED.

TxDOT roadway illumination assemblies are designated by the RIP standards.

(e) *Subdivision lighting plan.*

- (1) The developer shall submit a streetlight plan as a part of the final subdivision plat package in conjunction with the utility plans and in conformance with these standards. [This plan will determine location of lighting, wattage, coverage, height of poles, etc.](#)
- (2) The staff shall review, coordinate with the electric utility, and ~~recommend~~ [approve](#) street lighting plans, ~~to the planning and zoning commission and council.~~
- (3) Metal poles shall be required for all street lighting and the developer shall pay all utility company charges for street lighting (e.g., underground, metal poles, special fixtures, charges for electricity, etc.) at the final plat phase. [Standard streetlight poles and cutoff fixtures \(i.e. cobra head design\) will remain as public improvements and must be Dark Sky compliant. However, if the developer or HOA choose to install city approved decorative poles, the developer or HOA will fully maintain the poles, head lamps, bulbs, etc., and pay the associated utility bills. Such decorative streetlight will be Dark Sky compliant.](#)
- (4) Installation will be completed during the construction of the other infrastructure and public improvements, or, with city approval, coordinated with building permits issued in the area. Priority shall be given to arterial and collector streets in the subdivision to facilitate circulation; within each block face, when 50 percent of lots have been permitted, lights shall be installed. The developer shall give security as necessary to ensure installation of lighting required but scheduled for future installation. This light installation schedule may be accelerated in accordance with an agreement made with the developer whereby the developer pays the city the full cost of power during the time period necessary to reach this level of permitting.

Commented [WA9]: Staff approves construction plans administratively.

Commented [WA10]: Dark Sky compliance and to ensure clarity for maintenance and bills.

(5) The planning and zoning commission and the council may disapprove any subdivision where the developer fails to comply with the standards set forth in this section.

(f) Private street lighting and HOA maintained decorative street lighting. In those instances when the criteria in this section do not warrant streetlight placement in a particular location where a property owners association, commercial or industrial property desire additional lighting, the city encourages privately funded and privately maintained lights by neighborhood residents and property owners. All privately funded lights shall be totally owned and maintained by the private property owners or residents. All utilities shall be entirely paid for by the private property owner or residents. The city shall never be obligated to pay for the maintenance or utilities of any privately funded light. Such lighting may be placed within easements where not inconsistent with the easement use, but shall not be placed within dedicated public right-of-way.

Commented [WA11]: Title clarification

(1) A developer or HOA shall have a choice between standard streetlights and city approved decorative streetlights. If decorative streetlights are chosen, the developer or HOA will fully maintain the streetlights and pay the associated utility bills.

Commented [WA12]: To ensure clarity for maintenance and bills.

2) The developer or HOA must utilize a standard, city approved decorative street light, that is Dark Sky compliant.

Commented [WA13]: Standardized streetlight and Dark Sky compliance.

3) Placement for decorative street lights shall be between 90-120 feet, or per manufacturer's recommendations. Decorative street lights typically have lower lumen output and are likely to require more frequent/closer placement than non-decorative streetlights.

Commented [WA14]: Allow flexibility (for safety purposes) for placement of lights.

(g) Municipal or Other Government Capital Improvement Projects

1) Municipal or other government led capital improvement projects are encouraged to use a standard decorative streetlight, similar to those installed with the Burleson Street or Philomena Drive projects. The light poles will be Dark Sky compliant.

Commented [WA15]: To ensure the City, County and TxDOT do our best to comply with decorative requirements. Depends on budgetary restrictions.

2) Decorative street lights will be considered for streets:

a) outside residential or commercial subdivisions; and/or

b) all arterial roads (major and minor) inside or outside subdivisions;

c) certain collector roads (to be determined as appropriate by city staff).

Commented [WA16]: This is to limit where city projects are required.

3) Placement for decorative street lights shall be between 90-120 feet, or per manufacturer's recommendations. Decorative street lights typically have lower lumen output and are likely to require more frequent/closer placement than non-decorative streetlights.

Commented [WA17]: Allow flexibility (for safety purposes) for placement of lights.

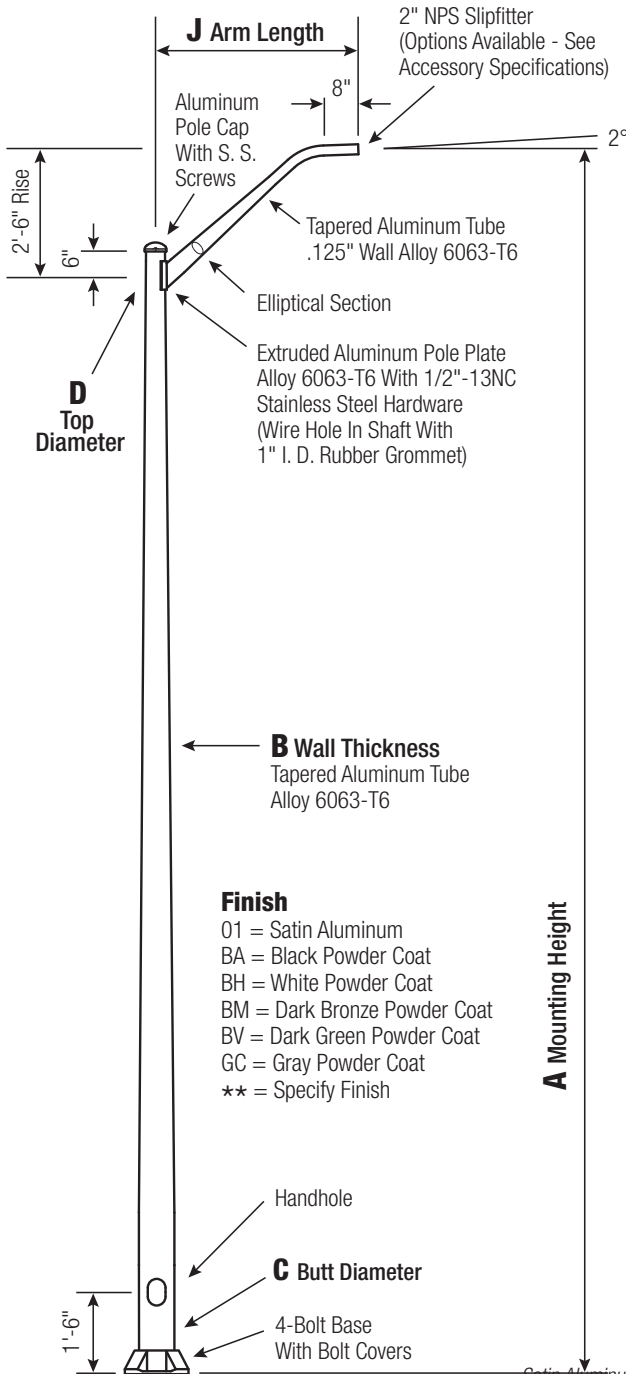
4) The City of Kyle will coordinate with other governmental entities (Hays County, TxDOT, etc.) to ascertain appropriate streetlight design.

Commented [WA18]: It's possible that other entities have standardized streetlight design, which have more design restrictions. Decorative poles may not be suitable in these cases.

(Ord. No. 296, art. V, § 13, 10-1-1996; Ord. No. 439, art. V, § 13, 11-24-2003)

RTA

Round Tapered Aluminum Pole with Arms Single Mast — 4-Bolt Base



RTA25C7B4M16

CATALOG NUMBER

FINISH

Pole

Shaft and arm will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

Base Style

4-Bolt Cast Aluminum Base Flange of Alloy 356-T6 with Aluminum Bolt Covers (Alloy 356-F) and Stainless Steel Hex Head Attaching Screws.

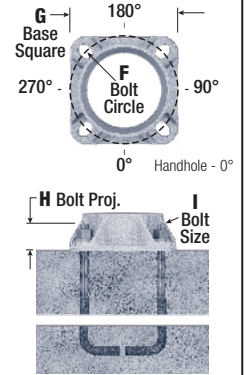


Handhole

Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. Reinforced Frame will contain a tapped 3/8" - 16NC Grounding Provision.

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.



EPA Notes: Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.



26252 Hillman Highway
Abingdon, VA 24210
800.368.7171
www.hapco.com

Item # 2

WARNING:

Do not install light pole without luminaire.

A Mtg. Hgt.	B Wall Thickness	C Butt Diameter	J Arm Length	Lum. Weight	MAXIMUM EPA					Old Cat. Number	Catalog Number
					90	100	110	120	130		
25	0.156"	7	6'	60	8.6	6.8	6.2	5.2	4.2	21-365	RTA25C7B4M16-**

C Butt Dia.	D Top Dia.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
7	4.5	10 - 11	10.5	2.75	1 x 36 x 4

Dimensions in Inches

CUSTOMER NAME:

PROJECT:

LOCATION:

NOTES:

QUANTITY:

DS770FC Series

Dark Sky Acorn



Features

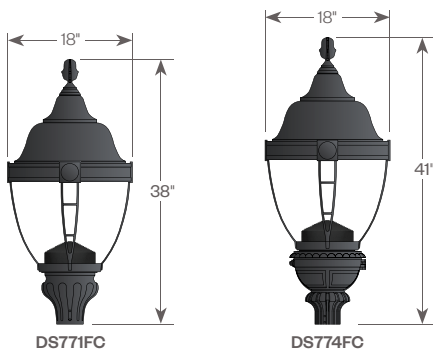
Lighting for exterior retail, commercial and hospitality environments. The DS770FC Series consists of a cast aluminum fitter and cage assembly and a spun aluminum top. Includes Full Cutoff optics for Dark Sky friendly applications. An optional Smartsite wireless lighting controller is available.

Product Overview

Wattage:	2M: 44W, 49W 3M: 60W, 67W 4M: 79W, 88W
Lumen Output :	11,124 lm (4M, 88W, T5, 40K)
Color Temp:	3000K, 4000K
Dimming:	0-10V dimming

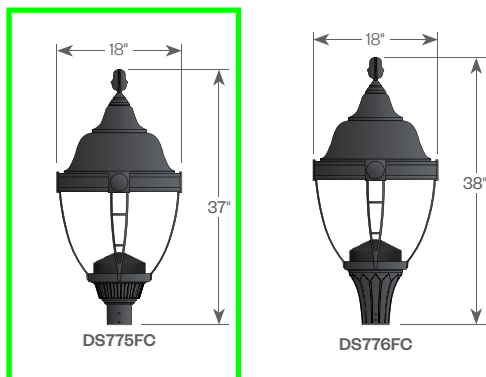
PROJECT:

TYPE:



DS771FC

DS774FC



DS775FC

DS776FC

Installation:

The luminaire will mount to a 3" OD post or tenon with 5/16" black oxide coated stainless steel set screws to ensure a solid connection.

Optical Module:

The luminaire utilizes 2, 3 or 4 individually sealed optical modules consisting of a high performance LED board with an acrylic (TIR) lens to deliver maximum spacing and uniformity. A choice of Type II, III, IV and V IES distributions are available with the scalability to meet application criteria. Custom configurations available.

Electrical:

- Over voltage and short circuit protected driver
- Series connected 10kV/20kA surge protector
- Automatic AC incoming voltage sensing (120V-277V)
- 0-10v dimming

Light Distribution:

- Type II (T2)
- Type III (T3)
- Type IV (T4)
- Type V (T5)

CCT:

- 3,000K (30)
- 4,000K (40)

Drive Current:

- 530mA
- 600mA

L70:

72,000+ hrs.

Finish:

Durable thermoset polyester powder-coat finish in the following:

- Satin Black (BLK)
- Classic Bronze (CLB)
- Gloss Textured Bronze (GBZ)
- Green (GRN)
- Gloss Textured Black (GTB)
- Textured Black (TBK)
- Gloss Textured Green (TGR)

Accessories:

- Dusk-to-dawn button type photocell (PCL)
- Controls Capable Harness (CCH)
- Back Light Shield (BLS)
- Wireless control option (SSINT-1)

ETL listed, suitable for wet locations.



5 year limited warranty
AMERLUX LED



DS770FC Series

Dark Sky Acorn



PROJECT:

TYPE:

Ordering Information



- 1** Model
DS771FC
DS774FC
DS775FC
DS776FC
- 2** LED Modules
2M - 2 Modules
3M - 3 Modules
4M - 4 Modules
- 3** Light Distribution
T2 - Type 2
T3 - Type 3
T4 - Type 4
T5 - Type 5
- 4** CCT
30* - 3000K
40 - 4000K
- 5** Drive Current
530M - 530 mA
600M - 600 mA
- 6** Finish
BLK - Satin Black
CLB - Classic Bronze
GBZ - Gloss Textured Bronze
GRN - Green
GTB - Gloss Textured Black
TBK - Textured Black
TGR - Gloss Textured Green
CSTM - Custom
- 7** Accessories
PCL - Dusk-to-dawn button type Photocell (not available for use with CCH)
CCH - Controls Capable Harness (not available for use with PCL)
BLS - Back Light Shield
SSINT-1 - Integrated Wireless Control Node (for operation on the SmartSite control platform)

* To meet IDA Dark Sky Fixture Seal of Approval 3000K CCT must be chosen. Not approved with 4000K option.

DS770FC Series

Dark Sky Acorn



PROJECT:

TYPE:

Performance Chart

Modules	System Watts	Distribution	CCT	Luminaire Lumens		Bug Rating
				530mA	600mA	
2M	44W (530mA) 49W (600mA)	T2	3,000K	4,323	4,842	1-0-1
			4,000K	4,669	5,229	
		T3	3,000K	4,363	4,888	
			4,000K	4,713	5,279	
		T4	3,000K	4,221	4,728	
			4,000K	4,559	5,106	
T5	3,000K	4,409	4,938			
	4,000K	4,762	5,333			
3M	60W (530mA) 67W (600mA)	T2	3,000K	6,467	7,243	2-0-2
			4,000K	6,984	7,822	
		T3	3,000K	6,521	7,304	
			4,000K	7,043	7,888	
		T4	3,000K	6,315	7,073	
			4,000K	6,820	7,638	
T5	3,000K	6,595	7,386			
	4,000K	7,123	7,978			
4M	79W (530mA) 88W (600mA)	T2	3,000K	8,499	9,519	2-0-2
			4,000K	9,179	10,280	
		T3	3,000K	8,566	9,594	
			4,000K	9,251	10,361	
		T4	3,000K	8,298	9,294	
			4,000K	8,962	10,037	
T5	3,000K	9,090	10,181			
	4,000K	9,818	10,996			

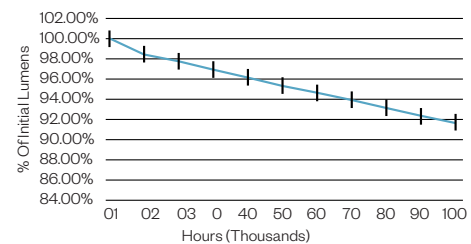
All IES files are supplied as 3000K. For 4000K values use a 1.08 multiplier.

Lumen Maintenance

Ambient Temp	50,000 Hours*	70,000 Hours*	90,000 Hours*	100,000 Hours*	Theoretical L70 Hours
25°C	>95.4%	>93.9%	>92.4%	>91.6%	>200,000

* Per IESNA TM-21 data

Lumen maintenance values apply to all output levels and distributions.



DS770FC Series

Dark Sky Acorn

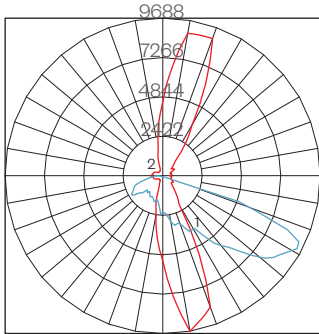


PROJECT:

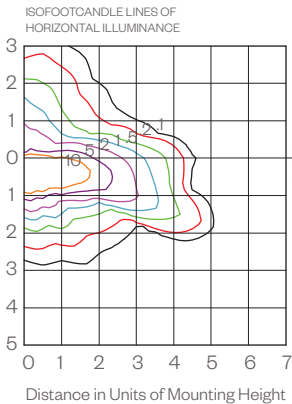
TYPE:

Performance Chart

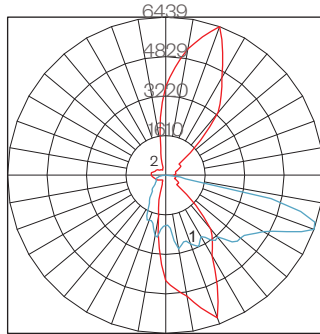
DS770FC-4M-T2-4K



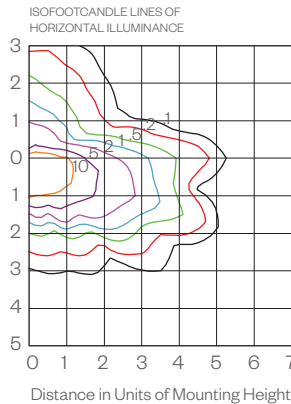
Maximum Candela = 9688
 Located At Horizontal Angle = 280; Vertical Angle = 62.5
 #1 - Vertical Plane Through Horizontal Angles (280-100)*
 #2 - Horizontal Cone Through Vertical Angle (62.5)*
 * Through Max. Cd.



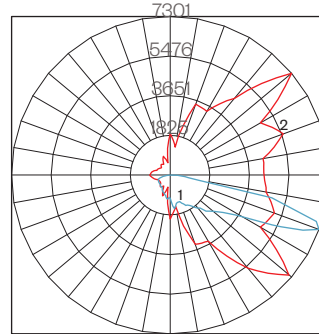
DS770FC-4M-T3-4K



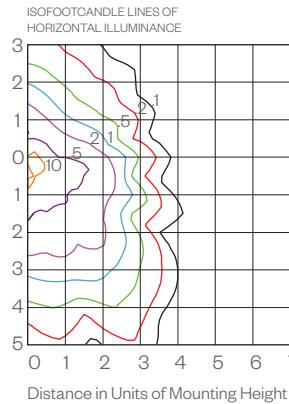
Maximum Candela = 6439
 Located At Horizontal Angle = 70; Vertical Angle = 70
 #1 - Vertical Plane Through Horizontal Angles (70-250)*
 #2 - Horizontal Cone Through Vertical Angle (70)*
 * Through Max. Cd.



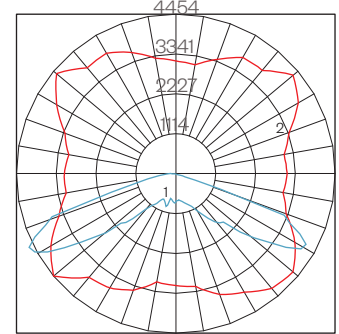
DS770FC-4M-T4-4K



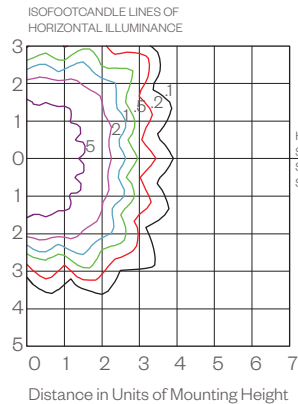
Maximum Candela = 7301
 Located At Horizontal Angle = 40; Vertical Angle = 70
 #1 - Vertical Plane Through Horizontal Angles (40-220)*
 #2 - Horizontal Cone Through Vertical Angle (70)*
 * Through Max. Cd.



DS770FC-4M-T5-4K



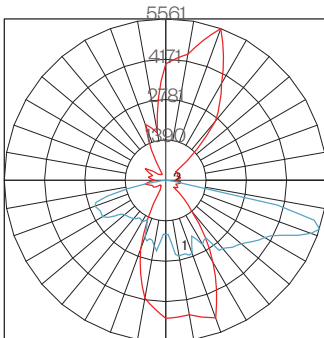
Maximum Candela = 4454
 Located At Horizontal Angle = 220; Vertical Angle = 62.5
 #1 - Vertical Plane Through Horizontal Angles (220-40)*
 #2 - Horizontal Cone Through Vertical Angle (62.5)*
 * Through Max. Cd.



Customizable Performance

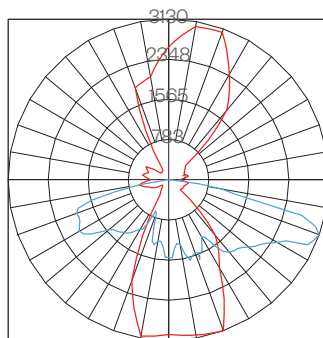
Photometry can be modified using different drive currents and a combination of lenses. Consult factory. See examples below.

DS770FC-4M-T3ST2H-4K-580M



Maximum Candela = 5561
 Located At Horizontal Angle = 70; Vertical Angle = 72.5
 #1 - Vertical Plane Through Horizontal Angles (70-250)*
 #2 - Horizontal Cone Through Vertical Angle (72.5)*
 * Through Max. Cd.

DS770FC-4M-T3ST2H-4K-470M



Maximum Candela = 3130
 Located At Horizontal Angle = 290; Vertical Angle = 70
 #1 - Vertical Plane Through Horizontal Angles (290-110)*
 #2 - Horizontal Cone Through Vertical Angle (70)*
 * Through Max. Cd.

Backlight Shield

Shield can be easily installed in the field when required.



Austin Series



Features

Aluminum light poles with a decorative base, featuring a choice of extruded shafts. Accepts a wide variety of Amerlux post top luminaires.

11" diameter cast aluminum decorative base.

Choice of extruded shafts:

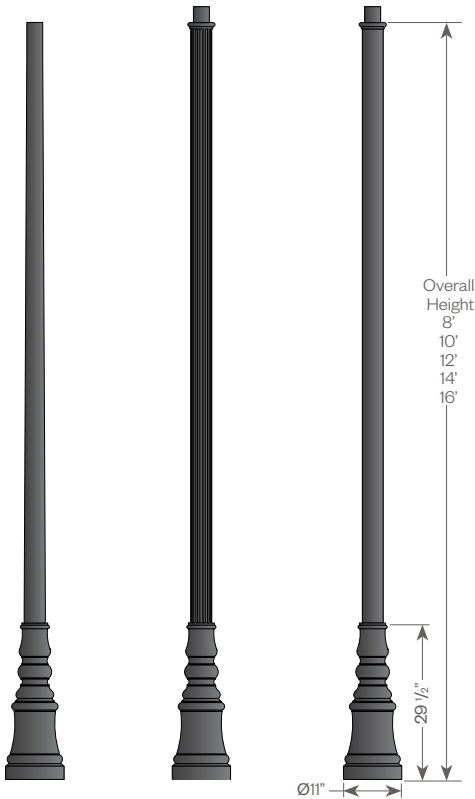
- 4" to 3" tapered, 0.125 wall
- 4" OD fluted (12 flutes), 0.125 wall
- 4" OD smooth round, 0.125 wall

Access door for anchor bolts and wiring is secured with stainless steel screws

Ground lug provided inside base

PROJECT:

TYPE:



AP2602.XX

AP2603.XX

AP2604.XX

See pgs 3-4 for more details.

Materials:

Base - Cast aluminum (356-T6)

Shaft - Extruded Aluminum (6063-T6)

- Tapered Aluminum (6063-T6)

Tenon - 3"OD Cast aluminum (356-T6)

Anchor Bolts - Hot dipped galvanized steel, ordered separately

Finish:

Premium quality thermoset polyester powdercoat for a durable finish.

Accessories:

- Single or double sided field rotatable banner arms
- Flag pole holder
- GFCI - covered ground fault circuit protected duplex outlet
- Direct burial extension



PROJECT:

TYPE:

Pole Ordering Information



- 1** Model
AP2602 - 4" to 3" O.D. pole, tapered 0.125 wall
AP2603 - 4" O.D. fluted pole, 0.125 wall
AP2604 - 4" O.D. smooth pole, 0.125 wall

Pole Height

- 2**
08 - 8'-0"
10 - 10'-0"
12 - 12'-0"
14 - 14'-0"
16 - 16'-0"

- 3** Finish
BLK - satin black
CLB - classic bronze
GBZ - gloss textured bronze
GRN - green
GTB - gloss textured black
TBK - textured black
TGR - gloss textured green
CSTM - custom, consult factory

- 4** Options/Accessories
GFCI-TOP - ground fault circuit protected outlet, placed 6" from the top of pole
GFCI-BTM - ground fault circuit protected outlet, placed 6" above the decorative base at the bottom of the pole
LT - less tenon
DB - direct burial extension

Anchor Bolt Ordering Information (Ordered separately, can be pre-shipped upon request)



- 1** Model
AP2600-555-0018 - 3/4" x 17" anchor bolts

Accessory Ordering Information (Ordered separately)



- 1** Model (all accessories below are for non-tapered shafts only)
BA18-FRC4 - 18" banner arm, 4" OD shaft
BA24-FRC4 - 24" banner arm, 4" OD shaft
2BA18-FRC4-180 - double sided 18" banner arms, 4" OD shaft
2BA24-FRC4-180 - double sided 24" banner arms, 4" OD shaft
FPH-4 - flag pole holder for 4" non-tapered poles


Austin Series

PROJECT:

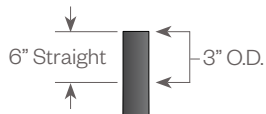
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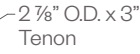

 4" to 3" O.D.
 Tapered 0.125 wall


 4" O.D. Fluted
 0.125 wall

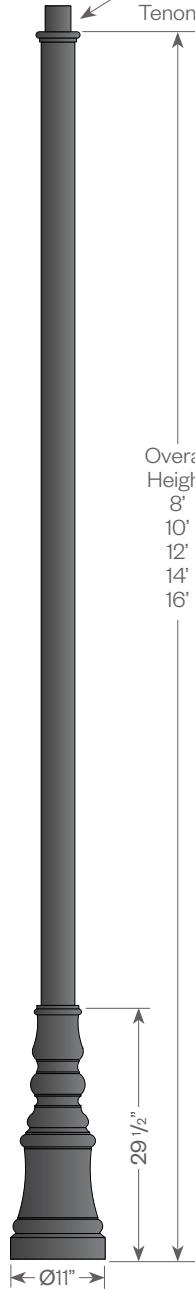
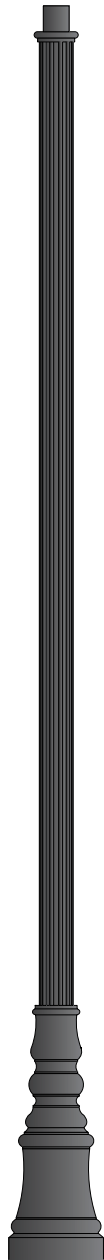
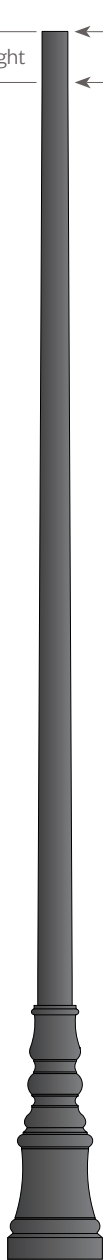

 4" O.D. Smooth
 0.125 wall

Shaft
Detail


 6" Straight
 3" O.D.


 2 7/8" O.D. x 3"
 Tenon

Overall
 Height
 8'
 10'
 12'
 14'
 16'



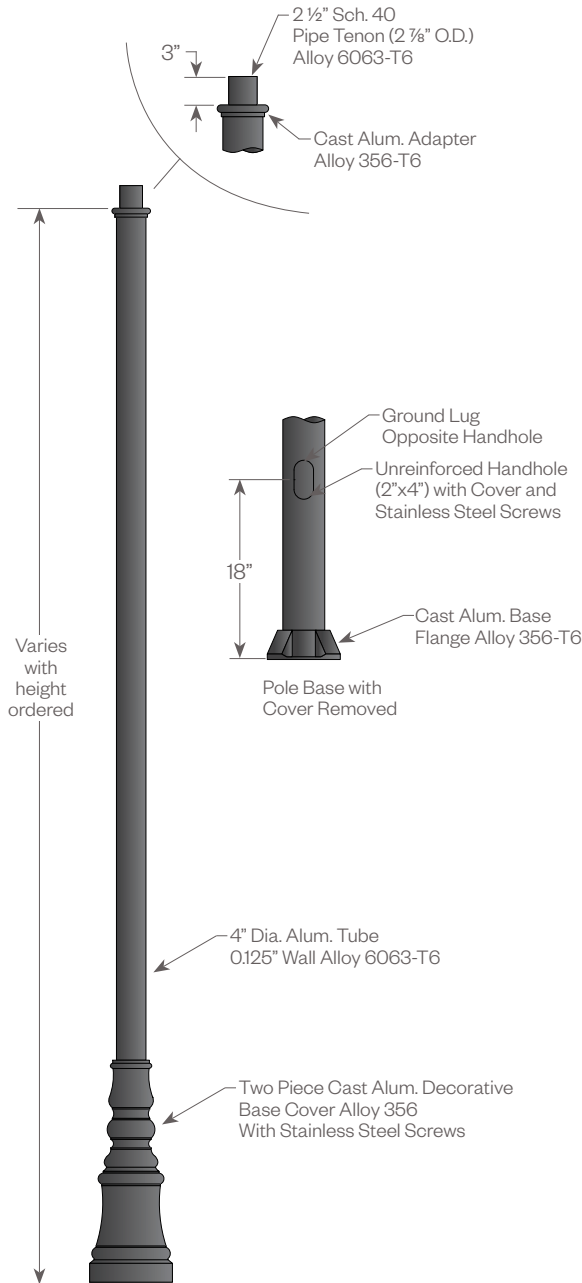
AP2602.XX

AP2603.XX

AP2604.XX

PROJECT:

TYPE:



Accessories

Banner Arms

Single or double sided field rotatable banner arms.

BA18 (18") or **BA24** (24") banner arms

FRC4 (4"OD shaft)

Add a (2) for a double arm. Example: **2BA18-FRC4-180**

See ordering guide for configurations



FPH-4

Extruded aluminum holder for 1" OD flag poles.

Available for 4" OD non-tapered pole.



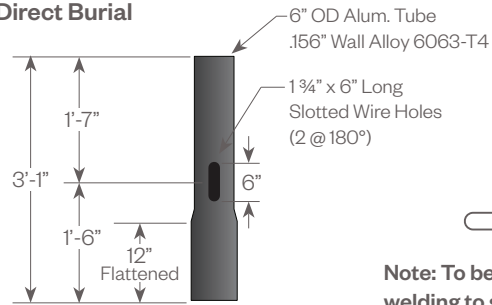
GFCI - Top/Bottom

Covered ground fault circuit protected duplex outlet.

Can be placed near top of pole or above the decorative base at the bottom of the pole. Wet while in use rated.



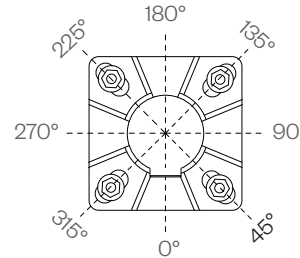
Direct Burial



Note: To be flattened after welding to shaft assembly.

GFCI Orientation Guide

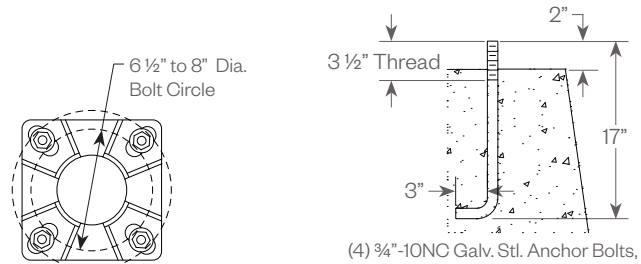
As viewed from above



Note: GFCI placed at 0° unless otherwise specified.

Note: Orientation of additional accessories must be specified when ordering.

Anchor Details



Anchor bolts and templates can be requested prior to product shipment.

- (4) 3/4"-10NC Galv. Stl. Anchor Bolts, AASHTO M314-90 Grade 55, Galv. Per ASTM A153.
- (4) 3/4"-10NC Galv. Stl. Hex. Nuts
- (4) 3/4" Galv. Stl. Lockwashers
- (4) 3/4" Galv. Stl. Flatwashers

Finish

The post will be finished with an electrostatically applied thermoset polyester powder coat. Prior to finishing, the parts are thoroughly cleaned. Our powder coat finish is durable, long lasting, attractive and scratch resistant as well as environmentally friendly. We offer 7 stock finishes or hundreds of special order colors including custom matching for existing projects (additional charges apply).

BLK - Satin Black

CLB - Classic Bronze

GBZ - Gloss Textured Bronze

GRN - Green

GTB - Gloss Textured Black

TBK - Textured Black

TGR - Gloss Textured Green

BR08U

Crossarm

PROJECT:

TYPE:

Description

The BR08U Series crossarms feature a strong yet lightweight aluminum design for ease of installation. The series can accommodate a wide variety of fixtures. It is designed to be used on a pole with a min. 4" OD shaft.

Construction

Crossarms are shipped as a one piece unit as shown. Crossarms are constructed from ASTM 319 aluminum. Exterior hardware is stainless steel and tamper resistant

Installation

Crossarms will slip fit a 3" OD post top tenon and attach with two rows of 5/16" dia. stainless steel set screws. Crossarms and wall brackets are equipped with 3" O.D. tenons for luminaire mounting.

The wall bracket is constructed of corrosion resistant cast aluminum (A319 Alloy). It has a nominal 3" OD tenon for luminaire mounting, and four holes in the back plate for mounting to the wall. (Wall mounting hardware is not included, due to the wide variety of backing materials. Customer should determine the appropriate anchoring hardware based on the wall material.)

Finish

The bracket will be finished with a premium quality thermoset polyester powdercoat for a durable finish.

BLK - Satin Black

CLB - Classic Bronze

GBZ - Gloss Textured Bronze

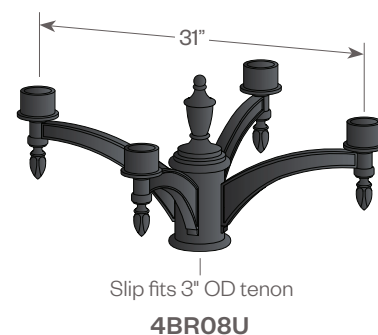
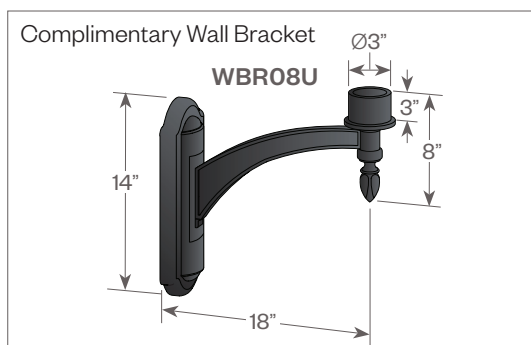
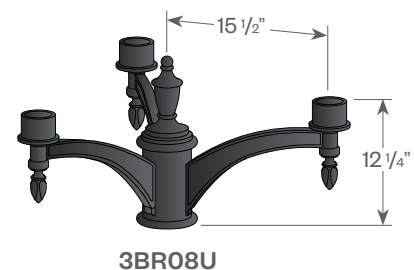
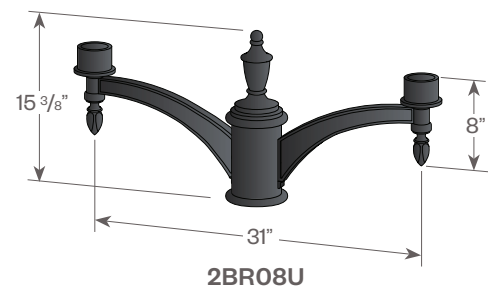
GRN - Green

GTB - Gloss Textured Black

TBK - Textured Black

TGR - Gloss Textured Green

CSTM - Custom



BR08U

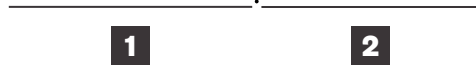
Crossarm



PROJECT:

TYPE:

Ordering Information



- 1** Model
 - 2BR08U**
 - 3BR08U**
 - 4BR08U**
 - WBR08U** (wall bracket)

- 2** Finish
 - BLK** - Satin Black
 - CLB** - Classic Bronze
 - GBZ** - Gloss Textured Bronze
 - GRN** - Green
 - TGR** - Gloss Textured Green
 - TBK** - Textured Black
 - GTB** - Gloss Textured Black
 - CSTM** - Custom



CITY OF KYLE, TEXAS

Discussion of Proposed Subdivision, Zoning and Landscape Code Amendments

Meeting Date: 6/22/2021

Date time: 6:35 PM

Subject/Recommendation: Discussion of Proposed Subdivision, Zoning and Landscape Code Amendments

- Section 41-136 - Lots
- Section 41-142 Water and Wastewater, (f) Septic Tanks
- Section 53-5 - Definitions
 1. Building Acre
 2. Multi-Family residential, restricted
 3. Townhouse
- Section 53-443 - Permitted Uses
- Section 54-5, Note 1
- Height Exceptions Amendment in Plum Creek PUD and Sec. 53-1047 (outside Plum Creek PUD)

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

- Staff Memo
- Code Edits
- Plum Creek PUD - Height Exceptions Document
- Sec. 53-1047 - Height Exceptions Amendment



CITY OF KYLE

Community Development Department



MEMORANDUM

To: Planning & Zoning Commission

From: Howard J. Koontz, AICP
Director, Planning & Community Development

Date: Tuesday, June 22, 2021

Subject: Code Edits Discussion

Commissioners,

The purpose of this item is to discuss a few items relating to the City of Kyle's Zoning Ordinance. No action will be taken as a function of this discussion, but staff does seek direction from the Commission on the effectiveness of the proposed changes, and whether to move the items forward for official consideration.

Planning staff references the subdivision regulations (Chapter 41) and the zoning code (Chapter 53) daily, and occasionally encounters issues with the code which merit improvement. All the following proposed edits are simple in their implementation, but can have significant outcomes. These proposed edits have been made in a manner that staff believes will help with code administration.

Thank you for your consideration.

Sec. 41-136. - Lots.

(g) Utility Lots. Utility lots may be platted within subdivisions and minimum standards for lot width, area and uniformity are not required, per the zoning district (example: municipal & private utility access, gas lines, overhead electrical lines, pocket parks, landscape lots, trail head access, areas for grouping of mailboxes). Placement of utility lots are conditional upon staff review, and subdivision design should only allow utility lots where necessary. Where space constraints do not allow for utility lots, city staff may require an easement of appropriate size with a screening fence or wall protecting the easement and utilities from encroachment.

Sec. 41-142. - Water and wastewater.

(f) *Septic tanks.*

No permit shall be issued for the installation of a septic tank on any lot, tract or parcel within the jurisdiction of the city if adequate sewer service is available within 500 feet of the property line of the lot to be sewered. For clarification purposes, this distance is not solely based on straight line distance to the nearest manhole, but applies to practical design.

Sec. 53-5. - Definitions.

Building acre means the area within the total subdivision boundary upon which living unit equivalents (LUEs) can be built and is calculated by subtracting from the total area of the subdivision the sum total of floodplain area, park area, hike and bike trail area and street right-of-way area (i.e., buildable acre equals total acres of subdivision less sum total of floodplain area, park area, hike and bike trail area and right-of-way area). For clarification purposes, this is net density (gross acreage minus streets, parks, hike and bike trails, floodplain, detention, etc.).

Multi-family residential, restricted means multiple-family residences, containing ~~five~~ ten or fewer dwelling units which are located above the first floor of a structure that has a nonresidential use, such as an office or retail shop, operating on the first floor.

Townhouse means a structure on an individual lot, which is one of a series of ~~three~~ four or more dwelling units designed for single-family occupancy, which dwelling units are structurally connected, immediately adjacent to and abutting each other between individual dwelling units. A condominium apartment (as defined in V.T.C.A., Property Code ch. 82) in a condominium structure may be considered a townhouse if no other dwelling unit or use of any kind exists immediately above or below it. Any project including three or more such condominiums or townhouses shall be considered a townhouse project.

Sec. 53-443. - Permitted uses.

(a) The CBD-2 central business district 2 is less restrictive than CBD-1 and principally addresses development in the original town and central area of the city, allowing a mix of uses including, office, restricted commercial, restricted multi-family residential and residential uses. Each multi-family dwelling unit shall be required to have a minimum of five hundred (500) square feet of living area.

(b) The uses permitted in the CBD-2 central business district 2 shall be as provided in [section 53-1230](#).

[\(c\) 1 multi-family dwelling unit is allowed on the ground floor, to comply with the Fair Housing Act. The dwelling unit will be located at the rear of the building.](#)

Sec. 54-5 (Note 1)

Note 1—Minimum landscape requirements for each lot on which a single-family, duplex, triplex or fourplex dwelling, or a manufactured home, is constructed or installed after the date of the ordinance from which this chapter is derived shall be a minimum of ~~two three-inch trees~~, six two-gallon shrubs and lawn grass from the front property line to the front two corners of the structure all plants shall be of native and adapted species and drought resistant. [A total of two, three-inch trees are required to be planted per residential lot. Front yards with limited room for planting, may plant one tree in the rear yard. The remaining tree, may be planted in the front yard, in the public ROW or access easement \(street tree\).](#) Residential structures on reverse frontage lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public rights-of-way.

Chapter 53 Zoning, Exhibit A. – Plum Creek Planned Unit Development, Article II. – Planned Unit Development District, Part D. – Additional Use Regulations

Sec. 1. - Additional use, height and area regulations and exceptions applicable to PUD districts unless otherwise approved by the city council.

(F) *Exceptions to height regulations.* The height limitations set forth in the ordinance do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human consumption. A maximum height of 80 feet is allowed for all civic structures not within 150 feet of a single-family residence. Civic is defined as a not-for-profit organization dedicated to arts, culture, education, religion, recreation, government, transit, and municipal parking, or for use approved by the city council.

1) The City Council is permitted to approve exceptions to height maximums for multifamily, vertical mixed use, or commercial structures. A conditional use permit is required and must receive a recommendation vote from the Planning & Zoning Commission prior to City Council consideration.

Sec. 53-1047. - Authorized conditional uses.

The following listed conditional uses, and none other, may be authorized subject to the terms of this section and compliance with all conditional terms, regulations and requirements established by the city council:

- (1) Heliport in CM, W and PUD districts only;
- (2) Municipal service facilities and buildings in all districts;
- (3) Circus or carnival, but not within 300 feet of any residential district;
- (4) Privately operated community building or recreation field in all districts;
- (5) Telephone, radio or television broadcasting tower or station in T, CM, W and PUD districts only;
- ~~(6)~~ ~~Churches in all districts where not otherwise specifically permitted;~~
- ~~(7)~~(6) Cemeteries in A, TU, E, CBD-2, RS, W, CM, or PUD districts;
- ~~(8)~~(7) Schools, public and denominational, but not day care in all districts where not otherwise specifically permitted;
- ~~(9)~~(8) Manufactured homes in the limited areas as specifically authorized by this chapter;
- ~~(10)~~(9) Quarry operations are permitted in the CM district as conditional uses, subject to the requirements in division 2 of this article;
- ~~(11)~~(10) The specific manufacturing and warehouse uses set forth in the table in [section 53-1106](#) may be permitted as provided in division 3 in this article;
- ~~(12)~~(11) RV sales in the RS district within the I-35 overlay district only; and
- ~~(13)~~(12) Buildings with a ~~height of up to 150 feet in the RS district~~ [maximum height determined as appropriate by city council in all zoning districts, including Planned Unit Developments, but not including the Plum Creek PUD.](#)

Zoning districts not allowed a height exception:

- [Single-family residential zoning districts](#)
- [Two-family residential zoning districts](#)