# CITY OF KYLE

## PLANNING AND ZONING COMMISSION SPECIAL CALLED MEETING



Kyle City Hall, 100 W. Center Street, Kyle, TX 78640 The public can watch remotely at: Spectrum 10; https://www.cityofkyle.com/kyletv/kyle-10-live. One or more members of the governing body may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the governing body will be present at Kyle City Hall.

Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on February 22, 2022, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, 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 February, 2022, prior to 6:30 P.M.

#### 1. CALL THE MEETING TO ORDER

A.Roll Call

#### 2. CITIZEN COMMENTS

A.Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

#### 3. CONSENT

A Crosswinds Subdivision Phase 3A - Final Plat (SUB-20-0139) 70.028 acres; 280 single family lots, 4 drainage, sidewalks, access, and public utility lots, and 1 park lot

for property located off Windy Hill Road and Crosswinds Parkway.

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

#### 4. GENERAL DISCUSSION

A Discussion regarding building requirements for Manufactured Homes. ~ Commissioner Snidow

#### 5. CONSIDER AND POSSIBLE ACTION

- A Consider a request by Jeffrey Howard of McLean & Howard LLP, to rezone approximately 259 acres of land from Agriculture 'A' to Planned Unit Development 'PUD' for property located at 5260 Hillside Terrace, in Hays County, Texas. (Hillside Terrace Zoning Z-21-0090)
  - Public Hearing
  - Recommendation to City Council
- B Consider a request by Rick Martindale of Langan engineering firm, to remove two Specimen trees for the Opal Point multifamily site located at 141 Opal Lane.
- C Council and Planning and Zoning Commission joint meeting item regarding roles, goals, and vision for 2022.

#### 6. 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."



Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

**Meeting Date: 2/22/2022** Date time:6:30 PM

Subject/Recommendation: Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit. Members of the public that wish to provide citizen comment have the following options:

• In-Person at Kyle City Hall, 100 W. Center Street

Other Information: N/A

**Legal Notes:** N/A

**Budget Information:** N/A

**ATTACHMENTS:** 

Description

No Attachments Available



# Crosswinds Subdivision Phase 3A - Final Plat (SUB-20-0139)

Meeting Date: 2/22/2022 Date time:6:30 PM

Subject/Recommendation: Crosswinds Subdivision Phase 3A - Final Plat (SUB-20-0139) 70.028 acres; 280 single

family lots, 4 drainage, sidewalks, access, and public utility lots, and 1 park lot for

property located off Windy Hill Road and Crosswinds Parkway.

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 and Hays County 1445 Approval Letter



#### **Hays County Development Services** P.O Box 1006 San Marcos TX 78667-1006 2171 Yarrington Road San Marcos TX 78666

512-393-2150 / www.hayscountytx.com

February 8th, 2022

William Atkinson City Planner City of Kyle

Re: Crosswinds, Phase 3-A, Final (PLN-1575-NP)

Mr. Atkinson,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivision for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Kyle for subdivision regulation within the extraterritorial jurisdiction of the City of Kyle, please move forward with approval of the plat as submitted.

If you have any questions please let me know.

Regards,

Marcus Pacheco

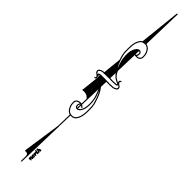
Marcus Pacheco

Director

**Hays County Development Services** 

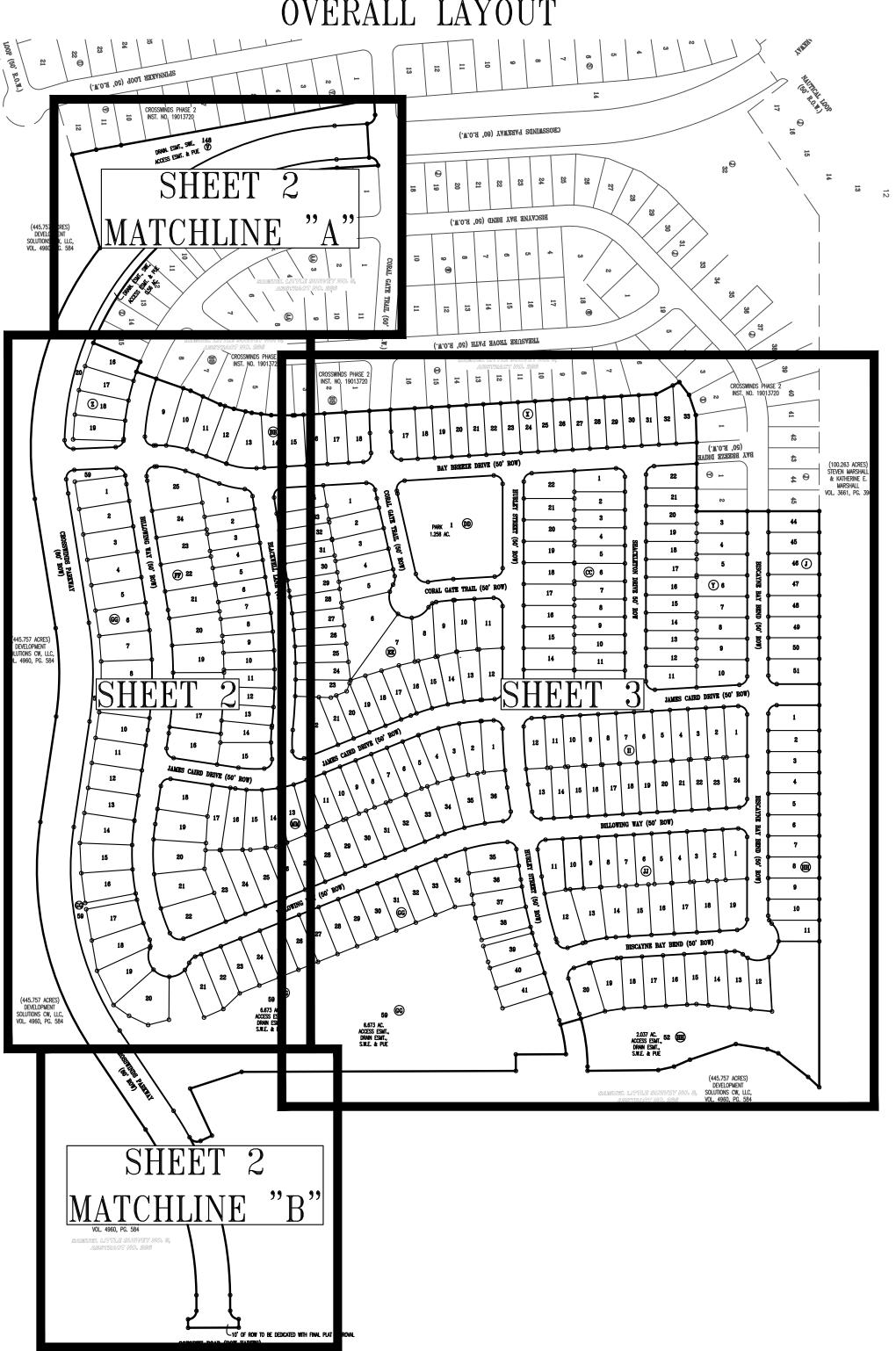
# VICINITY MAP NOT TO SCALE

CROSSWINDS PHASE THREE-A



SCALE: 1" = 200'

OVERALL LAYOUT



SHEET NO. 1 OF 7

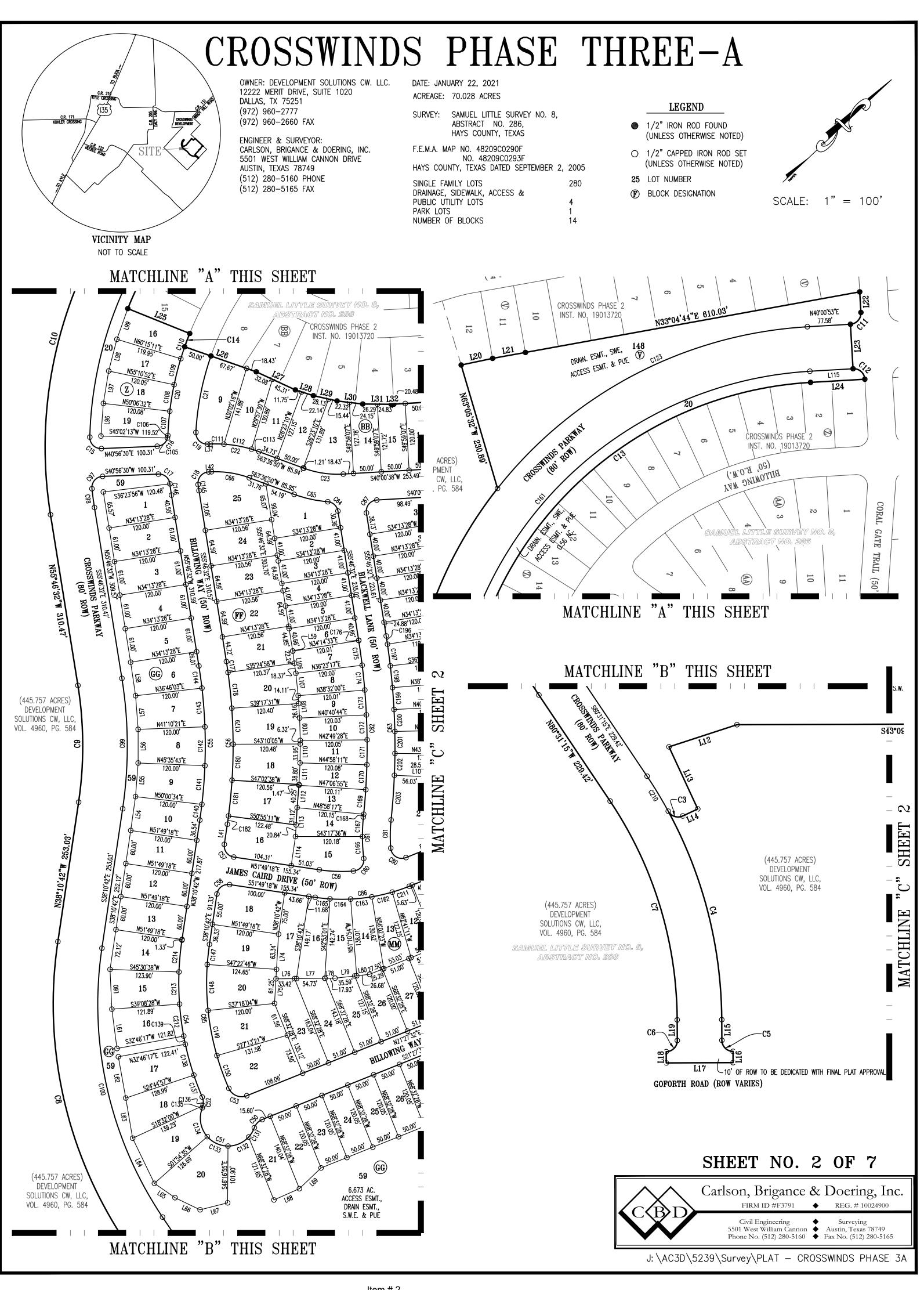


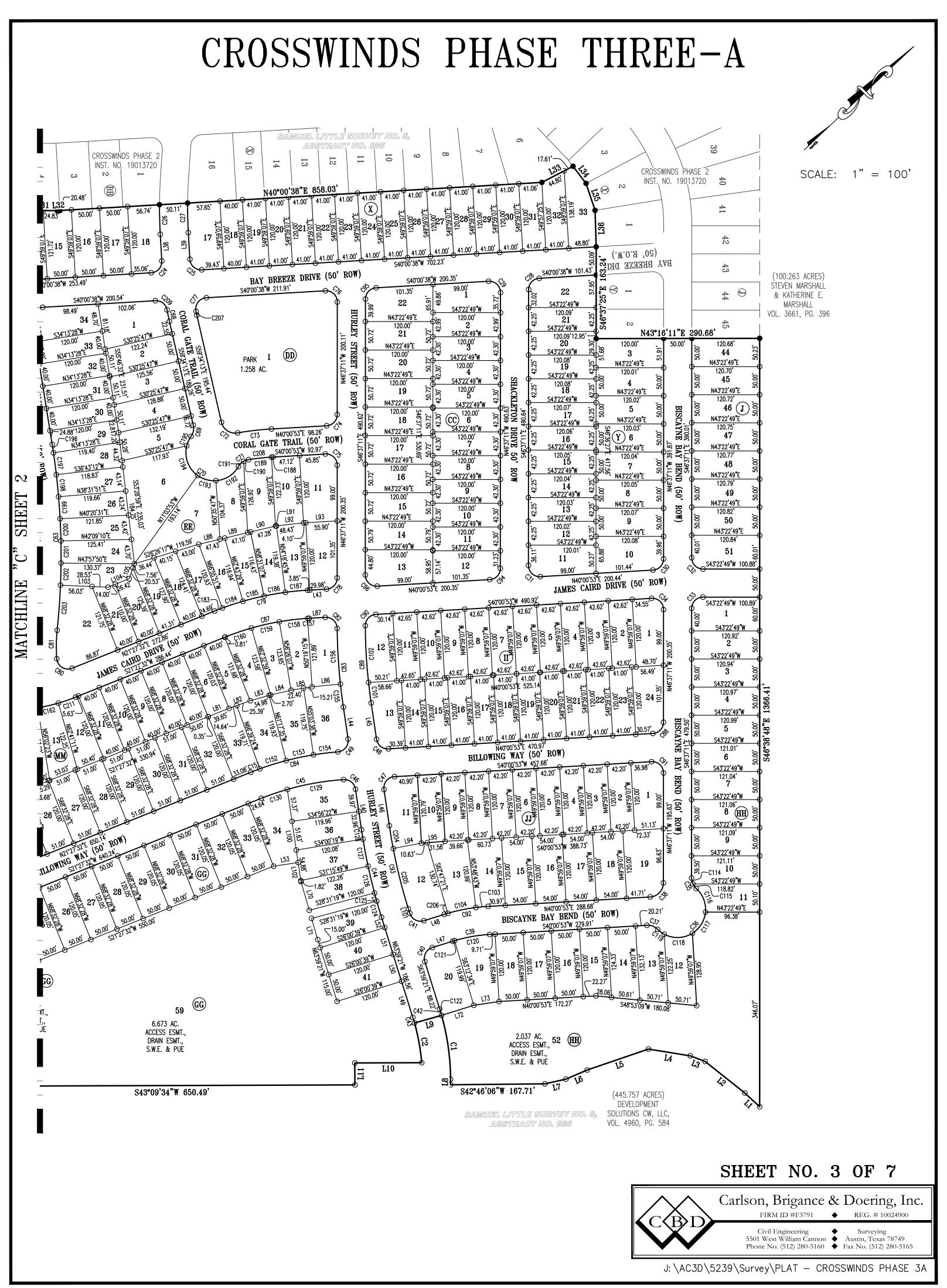
Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

♦ REG. # 10024900

J:  $\AC3D\5239\Survey\PLAT - CROSSWINDS PHASE 3A$ 





	Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C1	115.04	425.00	S54°38'49"E	114.69	57.87	15°30'33"			
C2	71.83	375.00	S56°54'50"E	71.72	36.03	10°58'30"			
C3	30.13	20.00	S61°38'22"W	27.36	18.76	86*19'16"			
C4	390.31	790.00	S61°02'46"E	386.35	199.23	28*18'28"			
C5	31.41	20.00	N88°06'44"E	28.28	20.00	89*59'29"			
C6	31.42	20.00	N01°53'16"W	28.29	20.00	90°00'31"			
C7	416.72	710.00	N63°42'24"W	410.77	214.56	33°37'43"			
C8	565.35	765.00	N59°20'58"W	552.57	296.28	42°20'34"			
C9	210.38	685.00	N46°58'37"W	209.56	106.03	17°35'50"			
C10	632.55	765.00	N32°05'15"W	614.69	335.62	47*22'33"			
C11	31.42	20.00	S04°59'22"E	28.28	20.00	90°00'00"			
C12	31.42	20.00	N85°00'38"E	28.28	20.00	90'00'00"			
C13	750.86	664.30	S07°38'50"W	711.53	421.27	64*45'42"			
C14	25.44	545.00	S26°00'58"E	25.44	12.72	2°40'29"			
C15	32.78	20.00	N87*53'40"E	29.23	21.41	93*53'48"			
C16	29.81	20.00	N01°45'42"W	27.13	18.46	85°24'23"			
C17	29.83	20.00	S83°40'12"W	27.14	18.47	85*27'22"			
C18	33.30	20.00	S06°45'41"E	29.59	21.98	95°24'22"			
C19	33.32	20.00	N88°40'29"E	29.60	22.01	95°27'59"			
C20	162.76	545.00	S35°54'33"E	162.16	81.99	17*06'41"			

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	140.29	495.00	S35°28'22"E	139.82	70.62	16°14'18'
C22	89.03	225.00	S52°16'40"W	88.45	45.11	22°40'20'
C23	72.09	175.00	N51°48'44"E	71.58	36.56	23*36'11'
C24	31.41	20.00	N04°59'14"W	28.28	20.00	89°59'46'
C25	31.42	20.00	N85°00'46"E	28.29	20.00	90°00'14'
C26	52.56	825.00	S48°09'37"E	52.55	26.29	3°39'00"
C27	52.57	775.00	S48°02'32"E	52.56	26.29	3*53'10"
C28	30.24	20.00	S03°18'16"E	27.44	18.86	86°37'50'
C29	32.59	20.00	S86°41'44"W	29.10	21.21	93*22'10'
C30	30.24	19.99	N03°18'09"W	27.44	18.87	86°41'04
C31	32.59	20.00	N86°41'53"E	29.10	21.21	93°21'54'
C32	31.42	20.00	N88°22'49"E	28.28	20.00	90,00,00
C33	31.42	20.00	S01°37'11"E	28.28	20.00	90,00,00,
C34	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56'
C35	21.03	25.00	S70°42'53"E	20.41	11.18	48°11'23'
C36	159.71	50.00	N03°18'00"W	99.97	1897.35	183°01'09
C37	21.03	25.00	S64°06'44"W	20.41	11.18	48*11'42
C38	37.80	25.00	N03°18'09"W	34.30	23.57	86'38'04'
C39	67.21	275.00	S33°00'46"W	67.05	33.78	14'00'14'
C40	31.42	20.00	S18*59'21"E	28.28	20.00	90,00,00,

			Curve Tal	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	31.42	20.00	N71°00'39"E	28.28	20.00	90°00'00
C42	11.78	425.00	N63°11'43"W	11.78	5.89	1°35'16'
C43	10.39	375.00	N63°11'43"W	10.39	5.20	1°35'16'
C44	159.73	1025.00	S59°31'30"E	159.57	80.03	8*55'43'
C45	150.88	475.00	S30°33'32"W	150.25	76.08	18*11'58
C46	29.77	20.00	S82°17'56"W	27.10	18.42	85*16'5
C47	33.19	20.00	S07°31'23"E	29.51	21.85	95*04'3
C48	29.64	20.00	N82°28'37"E	27.00	18.30	84*55'2
C49	32.79	20.00	N08°05'29"W	29.24	21.42	93°56'19
C50	21.03	25.00	S02°38'09"E	20.41	11.18	48*11'2
C51	158.86	50.00	N64°17'27"E	99.98	2804.47	182°02'3
C52	19.71	25.00	N47°16'39"W	19.21	10.40	45*10'4
C53	38.45	25.00	N65°31'14"E	34.77	24.19	88*07'2
C54	287.60	520.00	S54°01'21"E	283.95	147.58	31°41'20
C55	277.95	905.00	N46°58'37"W	276.86	140.08	17°35'50
C56	293.31	955.00	N46°58'37"W	292.16	147.82	17°35'50
C57	31.42	20.00	S83°10'42"E	28.28	20.00	90°00'0
C58	31.42	20.00	S06°49'18"W	28.28	20.00	90°00'0
C59	61.74	275.00	N45°23'23"E	61.61	31.00	12'51'5
C60	32.36	20.00	N07°23'31"W	28.94	20.97	92°41'50

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	74.66	325.00	S47°09'37"E	74.50	37.50	13°09'44
C62	318.27	1200.00	N48°10'38"W	317.34	160.07	15*11'47
C63	331.53	1250.00	N48°10'38"W	330.56	166.74	15*11'47
C64	26.67	20.00	S86°01'37"W	24.73	15.74	76°23'42
C65	61.98	225.00	N55°43'18"E	61.79	31.19	15°47'03
C66	69.25	175.00	S52°16'40"W	68.80	35.08	22°40'20
C67	33.44	20.00	S07*52'57"E	29.68	22.13	95°47'10
C68	20.95	525.00	S58°25'38"E	20.95	10.48	2*17'12"
C69	21.03	25.00	N35°28'32"W	20.41	11.18	48"11'23
C70	161.93	50.00	N75°50'28"E	99.88	1030.36	185°33'2
C71	22.54	25.00	S08°53'29"W	21.78	12.10	51°39'25
C72	37.97	25.00	N76°54'50"E	34.43	23.74	87'01'53
C73	60.62	525.00	S36°42'23"W	60.59	30.35	6*36'59"
C74	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04
C75	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56
C76	32.59	20.00	S86°41'44"W	29.10	21.21	93°22'10
C77	34.47	20.00	S09°21'47"E	30.36	23.31	98°44'52
C78	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04
C79	170.02	525.00	S30°44'12"W	169.28	85.76	18*33'20
C80	37.50	20.00	N75°10'02"E	32.24	27.24	107*25'0

	Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C81	50.61	275.00	S45°51'06"E	50.54	25.38	10°32'43"		
C82	32.38	20.00	S86°23'50"W	28.96	20.99	92°45'56"		
C83	140.27	1025.00	S51°08'25"E	140.16	70.24	7*50'27"		
C84	159.61	525.00	S30°10'06"W	158.99	80.42	17*25'08"		
C85	264.46	470.00	S54°17'53"E	260.99	135.83	32°14'22"		
C86	172.23	325.00	N36°38'25"E	170.22	88.19	30°21'46"		
C87	153.83	475.00	S30°44'12"W	153.16	77.60	18°33'20"		
C88	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"		
C89	137.86	975.00	S51°00'35"E	137.75	69.05	8.06,06,		
C90	30.36	20.00	S03°28'19"E	27.53	18.97	86°58'27"		
C91	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56"		
C92	79.43	325.00	S33°00'46"W	79.24	39.92	14°00'14"		
C93	151.94	975.00	S59°31'30"E	151.78	76.12	8*55'43"		
C94	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"		
C95	30.24	20.00	S03°18'16"E	27.44	18.86	86°37'50"		
C96	32.59	20.00	N86°41'51"E	29.10	21.21	93°21'56"		
C97	32.76	20.00	S05°58'53"E	29.22	21.39	93°50'57"		
C98	34.17	685.00	S54°20'47"E	34.17	17.09	2*51'30"		
C99	234.95	765.00	N46°58'37"W	234.03	118.41	17*35'50"		
C100	506.23	685.00	S59°20'58"E	494.79	265.30	42°20'34"		

			Curve Tal	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	36.76	975.00	S53*58'50"E	36.76	18.38	2*09'37"
C102	101.10	975.00	S49°55'47"E	101.06	50.60	5*56'28"
C103	21.71	325.00	N38°06'05"E	21.70	10.86	3°49'36"
C104	50.92	325.00	N31°41'58"E	50.87	25.51	8*58'38"
C105	25.28	20.00	N04°43'48"E	23.63	14.64	72*25'24'
C106	4.53	20.00	N37°58'24"W	4.52	2.28	12°58'59"
C107	43.75	545.00	N42°09'55"W	43.74	21.89	4*35'57"
C108	48.24	545.00	N37°19'48"W	48.22	24.13	5*04'15"
C109	48.23	545.00	N32°15'33"W	48.22	24.13	5*04'15"
C110	47.99	545.00	N27°12'05"W	47.97	24.01	5*02'42"
C111	24.62	225.00	N44°04'33"E	24.60	12.32	6*16'06"
C112	50.39	225.00	N53°37'33"E	50.29	25.30	12*49'55'
C113	14.03	225.00	N61°49'40"E	14.03	7.02	3*34'19"
C114	10.84	25.00	S59°02'13"E	10.75	5.50	24°50'03'
C115	10.19	25.00	S83°07'54"E	10.12	5.17	23"21'20'
C116	46.76	50.00	S68°01'08"E	45.07	25.25	53°34'53'
C117	45.77	50.00	S15°00'24"E	44.18	24.63	52*26'35
C118	52.49	50.00	S41°17'22"W	50.11	28.95	60°08'56'
C119	14.70	50.00	S79°47'12"W	14.65	7.40	16°50'45'
C120	63.47	275.00	S33*24'09"W	63.33	31.88	13'13'27"

			Curve Tab	le		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	3.74	275.00	S26°24'02"W	3.74	1.87	0°46'47"
C122	11.78	425.00	S63°11'43"E	11.78	5.89	1°35'16"
C123	646.41	765.00	N15°48'27"E	627.35	343.92	48°24'51
C124	29.92	1025.00	N63°09'11"W	29.92	14.96	1°40'21"
C125	15.00	1025.00	N61°53'51"W	15.00	7.50	0*50'19"
C126	49.05	1025.00	N60°06'26"W	49.04	24.53	2*44'30"
C127	49.05	1025.00	N57°21'56"W	49.04	24.53	2*44'30"
C128	16.71	1025.00	N55°31'40"W	16.71	8.36	0°56'03"
C129	101.87	475.00	S33°30'52"W	101.68	51.13	12*17'17
C130	49.01	475.00	S24°24'53"W	48.99	24.53	5*54'41"
C131	19.83	50.00	N15°22'12"W	19.70	10.05	22°43'16
C132	41.65	50.00	N19°51'16"E	40.46	22.12	47°43'40
C133	42.06	50.00	N67°48'50"E	40.83	22.36	48*11'29
C134	55.33	50.00	S56°23'21"E	52.55	30.88	63°24'09
C135	4.06	25.00	N29°20'05"W	4.05	2.03	9*17'38"
C136	15.66	25.00	N51°55'28"W	15.40	8.10	35*53'07
C137	42.19	520.00	S67*32'33"E	42.18	21.11	4°38'57"
C138	57.51	520.00	S62°02'59"E	57.48	28.78	6°20'11"
C139	15.00	520.00	S58°03'18"E	15.00	7.50	1°39'11"
C140	28.63	905.00	N39°05'04"W	28.63	14.32	1°48'45"

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			Curve Tab	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	69.72	905.00	N42°11'51"W	69.70	34.88	4°24'50'
C142	69.73	905.00	N46°36'43"W	69.72	34.88	4°24'54'
C143	69.70	905.00	N51°01'34"W	69.69	34.87	4°24'47'
C144	40.17	905.00	N54°30'14"W	40.16	20.09	2°32'35'
C145	11.09	495.00	S55°06'21"E	11.09	5.54	1*16'59"
C146	20.43	545.00	N54°40'28"W	20.43	10.21	2°08'51'
C147	36.44	470.00	S40°23'58"E	36.43	18.23	4°26'32'
C148	82.67	470.00	S47°39'35"E	82.57	41.44	10°04'42
C149	82.67	470.00	S57°44'17"E	82.57	41.44	10°04'42
C150	62.67	470.00	S66°35'51"E	62.63	31.38	7*38'25
C151	17.27	525.00	N22°24'04"E	17.26	8.63	1*53'03'
C152	49.15	525.00	N26°01'30"E	49.13	24.59	5°21'49'
C153	49.54	525.00	N31°24'37"E	49.52	24.79	5°24'24
C154	43.65	525.00	N36°29'45"E	43.64	21.84	<b>4°45'</b> 51'
C155	41.19	1025.00	N53°54'34"W	41.19	20.60	2°18'09
C156	99.07	1025.00	N49°59'20"W	99.04	49.58	5°32'17
C157	2.78	475.00	S39°50'49"W	2.78	1.39	0°20'08
C158	50.69	475.00	S36°37'19"W	50.67	25.37	6'06'52'
C159	50.69	475.00	S30°30'27"W	50.67	25.37	6*06'52'
C160	49.67	475.00	S24°27'16"W	49.65	24.86	5*59'28'

	Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA		
C161	1018.27	685.00	S02°34'17"E	927.07	629.58	85*10'18"		
C162	37.72	325.00	S30°29'14"W	37.70	18.88	6*38'58"		
C163	38.34	325.00	S37*11'30"W	38.32	19.19	6°45'33"		
C164	37.13	325.00	S43°50'38"W	37.11	18.58	6°32'42"		
C165	26.69	325.00	S49*28'09"W	26.68	13.35	4*42'19"		
C166	39.70	325.00	N50°14'30"W	39.68	19.88	6*59'58"		
C167	34.96	325.00	N43°39'38"W	34.94	17.50	6*09'46"		
C168	5.12	1200.00	N40°42'05"W	5.12	2.56	0°14'40"		
C169	44.15	1200.00	N41°52'40"W	44.15	22.08	2*06'28"		
C170	44.77	1200.00	N44°00'02"W	44.77	22.39	2*08'16"		
C171	44.77	1200.00	N46°08'18"W	44.77	22.39	2*08'16"		
C172	44.77	1200.00	N48°16'33"W	44.77	22.39	2*08'16"		
C173	44.77	1200.00	N50°24'49"W	44.77	22.39	2*08'15"		
C174	44.77	1200.00	N52°33'04"W	44.77	22.39	2.08,15,		
C175	44.77	1200.00	N54°41'19"W	44.77	22.39	2*08'15"		
C176	0.38	1200.00	N55°45'59"W	0.38	0.19	0°01'05"		
C177	19.86	955.00	S55°10'47"E	19.86	9.93	1°11'30"		
C178	64.60	955.00	S52°38'45"E	64.59	32.31	3*52'33"		
C179	64.60	955.00	S48°46'12"E	64.59	32.31	3°52'33"		
C180	64.60	955.00	S44*53'39"E	64.59	32.31	3*52'33"		

Curve Table							
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA	
C181	64.60	955.00	S41°01'06"E	64.59	32.31	3*52'33"	
C182	15.04	955.00	S38°37'45"E	15.04	7.52	0°54'08"	
C183	14.75	525.00	N22*15'51"E	14.75	7.38	1*36'36"	
C184	38.54	525.00	N25°10'20"E	38.53	19.28	<b>4°12'22"</b>	
C185	38.54	525.00	N29°22'42"E	38.53	19.28	4*12'22"	
C186	38.54	525.00	N33°35'04"E	38.53	19.28	<b>4°12'22"</b>	
C187	39.65	525.00	N37°51'04"E	39.64	19.83	4*19'37"	
C188	2.88	475.00	S39°50'28"W	2.88	1.44	0°20'49"	
C189	41.02	475.00	S37°11'37"W	41.01	20.52	4*56'52"	
C190	9.47	25.00	S23°51'58"W	9.41	4.79	21°42'25	
C191	13.07	25.00	S01°57'44"E	12.92	6.69	29*56'59	
C192	49.17	50.00	S11°14'00"W	47.21	26.78	56°20'27	
C193	34.50	50.00	S59°10'10"W	33.82	17.97	39°31′54	
C194	59.68	50.00	N66°52'14"W	56.20	33.97	68°23'17'	
C195	18.58	50.00	N22°01'43"W	18.48	9.40	21°17'45	
C196	15.12	1250.00	S55°25'44"E	15.12	7.56	0°41'35"	
C197	39.13	1250.00	S54°11'08"E	39.13	19.57	1°47'37"	
C198	39.37	1250.00	S52°23'11"E	39.37	19.69	1°48'16"	
C199	39.37	1250.00	S50°34'55"E	39.37	19.69	1°48'17"	
C200	39.37	1250.00	S48°46'38"E	39.37	19.69	1°48'17"	

	Curve Table								
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA			
C201	39.37	1250.00	S46°58'22"E	39.37	19.69	1*48'17"			
C202	39.37	1250.00	S45°10'05"E	39.37	19.69	1°48'17"			
C203	80.43	1250.00	S42°25'21"E	80.41	40.23	3°41'11"			
C204	41.24	975.00	S56°16'20"E	41.23	20.62	2*25'24"			
C205	110.70	975.00	S60°44'12"E	110.64	55.41	6*30'19"			
C206	6.81	325.00	N26°36'39"E	6.81	3.40	1°12'00"			
C207	6.91	475.00	S59°09'13"E	6.91	3.45	0°50'00'			
C208	43.90	475.00	S37°22'02"W	43.88	21.96	5*17'42'			
C209	28.87	20.00	S81°21'48"W	26.43	17.60	82°42'20			
C210	73.36	790.00	N77*51'38"W	73.34	36.71	5*19'15"			
C211	32.35	325.00	S24°18'39"W	32.34	16.19	5*42'13"			
C212	57.81	520.00	S54°02'38"E	57.78	28.93	6°22'10"			
C213	57.81	520.00	S47*40'27"E	57.78	28.93	6*22'10"			
C214	57.28	520.00	S41°20'02"E	57.25	28.67	6°18'41"			

SHEET NO. 4 OF 7



Carlson, Brigance & Doering, Inc.

J:  $\AC3D\5239\Survey\PLAT - CROSSWINDS PHASE 3A$ 

RIGHT-OF-WA	AY LINEAR FOOTAGE	Ξ	<u></u>
BAY BREEZE DRIVE	50' R.O.W.	1,549'	LOCAL
BILLOWING WAY	50' R.O.W.	2,849'	LOCAL
BISCAYNE BAY BEND	50' R.O.W.	1,507	LOCAL
BLACKWELL LANE	50' R.O.W.	710'	LOCAL
CORAL GATE DRIVE	50' R.O.W.	695'	LOCAL
CROSSWINDS PARKWAY	80'R.O.W.	3,358'	ARTERIAL
FRANK WILD DRIVE	50'R.O.W.	492'	LOCAL
HURLEY DRIVE	50'R.O.W.	1,416'	LOCAL
JAMES CAIRD DRIVE	50' R.O.W.	1,612'	LOCAL
SHACKLETON DRIVE	50' R.O.W.	<u>581'</u>	LOCAL
TOTAL RO	)W=18.335 AC.	14,769'	

Line Table						
Line #	Length	Direction				
L1	35.75	S86°09'23"W				
L2	90.46	S81°49'28"W				
L3	28.08	S63*58'51"W				
L4	75.40	S52*33'21"W				
L5	115.13	S24°28'30"W				
L6	41.08	S20°06'39"W				
L7	38.19	S30°46'41"W				
L8	9.88	N46*53'32"W				
L9	50.00	S27*35'55"W				
L10	118.83	S43°08'05"W				
L11	39.10	S46*53'32"E				
L12	128.28	S25*18'26"W				
L13	122.93	S71°31'16"E				
L14	29.84	S18'28'44"W				
L15	37.06	S46*53'32"E				
L16	20.12	S46°53'32"E				
L17	120.00	S43°06'28"W				
L18	20.14	N46*53'32"W				
L19	37.04	N46*53'32"W				
L20	57.64	N31°25'56"E				

	Line Table							
Line #	Length	Direction						
L21	60.00	N33°05'52"E						
L22	37.13	S49*59'22"E						
L23	80.00	S49°59'22"E						
L24	97.59	S40°00'38"W						
L25	119.78	N65°16'39"E						
L26	136.10	N62°38'47"E						
L27	77.39	N68°09'34"E						
L28	33.89	N60°59'19"E						
L29	43.58	N56°00'00"E						
L30	46.46	N50°12'04"E						
L31	51.12	N43°54'57"E						
L32	4.76	N40°19'01"E						
L33	62.41	N16°03'09"E						
L34	38.15	S83°50'14"E						
L35	50.49	S65°13'03"E						
L36	64.97	S48°23'25"E						
L37	5.00	S40°56'30"W						
L38	47.48	S49*59'07"E						
L39	47.47	S49*59'07"E						
L40	72.93	N55°03'38"W						

Line #	Length	Direction
L41	36.54	S38*10'42"E
L42	5.05	N40°56'30"E
L43	33.83	N40°00'53"E
L44	57.47	N55*03'38"W
L45	65.35	S55*03'38"E
L46	64.95	S55°03'38"E
L47	37.76	S26°00'39"W
L48	37.76	N26°00'39"E
L49	67.35	N63*59'21"W
L50	50.00	N63*59'21"W
L51	50.00	N63*59'21"W
L52	19.21	N63*59'21"W
L53	44.22	N34°56'22"E
L54	61.37	N38*32'42 <b>"</b> W
L55	60.46	N42*11'51"W
L56	60.46	N46°36'41"W
L57	60.46	N51°01'31"W
L58	60.84	N55*02'51"W
L59	0.33	S54°41'37"E
L60	71.46	S49°16'55"E

Line Table

			_			
	Line To	able			Line To	able
Line #	Length	Direction		Line #	Length	Direction
L61	71.32	S54°06'11"E		L81	40.00	N21°30'25"E
L62	75.28	S56*51'05"E		L82	40.03	N23'49'15"E
L63	73.10	S56°19'42"E		L83	37.68	N27°16'23"E
L64	90.00	S72°25'24"E		L84	37.48	N30°36'42"E
L65	45.06	N78°12'13"E		L85	37.61	N33°56'51"E
L66	50.00	N69°05'42"E		L86	50.68	N37*52'12"E
L67	51.03	N29°09'17"E		L87	28.60	S40°00'53"W
L68	50.03	S19°27'47"W		L88	38.73	N30°00'03"E
L69	53.85	S00°20'11"E		L89	50.64	N30°00'03"E
L70	53.08	S62°42'52"E		L90	50.77	N30°00'03"E
L71	39.38	S63°11'11"E		L91	1.66	N30°00'03"E
L72	60.04	S26°00'40"W		L92	48.43	N37*06'39"E
L73	45.36	N34°49'56"E		L93	60.00	N40°00'53"E
L74	80.33	S43°19'35"E		L94	51.00	N32°30'58"E
L75	44.26	S43°19'35"E		L95	42.21	N38°56'33"E
L76	36.92	N42°43'52"E		L96	58.85	S42°26'13"E
L77	50.69	N42°43'52"E		L97	58.84	S37*18'03"E
L78	18.48	N42°43'52"E		L98	58.84	S32°09'55"E
L79	39.15	N36°59'35"E		L99	58.48	S27°02'43"E
L80	23.12	N36°59'35"E		L100	131.44	N55*05'49"W

Line Table						
Line #	Length	Direction				
L101	8.33	S63°59'21"E				
L102	34.27	S55*05'49"E				
L103	84.56	N45°46'29"E				
L104	40.42	N21°27'32"E				
L105	28.08	N27°07'01"W				
L106	40.27	N54°41'37"W				
L107	40.27	N52*32'21"W				
L108	40.27	N50°23'38"W				
L109	40.27	N48*14'54"W				
L110	40.27	N46°06'11"W				
L111	40.27	S43°57'27"E				
L112	40.25	N41°48'43"W				
L113	51.96	N43°23'03"W				
L114	52.75	S38*15'24"E				
L115	77.58	S40°00'53"W				

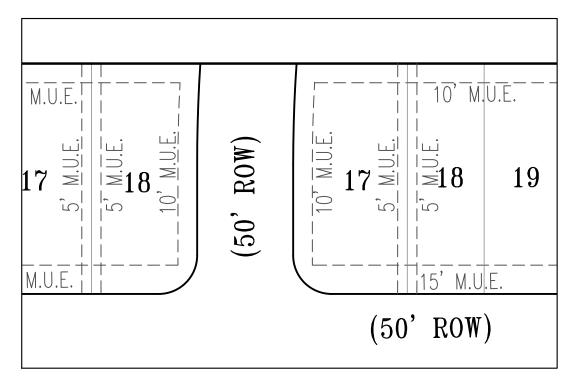
		DEVELOP	MENT	AGREEMENT	LOT	SCHE	EDULE [PER	1.01	(a) 8	& (e)]			
	40' LOTS		40' LO	OTS		50' L	OTS		50' L	OTS		60' L	OTS
BLK.	LOT S.F.	BLK.	LOT	S.F.	BLK.	LOT	S.F.	BLK.	LOT	S.F.	BLK.	LOT	S.F.
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	17 7,01 18 4,80 19 4,92 20 4,92 21 4,92 22 4,92 23 4,92 24 4,92 25 4,92 26 4,92 27 4,92 28 4,92 29 4,92 30 4,92 31 4,92 33 6,15  11 6,35 11 6,35 11 5,07 14 5,07 15 5,07 16 5,07 17 5,07 18 5,07 19 5,07 20 5,07 21 6,46 19 6,40 1 6,30 2 5,15 3 5,07 4 5,07 7 8,07 7 5,07 7 8,07 7 5,07 8 5,07 7 8 5,07 7 8 5,07 7 8 5,07 7 8 5,07 7 8 5,07 8 5,07 10 5,07 11 5,07 12 6,35 14 5,07 15 5,07 16 5,07 17 5,07 18 6,40 19 6,40 10 6,40 11 6,30 12 6,30 12 6,30 13 5,73 14 5,07 15 5,07 16 5,07 17 5,07 18 5,07 19 5,07 10 5,07 11 5,07 12 6,35	000000000000499 711122334440 7043 996666669 94	1 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 3 4 5 6 7 8 9 10 11 2 3 3 4 5 6 7 8 9 10 11 2 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	8,159 4,920 4,920 4,920 4,921 5,108 5,108 5,110 5,1112 5,074 5,506 7,432 6,169 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,114 5,118 6,022 4,920 6,280 5,064	11111111 个个个个个个个 路路路路路路路路路路路 公公公公公公公公公公公	44 45 46 47 49 55 50 78 90 90 11 12 13 14 15 16 77 18 19 19 10 10 11 11 11 11 11 11 11 11 11 11 11	6,049 6,036 6,037 6,038 6,040 6,042 6,042 7,166 6,216 6,001 6,002 6,002 6,003 6,004 7,412 9,437 6,810 6,762 6,449 8,474 6,203 6,000	HITTETTETTETTETTT 3333333 MMMMMMMMMMMMMMMM	1 2 3 4 5 6 7 8 9 10 11 2 3 14 15 6 17 8 19 18 19 18 19 20 12 23 42 5 6 7 8 9 33 33 34 5 6	7,168 6,047 6,048 6,049 6,050 6,051 6,053 6,054 6,055 6,048 5,171 6,064 6,616 6,412 6,059 6,000 6,000 7,164 7,196 8,627 7,595 6,811 6,480 6,480 6,480 6,480 8,140  8,914 8,346 8,853 9,065 10,523 8,192 7,809 6,861 6,212 6,120 6,177 7,700	FFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFFF	16 17 18 19 20 21 22 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	8,911 8,304 8,272 8,272 8,272 7,934 7,787 7,787 10,878 7,598 7,320 7,320 7,320 7,320 7,320 7,636 7,834 7,835 7,601 7,200 7,200 7,200 7,200 7,200 7,210 7,200 7,210
	14 5,04 15 4,98 16 5,08 17 5,04 18 5,04 19 5,34 20 4,50 21 4,55 22 11,5 23 4,82 24 5,28 25 5,10 26 4,98 27 4,91 28 4,66 29 4,79 30 4,80 31 4,80 31 4,80 32 4,80 33 4,80 34 6,46	1 3 MM 9 MM 6 MM 6 MM 5 MM 55 MM 6 MM 6 MM	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	6,005 5,432 5,463 5,417 4,834 4,801 4,800 4,800 4,800 4,800 4,800 5,327 5,668 5,976 6,640 6,455 6,373	GG GG GG GG GG GG GG GG GG GG GG GG GG	21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	6,760 6,502 6,003 6,003 6,003 6,003 6,003 6,003 6,003 6,003 6,003 7,368 7,160 6,079 6,287 6,286 6,206 6,000 6,000		WIDT 40° 50° 60° TOTA 11500	H PHASE 3A 135 110 35	48 39 10	PHASE 3 8% 9% 3% 0%	3A % OF TOTAL <sup>1</sup> 9% 7.3% 2.4% 18.7%

SHEET NO. 5 OF 7



#### FINAL PLAT NOTES:

- THIS FINAL 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
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 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 SPECTRUM.
- ORGANIZED GAS SERVICE MAY BE PROVIDED.
- MINIMUM FRONT SETBACK SHALL BE TWENTY (20') FEET
- MINIMUM REAR SETBACK SHALL BE TWENTY (20') FEET.
- MINIMUM SIDE AND INTERIOR SIDE SETBACKS SHALL BE FIVE (5') FEET.
- MINIMUM SIDE SETBACK ADJACENT TO A PUBLIC STREET SHALL BE TEN (10') FEET.
- 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 10' M.U.E. ALONG REAR PROPERTY LINES.
- 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.
- 16. 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 WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE KYLE WATER UTILITY. THE ORDINANCES. 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.
- 21. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF KYLE.
- 22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- ALL ROADWAYS WILL BE PUBLICLY DEDICATED AND MAINTAINED.
- 24. 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.
- 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.
- 29. 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 ELECTRIC 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
- 30. 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.
- 35. THIS FINAL PLAT IS LOCATED WITHIN ESD #5.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL 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 APPROVALS DO 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.
- 38. LOT 148. BLOCK "V", LOT 20 BLOCK "Z", LOT 52 BLOCK "HH", LOT 1, BLOCK "DD", AND LOT 59 BLOCK "GG", ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS OR HERS ASSIGNS.
- 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.
- PER CHAPTER 731 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, STORM WATER DRAINAGE FACILITIES MAY BE REQUIRED SUCH THAT THERE IS NO ADVERSE IMPACT TO THE LOCAL FLOODPLAIN, DRAINAGE WAYS, OR ROADWAYS. PER SECTION 3.02 POST DEVELOPED FLOW SHALL EQUAL PRE-DEVELOPED FOR THE 2,5,10,25, AND 100 YEAR STORM.
- 44. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TXDOT OR FHWA APPROVED DESIGN.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVALIABLE FOR REVIEW UPON REQUEST.



M.U.E. DETAIL SCALE 1" = 50

AREA	TABLE
AREA WITHIN SUBDIVISION	78.028 ACRES (3,050,407 sq. ft.)
AREA OF SINGLE FAMILY LOTS	40.291 ACRES (1,755,076 sq. ft.)
AREA WITHIN STREETS	18.335 ACRES

17

22

23

4,920

4.920

4.920

4,920

4,920

4,920

4.920

6.280

6,461

5,064

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5,081

6,991

8,627

7.595

6.811

6,480

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6,005

5,432

5.463

5,417

4,834

4,801

4,800

4.800

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4,800

4,800

5,327

5.668

5.976

6,640

6,455

6,373

8.914

8,346

8,853

9,065

10,523

8,192

7.809

6,861

6,212

6,120

6,120

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6,559

6,717

7,700

35

17

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BLK. J J J J J	LOT 44 45 46 47 48 49 50 51	S.F. 6,049 6,036 6,037 6,038 6,040 6,042 6,042 7,166	ACRES 0.139 0.139 0.139 0.139 0.139 0.139 0.139 0.165	BLK. CC CC CC CC CC CC CC	LOT 13 14 15 16 17 18 19 20 21	S.F. 7,399 6,095 6,086 6,086 6,086 6,086 6,086 6,086	ACRES 0.170 0.140 0.140 0.140 0.140 0.140 0.140 0.140 0.140	BLK. GG GG GG GG GG GG	LOT 6 7 8 9 10 11 12 13	S.F. 7,636 7,834 7,836 7,835 7,601 7,200 7,200 7,200 7,919	ACRES 0.175 0.180 0.180 0.180 0.175 0.165 0.165 0.165 0.182
٧	148	62,189	1.428	CC	22	7,410	0.170	GG GG	15 16	7,896 7,823	0.181 0.180
X X X X X X X X X X X X X X X X X X X	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33	7,015 4,800 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 4,920 6,159	0.161 0.110 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113 0.113		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	8,485 6,195 6,361 6,527 6,481 14,992 10,938 5,592 6,300 6,063 7,525 6,209 5,734 5,041 4,983 5,089 5,046 5,046	0.195 0.142 0.146 0.150 0.149 0.344 0.251 0.128 0.145 0.139 0.173 0.143 0.132 0.116 0.114	66 66 66 66 66 66 66 66 66 66 66 66 66	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34	8,317 8,648 8,919 10,817 6,760 6,502 6,003 6,003 6,003 6,003 6,003 6,003 6,003 6,003 6,003 6,003 7,374	0.191 0.199 0.205 0.248 0.155 0.149 0.138 0.138 0.138 0.138 0.138 0.138 0.138 0.138 0.138 0.138 0.138
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Y Y Y Y Y Y	12 13 14 15 16 17 18 19	5,071 5,071 5,071 5,072 5,072 5,073 5,073 5,074	0.116 0.116 0.116 0.116 0.116 0.116 0.116 0.116	EE EE EE EE EE	28 29 30 31 32 33 34	4,665 4,794 4,800 4,800 4,800 4,800 6,466	0.114 0.110 0.110 0.110 0.110 0.110 0.148	HH HH HH HH HH HH	1 2 3 4 5 6 7 8	7,168 6,047 6,048 6,049 6,050 6,051 6,053 6,054	0.165 0.139 0.139 0.139 0.139 0.139 0.139 0.139
Y Y Y	20 21 22	5,074 5,074 6,460	0.116 0.116 0.148	FF FF	1 2 3	8,159 4,920 4,920	0.187 0.113 0.113	HH HH	9 10 11	6,055 6,048 5,171	0.139 0.139 0.119
Z Z Z Z Z	16 17 18 19 20	6,357 6,400 6,404 6,403 24,517	0.146 0.147 0.147 0.147 0.563	FF FF FF FF FF	4 5 6 7 8 9	4,920 4,920 4,921 5,107 5,108 5,108 5,109	0.113 0.113 0.113 0.117 0.117 0.117	HH HH HH HH HH	12 13 14 15 16 17 18	6,064 6,616 6,412 6,059 6,000 6,000 6,000	0.139 0.152 0.147 0.139 0.138 0.138 0.138
BB BB BB BB	9 10 11 12	9,437 6,810 6,762 6,449	0.217 0.156 0.155 0.148	FF FF FF FF	11 12 13 14	5,110 5,112 5,074 5,506	0.117 0.117 0.116 0.126	HH HH HH	19 20 52	7,164 7,196 88,734	0.164 0.165 2.037
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SHEET NO. 6 OF 7



Carlson, Brigance & Doering, Inc. FIRM ID #F3791 REG. # 10024900

> Civil Engineering 5501 West William Cannon Austin, Texas 78749

Surveying

STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT DEVELOPMENT SOLUTIONS CW, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, OWNER OF 445.757 ACRES OF LAND OUT OF THE SAMUEL LITTLE SURVEY, NO. 8, A-286, IN HAYS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 4960, PAGE 584, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 70.028 ACRE PORTION OF SAID TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

#### "CROSSWINDS PHASE THREE-A"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HER	REBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.	
WITNESS MY HAND THIS THE DAY OF A.D. 20		
GREGORY L. RICH/ MANAGER		
DEVELOPMENT SOLUTIONS CW, LLC  STATE OF TEXAS }		
COUNTY OF HAYS}		
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.	GORY L. RICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTION	FD
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF A.D. 20	REVIEWED BY:	
NOTARY PUBLIC, STATE OF TEXAS		
	CITY ENGINEER, CITY OF KYLE DATE	
STATE OF TEXAS COUNTY OF HAYS KNOW ALL MEN BY THESE PRESENTS:	REVIEWED BY:	
THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATED TO USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, MUNICIPAL UTILITY EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION		
THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.	DIRECTOR OF PUBLIC WORKS, CITY OF KYLE DATE	
I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICE REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH	THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.	
THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATIONS OF EXACTIONS MADE HEREIN.	DATED THIS DAY OF, A.D. 20	
INTERNATIONAL BANK OF COMMERCE	CHAIRPERSON	
STATE OF TEXAS } COUNTY OF HAYS}	SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:	
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	NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY	
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF A.D. 20	WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.	
	NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM	
NOTARY PUBLIC, STATE OF TEXAS	WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.	
MY COMISSION EXPIRES:  STATE OF TEXAS }	NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.	
COUNTY OF TRAVIS }		
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.	MARCUS PACHECO, DIRECTOR  HAYS COUNTY DEVELOPMENT SERVICES  ERIC VAN GAASBEEK, R.S., C.F.M.  HAYS COUNTY FLOODPLAIN ADMINISTRATOR	
DO HEREBY CERTIFY THAT <u>NO</u> PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100—YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C 0290F AND 48209C 0293F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.		
ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS.		
	STATE OF TEXAS COUNTY OF HAYS I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY	
BRETT R. PASQUARELLA, P.E. No. 84769 DATE	REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.	
CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON AUSTIN, TEXAS 78749		
(512) 280–5160  BRETT R. PASQUARELLA	MARCUS PACHECO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES	
84769		
STATE OF TEXAS } COUNTY OF TRAVIS }	STATE OF TEXAS }	
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE	COUNTY OF HAYS }  I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE  AND DESCRIPTION WAS BUILDED FOR PERCOND IN ANY OFFICE ON THE	OF
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.	AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF, 20, A.D., AND DULY RECORDED ON THE	- NIT
REAL OF	DAY OF, 20, A.D., AT O'CLOCKM., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUME NUMBER	INI
SURVEYED BY:  AARON V. THOMASON, R.P.L.S #6214  DATE  AARON V. THOMASON	WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF, 20, A.D.	
CARLSON, BRIGANCE & DOERING, INC.  5501 WEST WILLIAM CANNON  AUSTIN, TEXAS 78749	ELAINE H. CARDENAS	
aaron@cbdeng.com	COUNTY CLERK HAYS COUNTY, TEXAS	
	SHEET NO. 7 OF 7	

J:\AC3D\5239\Survey\PLAT - CROSSWINDS PHASE 3A

FIRM ID #F3791

Carlson, Brigance & Doering, Inc.

♦ REG. # 10024900

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.—F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM

FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR,

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.



# Discussion related to building requirements for Manufactured Homes. ~ Commissioner Snidow

Meeting Date: 2/22/2022 Date time:6:30 PM

Subject/Recommendation: Discussion regarding building requirements for Manufactured Homes. ~ Commissioner

Snidow

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

Description

No Attachments Available



Hillside Terrace - Zoning (Z-21-0090)

**Meeting Date: 2/22/2022** Date time:6:30 PM

Subject/Recommendation: Consider a request by Jeffrey Howard of McLean & Howard LLP, to rezone approximately 259 acres of land from Agriculture 'A' to Planned Unit Development 'PUD' for property located at 5260 Hillside Terrace, in Hays County, Texas. (Hillside Terrace - Zoning - Z-21-0090)

• Public Hearing

• Recommendation to City Council

Other Information: See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

Description

D Delay Request

#### Porter Country Zoning (Z-21-0090)

Daniel McElrath < dmcelrath@mymilestone.com>

Thu 2/17/2022 3:43 PM

To: Amber Lewis <alewis@cityofkyle.com>; William Atkinson <watkinson@cityofkyle.com>

Cc: Laci M. Ehlers <a href="mailto:lehlers@mcleanhowardlaw.com">> Cooper Dukette <cdukette@mymilestone.com</a>; Debbie Guerra <a href="mailto:dguerra@cityofkyle.com">dguerra@cityofkyle.com</a>>

Amber and Will,

Please consider this the official request for postponement of our Porter Country Zoning Case (Z-21-0090) for recommendation by Planning and Zoning Commission until the March 8<sup>th</sup>, 2022 meeting.

Thank you, Daniel

Daniel McElrath Land Acquisition Manager <u>MileStone Community Builders</u> 512.921.0229 (c) 2100 Northland Drive Austin, TX 78756



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## Opal Point Tree Removal

Meeting Date: 2/22/2022 Date time:6:30 PM

Subject/Recommendation: Consider a request by Rick Martindale of Langan engineering firm, to remove two

Specimen trees for the Opal Point multifamily site located at 141 Opal Lane.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

#### Description

- ☐ Staff Memo
- Tree Removal Request
- ☐ Tree Assessment Report
- Site Plan



# CITY OF KYLE

#### Community Development Department



#### **MEMORANDUM**

TO: Planning & Zoning Commission

FROM: Will Atkinson – Senior Planner

DATE: Tuesday, February 22, 2022

SUBJECT: Opal Point - Tree Removal Request

#### Request

Rick Martindale of Langan engineering firm, requests removal of two Specimen trees for the Opal Point multifamily site located at 141 Opal Lane.

#### **Text of the Ordinance**

Sec. 54-12(c)(9)

Specimen tree. Trees with a diameter of 25 inches or greater, which must be relatively upright, sound, with a solid trunk having no extensive decay; have no more than one major and several minor dead limbs; have no major insect or pathological problems; have no major pruning deficiencies, i.e. topping; and have at least 75 percent of the critical root zone in a natural, undisturbed state.

#### Sec. 54-12(d)(5)

All reasonable efforts be made to save specimen trees. ("Reasonable effort" includes alternate building design, building location, parking area layout, parking area location, storm water management and equivalent or similar measures.) The removal of specimen trees, which for the purposes of these requirements are trees with 25-inch diameter or greater, must be specifically approved by the planning and zoning commission prior to any action being taken to remove the tree or to damage or disturb the tree in any way. Any specimen tree that is removed shall be replaced inch-for-inch (a ratio of two-to-one) regardless of the location on the site of the specimen tree. Replacement trees installed as a function of compensation for specimen tree removals are in addition to the minimum required tree density for the site.

#### **Analysis**

The Opal Point multifamily project is currently under construction at 141 Opal Lane. This site is allowed to be developed per the R-3-2 zoning district requirements per the Intermandeco GP, LLC development agreement with the City of Kyle. The site has a number of mature oak trees on site, and great care has been taken between staff and the developer, to ensure the site incorporates tree preservation. The approval of the site plan sought to ensure the two trees in the request, to initially be preserved. The developer did work to incorporate the request into the design, but as construction began, it was quickly realized that the two trees were too close to Building 8B, and would need to be addressed appropriately.

Per this request, two Live Oak trees are needing to be removed. Both are specimen trees per Sec. 54-12(c)(9) and are healthy. Per Sec. 54-12(d)(5), Specimen trees require an approval by the Planning & Zoning Commission prior to removal of said trees. Live Oak #5088 is 32" caliper (diameter) and Live Oak #5072 is 30" caliper (diameter). Due to the site already achieving a maximum replacement tree mitigation plan on site, there is no additional room to replace what would be 62, 2" caliper trees on site. Per the approved site plan, trees of protected status (12"-25" caliper) have been removed and replaced at a 1.5 to 1 ratio on site as well.

Live Oak #5088 is shown to be in close proximity to Building 8B and pruning the tree to avoid damage to both the tree and the building, would at minimum remove 25%-30% of the tree canopy. This is significantly high percentage of canopy removal, and the tree would likely not remain healthy. Additionally, the proximity to the building may also have the roots of the tree spread under the foundation of Building 8B, undermining the structural integrity of the building. Per the caliper size of the tree in the Tree Assessment report the value is approximately \$9,600.00 at \$150.00 per caliper inch.

Live Oak #5072 is shown to be in a lawn area specifically designed to preserve two trees. The tree is multi-stemmed and is closer to Building 8B then the other tree (#5073). The close proximity to the building will require approximately 75%-80% of the tree to be pruned to avoid damage to Building 8B. This will be severely detrimental to the health of the Live Oak, and removal is recommended per the arborist. Per the caliper size of the tree in the Tree Assessment report the value is approximately \$9,000.00 at \$150.00 per caliper inch.

The applicant will make a payment of \$18,600.00 to the City of Kyle Tree Fund in lieu of additional replacement trees on site.

#### **RECOMMENDATION**

Staff recommends approval of the request by the applicant (remove tree #5088 & #5072). Staff asks the Planning & Zoning Commission to approve the request, as the applicant will be providing an appropriate payment for future tree plantings on public property.

100 W. Center Street Kyle, Texas 78640 (512) 233-1144 Item # 5



January 28, 2022

Mr. William Atkinson City Planner City of Kyle 100 W. Center St. Kyle, TX 78640

RE: Final Subdivision Plat
Opal Point at Kyle MF
141 Opal Lane, Kyle, TX

Langan Project No.: 531010801

#### Mr. Atkinson:

Langan Engineering & Environmental Services (Langan) has provided Site Civil Engineering and Landscape Architectural services for Glenridge Stryker Opal Lane, LLC for the development of Opal Point at Kyle Multi-Family, being a 16.1416 Acre tract at 141 Opal Lane. Langan's site work construction plans were approved by the City on 10/15/21 and the preconstruction conference was conducted on 11/2/21.

As part of the initial planning & design, a detailed tree inventory and conditions survey was prepared by Tree Mann Solutions, arborists, of over 400 trees on the subject property. A listing of all trees and the intent to preserve or remove was included in the approved plan set. Once the contractor had mobilized, completed demolition and all permitted tree removals, there were questions raised as to the viability of several trees originally planned for preservation. Based on proximity to planned buildings, two "specimen" trees, in particular, were going to experience significant impact to their critical root zones and/or require extensive pruning. The arborist was consulted to examine these trees based on current conditions and evaluation of construction layout stakes that had been placed by the contractor. Their findings were documented in the attached Tree Assessment Report, dated 1/14/22.

As a result of the findings and recommendations in the referenced report, specimen trees #5072 (31-in. Live oak) and #5088 (33-in. Live Oak) are hereby requested for removal. Due to the large number of existing trees that will continue to be preserved on the project site, along with the additional required plantings already provided on the approved Landscape Planting Pans, mitigation of the losses of these two (2) specimen trees via additional plantings is infeasible. Mitigation shall therefore be by fee in lieu of replacement, at the rate of \$150 per caliper inch on a 2:1 ratio, for a total fee of \$19,200.

Langan Project No.: 531010801

We understand any request for removal of Specimen trees must be approved by the Planning & Zoning Commission, and we ask that this formal request be placed on the P&Z agenda for the upcoming February 8, 2022 regular session so as to minimize potential construction delays.

Feel free to respond with any comments or questions you may have on this matter and to advise of next steps in the process.

Sincerely,

Langan Engineering and Environmental Services, Inc.

Rick Martindale Engineering Project Manager

Attachments:

"Tree Assessment", dated 1/14/22





#### Tree Assessment Langan, Opal Point at Kyle Opal Lane Kyle, TX 78640

#### **Introduction:**

Tree identification, measurement, inspection, and arboriculture consultation were performed by a certified arborist who through related training and experience are familiar with the techniques and equipment used in such operations.

#### **Introduction:**

Langan contacted TMS regarding a property undergoing development. The team wanted a better understanding of the trees on site and their potential conflicts with the proposed structures.

#### **Observations:**

Pruning will need to occur on multiple trees to accommodate the proposed structures; trees 5074, 5408, and 5131 will require pruning that shall not exceed 25% of the live crown,

Trees where grading alterations or required pruning would be too severe will need to be removed to accommodate development. Trees 5072, 5073, 5394, 5087, 5088 will need to be requested for removal from city staff.

Multiple candidates that were previously designed for removal may be able to incorporate design and leave as preservation trees. Trees 5160, 5161, 5162, 5165, and 5166 and were identified as possible candidates for preservation.

#### **Summary**:

Multiple trees that would require removal were identified as specimen candidates and will likely require specific approval from the City of Kyle. Documentation of pruning requirements to not exceed 25% can be found in the following pages. TMS recommends implementing a care plan to mitigate for root loss, root damage, and altered site hydrology; supplemental watering in the summer months and deep root fertilization may increase the likelihood of success for preservation trees.

Please let me know if you have any questions and/or concerns regarding tree evaluations and recommendations on this project. We are here to help promote smart planning, aid efficient permitting, and ensure quality urban tree canopy preservation with all parties.

Respectfully,

Tristan Clayton | Project Arborist Tree Mann Solutions, LLC

Tristan Clayton

ISA TX-4706A, TX Oak Wilt Qualified - 423

E: tristan@treemannsolutions.com|C: (737)-610-3027

Tree Number	5088
Tree Species	Live Oak
Diameter (DBH)	32
Multi Stem	
Condition	Fair
Summary	No sufficient means of pruning would allocate enough room for the three-story development. Pruning requirements would be impacting between 25%-30% of the canopy and would require removal of a 12 inch and 13 inch limb. Removal of this specimen candidate will need to be requested from the city.

Tree #5088 is a Specimen tree per Sec. 54-12(d)(5) & requires to be replaced at a 2:1 ratio. Per the previously approved site plan, replacement trees on site leave no room for additional replacement trees. This Live Oak has a replacement value of \$9,600.00, and will be paid to the City of Kyle Tree Fund for the Parks and Recreation Department. - Will Atkinson



#### **Photos**





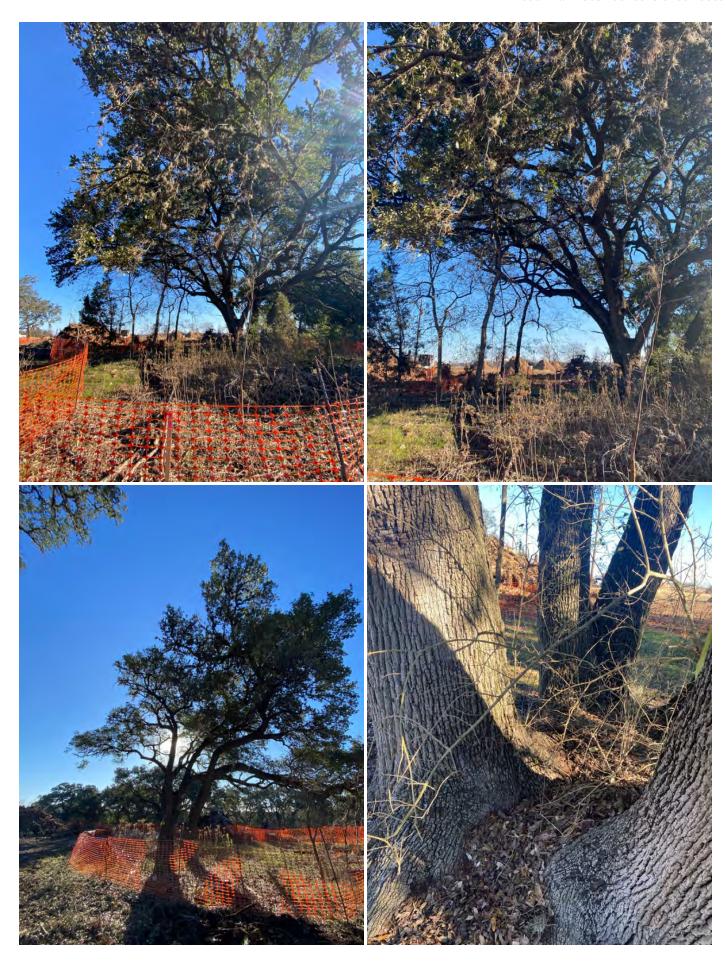
Tree Number	5072
Tree Species	Live Oak
Diameter (DBH)	30
Multi Stem	
Condition	Fair
Summary	No less than 75 to 80% would need to be removed to allocate clearance for the three story structure that are proposed to the N and W of this tree. This required pruning would be detrimental to the tree's health. Removal of this specimen candidate will need to be requested through the city.

Tree #5072 is a Specimen tree per Sec. 54-12(d)(5) & requires to be replaced at a 2:1 ratio. Per the previously approved site plan, replacement trees on site leave no room for additional replacement trees. This Live Oak has a replacement value of \$9,000.00 and will be paid to the City of Kyle Tree Fund for the Parks and Recreation Department. - Will Atkinson

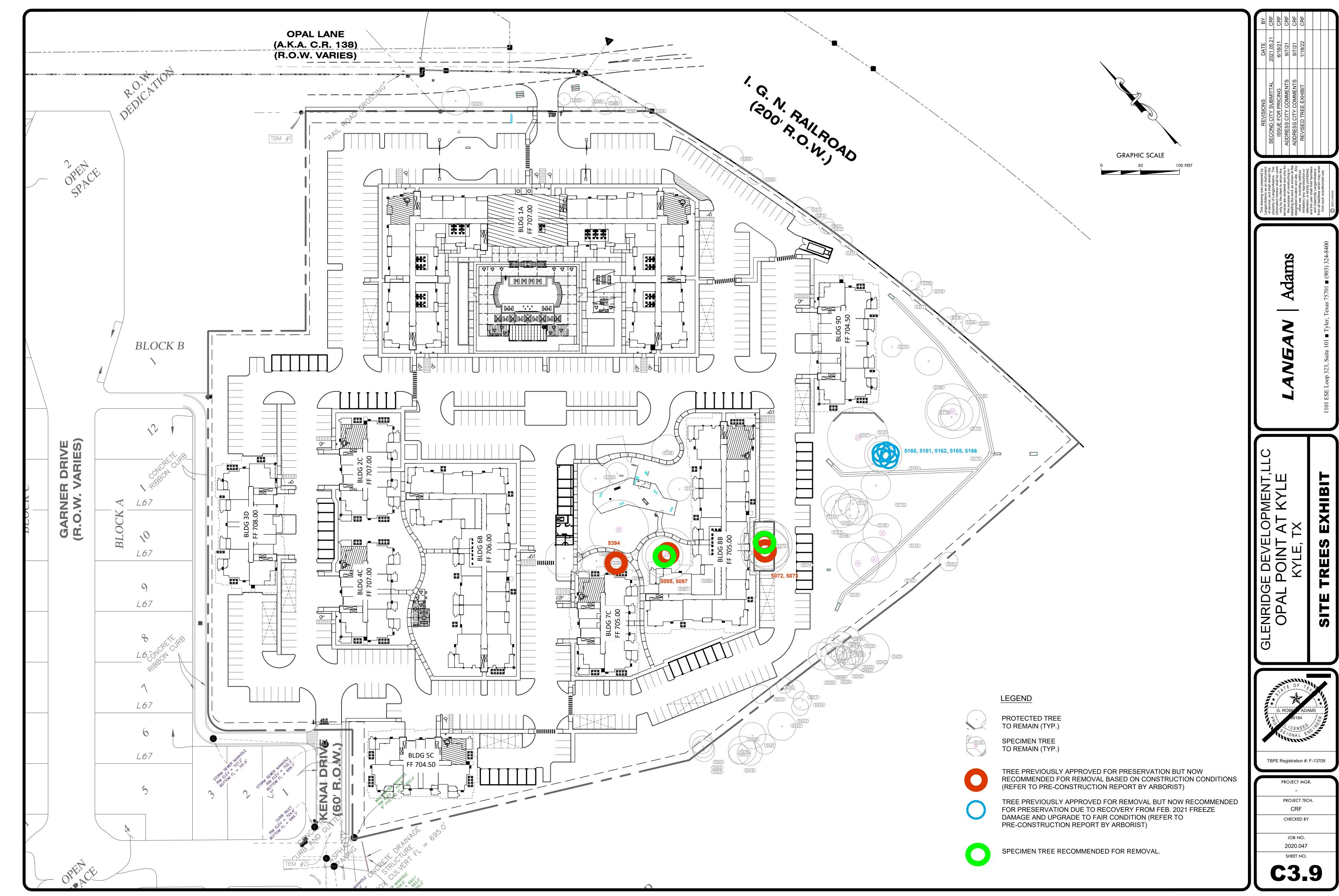


#### **Photos**

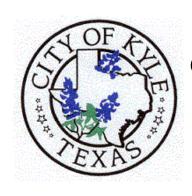








Item # 5



## Council and Planning and Zoning Commission joint meeting

Meeting Date: 2/22/2022 Date time:6:30 PM

Subject/Recommendation: Council and Planning and Zoning Commission joint meeting item regarding roles, goals,

and vision for 2022.

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

Description

☐ Staff Memo



# CITY OF KYLE

### Community Development Department



#### **MEMORANDUM**

TO: Mayor & Council and Planning & Zoning Commission

DATE: Tuesday, February 22, 2022

SUBJECT: Discussion Items for Joint Visioning Workshop

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During the weekend of February 11<sup>th</sup>-13<sup>th</sup>, the City Council and Administration staff met in Frisco, TX to discuss expectations for the city and provide action items to the Planning & Zoning Commission and associated staff. Please see the list below regarding the action items.

- Comp Plan
- Downtown Master Plan
- Architectural Standards
- Minimum Number of Stories for commercial buildings
- Open Space Requirements for Commercial Projects
- Remove hardiplank from Masonry Standard
- Food Truck Ordinance
- o Downtown bathrooms in MKH Park
- Rail District
- Require types of restaurants/retail in PUD (and restrict uses)

100 W. Center Street Kyle, Texas 78640 (512) 233-1144