



CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING

KYLE CITY HALL
100 W. CENTER STREET

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 7:00 P.M. on December 13, 2016, at Kyle City Hall, 100 W. Center Street 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 9th day of December prior to 7:00 P.M.

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. CITIZEN COMMENTS**
- 4. ELECTION OF CHAIR**
- 5. CONSENT**

- A. Plum Creek Phase 1 Section 11F – Preliminary Plan (PP-16-005)
6.999 acres; 1 Commercial Lot
Located fronting Cromwell Drive approximately 500 feet west of FM 1626, south of Kohlers Crossing
Owner: PC Operating Partners, Ltd.
Agent: Nicole Findeisen, P.E., Axiom Engineers, Inc.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.

- B. Plum Creek Phase 1 Section 11F – Final Plat (FP-16-014)
6.999 acres; 1 Commercial Lot
Located fronting Cromwell Drive approximately 500 feet west of FM 1626, south of Kohlers Crossing
Owner: PC Operating Partners, Ltd.
Agent: Nicole Findeisen, P.E., Axiom Engineers, Inc.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- C. Plum Creek Phase 1 Section 4B –Preliminary Plan (PP-16-002)
3.828 acres; 40 Single Family Lots
Located on the east corner of Fairway and Hartson
Owner: PC Operating Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
Staff Proposal to P&Z: Approve the preliminary plan.
- D. Plum Creek Phase 1 Section 4B – Final Plat (FP-16-011)
3.828 acres; 40 Single Family Lots
Located on the east corner of Fairway and Hartson
Owner: PC Operating Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
Staff Proposal to P&Z: Approve the final plat.

6. ZONING

- A. Consider a request by The Meadows of Kyle II, Ltd. to rezone approximately 52.990 acres from Single Family Residential – 2 ‘R-1-2’ to Single Family Detached Residential ‘R-1-A’ for property located on the north side of Bebee Road, ¼ mile of west of Dacy Lane. (Z-16-009)
- **Public Hearing**
 - **Recommendation to City Council**
- B. Consider a request by Blanton Family Limited Partnership to rezone approximately 68.5 acres of land from Single Family Residential -2 “R-1-2” and rezone approximately 10.38 acres of land from Central Business District -1 “CBD-1” to Single Family Detached Residential “R-1-A” for property located on the west side of Scott Street, at W. Third Street. (Z-16-010)
- **Public Hearing**
 - **Recommendation to City Council**
- C. Consider a request by Thomas Kaminski to rezone approximately 7.26 acres of land from Single Family Residential “R-1” to Single Family Detached Residential “R-1-A” for property located on the southwest corner of Zapata Street and W. Hays Street. (Z-16-011)
- **Public Hearing**
 - **Recommendation to City Council**

7. CONSIDER AND POSSIBLE ACTION

- A. Consider amendments to the City of Kyle Code of Ordinances, Chapter 53, Zoning: specifically, Article 1, Section 53-5 (Definitions); and Article II, Division 1, Section 53-33 (General Requirements and Limitations); and Article II, Division 2, 3, 4 and 5, as well as creating a new division and re-numbering existing divisions; and prior Ordinance 824 (Providing standards for determining a front wall for the purposes of establishing garage setback).

- **Public Hearing**
- **Recommendation to City Council**

8. GENERAL DISCUSSION

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

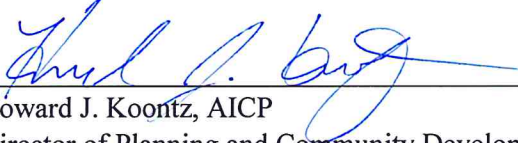
9. STAFF REPORT

10. ADJOURNMENT

Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000. The permissible responses to 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 the 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.

Certificate

I certify that the above notice of the Planning and Zoning Commission Regular Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle Hall, 100 W. Center Street, Kyle, Texas. This notice was posted on:


Howard J. Koontz, AICP
Director of Planning and Community Development

12/09/2016
(Date)

5. CONSENT AGENDA

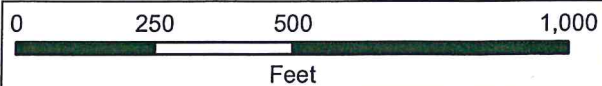
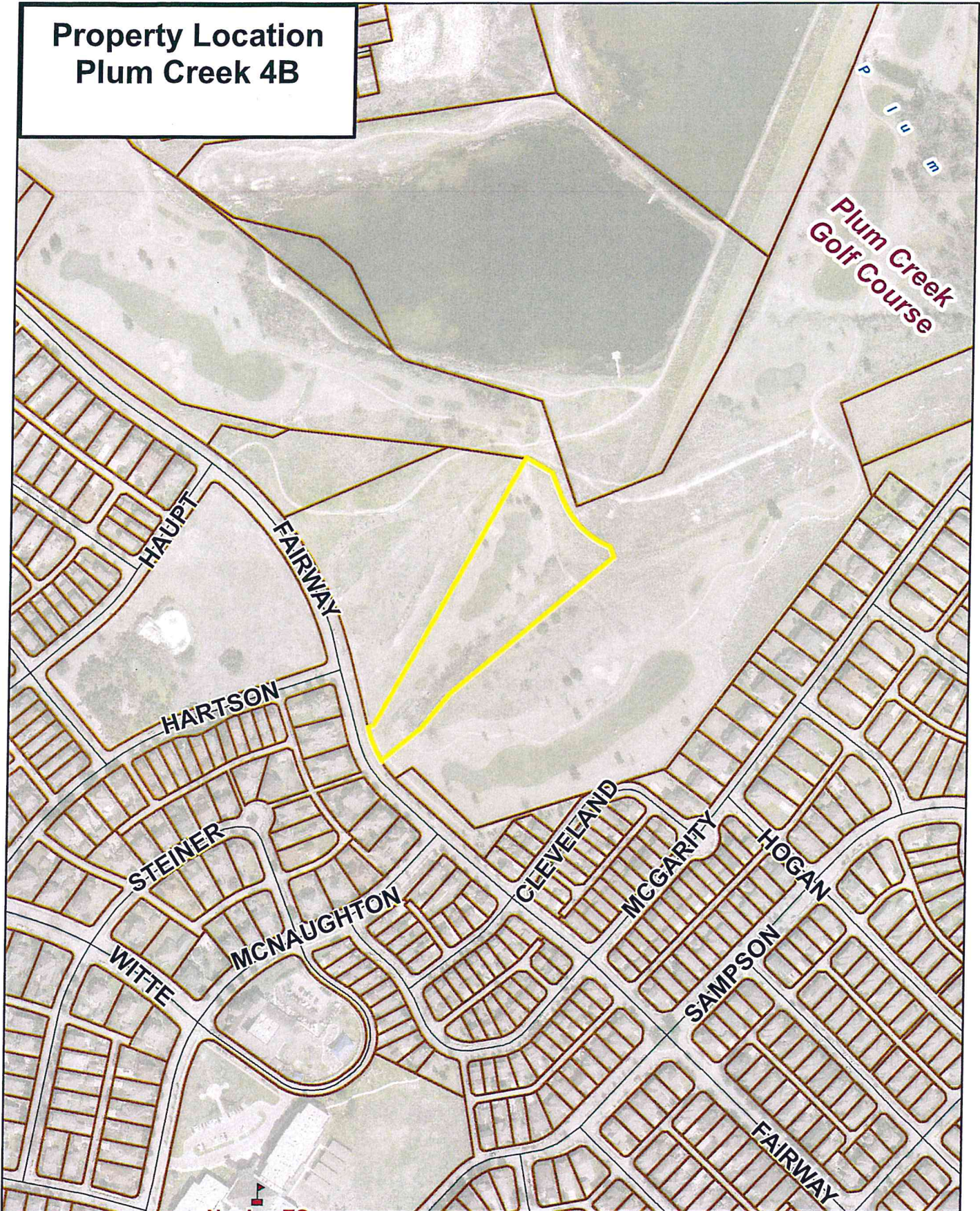
- A. PLUM CREEK PHASE 1, SECTION 11-F – PRELIMINARY PLAN (PP-16-005)
STAFF PROPOSAL: STATUTORILY DISAPPROVE

- B. PLUM CREEK PHASE 1, SECTION 11-F – FINAL PLAT (FP-16-014)
STAFF PROPOSAL: STATUTORILY DISAPPROVE

5. CONSENT AGENDA

- C. PLUM CREEK PHASE 1, SECTION 4B – PRELIMINARY PLAN (PP-16-002)
STAFF PROPOSAL: APPROVE

**Property Location
Plum Creek 4B**



Property
Boundary



Parcel Lines

PLUM CREEK PHASE I, SECTION 4B

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 610 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 3.828 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 3.043 ACRE TRACT OF LAND DESIGNATED AS TRACT ELEVEN, AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.284 ACRE TRACT DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN DOCUMENT NO. 2016027867, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; AND BEING A PORTION OF A CERTAIN CALLED 4.493 ACRE TRACT DESCRIBED IN THE DEED TO PLUM CREEK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN VOLUME 5125, PAGE 870, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 3.828 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE I, SECTION 4B** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCOP, GP, LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: PCOP, GP, LLC, GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER
A TEXAS CORPORATION

BY: MYRA J. GOEPP, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPP, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC

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

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 4B) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 4B) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

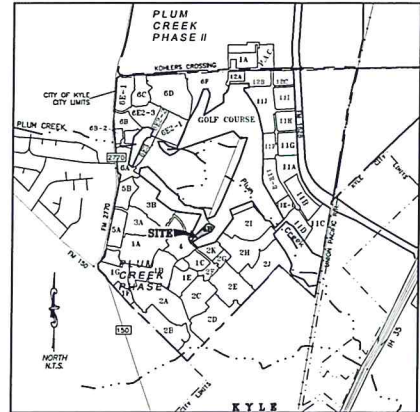
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES,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

BY: STEPHEN R. JAMISON, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 86951 - STATE OF TEXAS
TBPE FIRM NO. F-17758
JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD., #2
AUSTIN, TEXAS 78750
737-484-0380

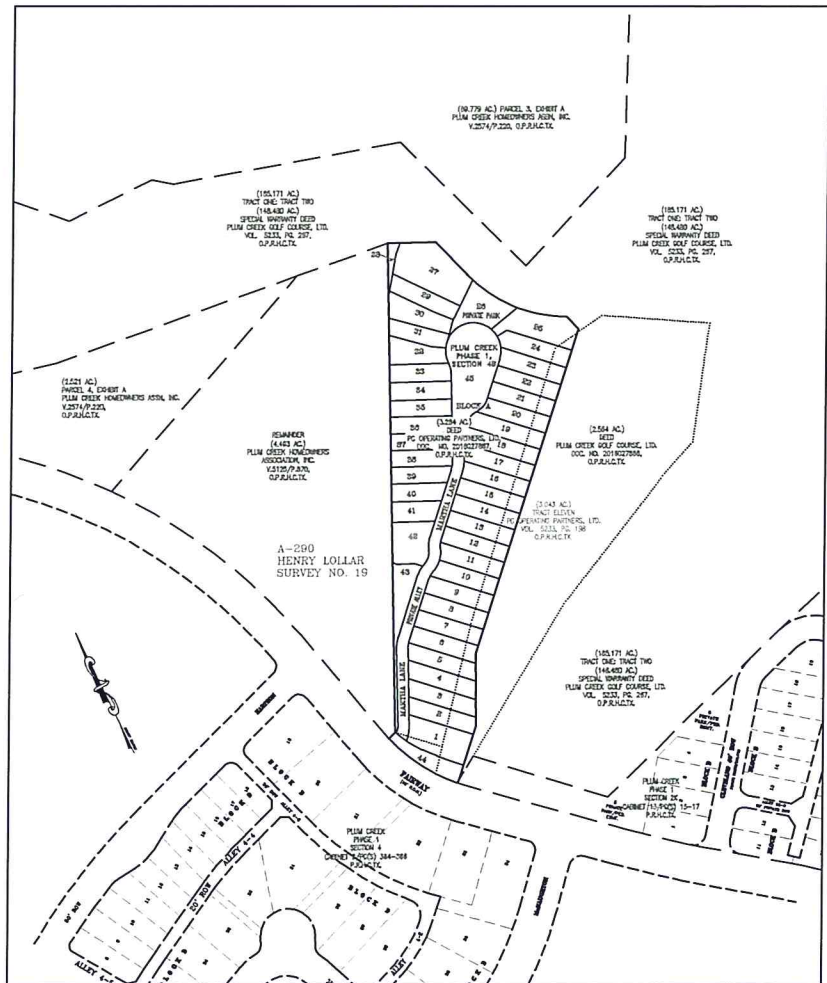
STATE OF TEXAS
COUNTY OF TRAVIS

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

BY: JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 4B) IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0270F, DATED SEPTEMBER 02, 2005.

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

FILE: P:\005549 - Plum Creek\005549-00-001
(SUR)\Survey\Plat\Section-4B\Plat\Plum Creek Phase I, Section 4B.dwg

DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: N.T.S. CHECKED BY: J.D.B. FIG. #:
JOB #: 5549 DRAWING #: PLUM-4B-PLAT PLAN #: 1169A

PCOP, LTD. REVIEW & APPROVAL DATE: _____ INITIAL: _____

BIGELOW HOMES REVIEW & APPROVAL DATE: _____ INITIAL: _____

PLOT DATE: Dec 05, 2016 - 1:57pm

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 4

PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169A

PLUM CREEK PHASE I, SECTION 4B

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

(185,171 AC.)
TRACT ONE; TRACT TWO
(148,480 AC.)
SPECIAL WARRANTY DEED
PLUM CREEK GOLF COURSE, LTD.
VOL. 5233, PG. 267,
O.P.R.H.C.T.X.

(33,779 AC.) PARCEL 3, EXHIBIT A
PLUM CREEK HOMEOWNERS ASSN, INC.
V.2574/P.220, O.P.R.H.C.T.X.

(185,171 AC.)
TRACT ONE; TRACT TWO
(148,480 AC.)
SPECIAL WARRANTY DEED
PLUM CREEK GOLF COURSE, LTD.
VOL. 5233, PG. 267,
O.P.R.H.C.T.X.

0 50 100
SCALE: 1"=50'
DECEMBER, 2016
HAYS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- WS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "WANGUS SURVEYING" FOUND
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- P.U.E. (Public Utility Easement)
- LOT & STREET R.O.W. LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.S.E. PRIVATE UTILITY SERVICE EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- [] ADJACENT INFORMATION
- D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

- PUBLIC UTILITY EASEMENT HEREBY DEDICATED.
- PRIVATE UTILITY SERVICE & ACCESS EASEMENT HEREBY DEDICATED.

BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.
- SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES, AND SHEET 4 OF 4 FOR EASEMENT DETAILS.

A-290
HENRY LOLLAR
SURVEY NO. 19

BM_005549-03
80-D NAL SET
ELEVATION = 774.28 FEET

PLUM CREEK
PHASE I
SECTION 4
CABINET 9/PG(S) 384-386
P.R.H.C.T.X.

FILE: P:\005549 - Plum Creek\005549-00-001
(SUR)\Survey_Ph1\Section-4\Sec_4B\Plots\Plum Creek Phase I, Section 4B.dwg
DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: 1"=60' CHECKED BY: J.D.B. FB #: _____
JOB #: 5549 DRAWING #: PLUM-49-PLAT PLAN #: 1169A

PCDP, LTD. REVIEW & APPROVAL DATE _____ INITIAL _____
BIGELOW HOMES REVIEW & APPROVAL DATE _____ INITIAL _____

PLOT DATE: Dec 05, 2016-1:57pm

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78745
Phone: (512) 327-1180 Fax: (512) 327-4082
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 2 OF 4
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169A

PLUM CREEK PHASE I, SECTION 4B

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 73°44'39" E	14.57'
L2	S 64°52'57" E	78.53'
L3	S 17°49'57" E	76.71'
L4	S 17°07'45" E	27.88'
L5	S 43°34'19" W	92.05'
L6	S 56°59'42" W	5.68'
L7	S 56°59'42" W	51.12'
L7	(S 56°59'42" W)	(51.12')
L8	N 81°23'10" E	49.35'
L9	N 81°23'10" E	93.38'
(L9)	(N 81°23'10" E)	(93.38')
L10	-----	-----
L11	-----	-----
L12	S 41°39'12" E	36.49'
L13	-----	-----
L14	-----	-----
L15	-----	-----
L16	-----	-----
L17	-----	-----
L18	S 25°07'03" W	41.68'
L19	S 45°02'19" W	6.81'
L20	N 64°52'57" W	28.90'
L21	S 46°25'51" E	12.26'
L22	S 58°10'54" E	25.01'
L23	-----	-----
L24	N 36°10'41" E	65.07'
L25	N 44°43'13" E	17.54'
L26	-----	-----
L27	-----	-----
L28	N 25°07'03" E	52.76'
L29	S 85°33'37" W	18.62'
L30	S 71°15'10" W	4.84'
L31	S 38°26'46" E	35.91'
L32	N 46°25'51" E	15.76'
L33	N 43°34'09" E	15.00'
L34	S 46°25'51" E	15.76'
L35	N 43°34'09" E	73.60'
L36	S 38°26'46" E	75.67'
L37	S 71°15'10" W	21.43'
L38	N 74°29'30" E	76.68'
L39	S 38°19'11" E	100.88'
L40	S 17°07'45" E	13.70'
L41	N 59°29'41" W	69.94'
L42	S 74°29'30" W	79.58'
L43	N 25°07'03" E	19.76'
L44	S 17°07'45" E	14.18'
L45	S 43°34'19" W	64.03'
L46	S 46°25'56" E	95.82'
L47	N 46°25'56" W	94.86'
L48	S 46°25'56" E	95.12'
L49	N 46°25'56" W	98.72'
L50	S 43°34'10" W	69.62'
L51	S 17°07'45" E	14.04'
L52	S 43°34'19" W	66.56'
L53	S 25°07'03" W	27.91'
L54	S 43°34'09" W	79.25'
L55	S 64°52'57" E	19.08'
L56	N 36°10'41" E	38.87'
L57	N 44°43'13" E	15.40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L58	S 64°52'57" E	8.49'
L59	S 44°43'13" W	18.25'
L60	S 36°10'41" W	65.07'
L61	S 25°07'03" W	3.78'
L62	N 74°29'30" E	46.29'
L63	S 38°19'10" E	5.42'
L64	S 74°29'30" W	45.44'
L65	N 64°52'57" W	93.50'
L66	N 25°07'03" E	5.00'
L67	S 64°52'57" E	93.50'
L68	N 64°52'57" W	27.38'
L69	N 46°25'51" W	13.12'
L70	N 43°34'21" E	102.62'
L71	S 46°25'51" E	9.18'
L72	N 63°08'10" W	5.00'
L73	N 41°18'21" E	33.10'
L74	N 51°40'50" E	50.33'
L75	S 38°19'10" E	5.00'
L76	S 51°40'50" W	2.44'
L77	S 44°16'41" E	9.62'
L78	S 38°19'10" E	9.61'
L79	S 51°40'50" W	11.00'
L80	N 38°19'10" W	5.00'
L81	S 51°40'50" E	20.91'
L82	S 38°19'10" E	15.85'
L83	N 85°33'37" E	14.79'
L84	S 46°25'56" E	8.62'
L85	S 43°34'04" W	5.00'
L86	N 46°25'56" W	4.40'
L87	S 85°33'37" W	17.57'
L88	N 17°07'45" W	13.84'
L89	S 43°34'19" W	25.50'
L90	N 51°40'50" E	18.75'
L91	N 64°52'57" W	13.59'
L92	N 32°19'09" E	16.48'
L93	N 54°49'09" E	23.48'
L94	N 77°19'09" E	27.60'
L95	N 43°34'25" E	79.11'
L96	S 77°19'09" W	29.17'
L97	S 54°49'09" W	17.51'
L98	S 32°19'09" W	12.55'
L99	S 25°07'03" W	54.25'
L100	N 45°02'19" E	3.02'
L101	N 25°07'03" E	128.20'
L102	N 43°34'09" E	105.60'
L103	N 43°34'09" E	116.20'
L104	N 25°07'03" E	142.64'
L105	N 43°34'09" E	71.62'
L106	S 43°34'09" W	116.20'
L107	N 43°34'09" E	105.60'
L108	N 25°07'03" E	128.20'
L109	N 45°03'43" E	14.30'
L110	S 41°18'21" W	33.10'
L111	S 41°39'12" E	5.73'
L112	N 51°40'50" E	54.30'
L113	S 38°19'11" E	10.62'
L114	S 51°40'50" W	50.33'
L115	S 41°18'21" W	11.22'
L116	S 64°52'57" E	56.35'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	270.00'	38.44'	N 41°01'41" W	38.41'
(C1)	(270.00')	(38.44')	(N 41°01'41" W)	(38.41')
C2	270.00'	97.50'	N 26°36'17" W	96.97'
C3	225.00'	181.11'	S 40°53'31" E	178.26'
C4	270.00'	9.25'	N 15°16'43" W	9.25'
C5	270.00'	15.39'	S 46°42'23" E	15.39'
(C5)	(270.00')	(15.39')	(S 46°42'23" E)	(15.39')
C6	19.50'	9.73'	N 37°40'07" E	9.63'
C7	63.50'	20.45'	S 34°20'36" W	20.36'
C8	45.50'	21.50'	S 57°06'32" W	21.30'
C9	26.50'	25.05'	N 43°34'09" E	24.13'
C10	45.50'	17.29'	S 54°27'19" W	17.19'
C11	45.50'	4.21'	S 67°59'41" W	4.21'
C12	45.50'	21.50'	S 30°01'46" W	21.30'
C13	44.50'	14.33'	N 34°20'36" E	14.27'
C14	44.50'	5.70'	N 39°53'00" E	5.70'
C15	44.50'	8.63'	N 30°40'17" E	8.61'
C16	44.50'	19.30'	N 12°41'26" E	19.15'
C17	44.50'	18.30'	N 13°20'00" E	18.18'
C18	44.50'	1.00'	N 00°54'24" E	1.00'
C19	45.51'	7.57'	S 36°34'50" E	7.56'
C20	45.51'	25.06'	S 16°02'28" W	24.75'
C21	57.50'	7.07'	S 44°49'34" W	7.06'
C22	225.00'	82.78'	S 53°24'42" E	82.31'
C23	225.00'	87.45'	S 31°44'11" E	86.91'
C24	225.00'	10.87'	S 19°13'00" E	10.87'
C25	57.50'	3.35'	S 50°00'49" W	3.35'
C26	57.50'	10.41'	S 46°29'36" W	10.40'
C27	-----	-----	-----	-----
C28	-----	-----	-----	-----
C29	45.51'	177.37'	N 68°05'19" W	84.60'
C30	45.51'	91.84'	N 80°58'08" W	76.63'
C31	45.51'	14.97'	N 13°51'37" W	14.90'
C32	45.51'	19.59'	N 07°53'28" E	19.44'
C33	45.51'	18.54'	N 31°53'25" E	18.41'
C34	29.60'	22.89'	N 65°43'09" E	22.32'
C35	44.25'	48.73'	S 65°33'32" W	46.30'
C36	44.25'	3.48'	S 85°50'45" W	3.48'
C37	44.25'	30.18'	S 64°03'28" W	29.60'
C38	44.25'	15.07'	S 34°46'15" W	14.93'
C39	63.50'	20.45'	N 34°20'36" E	20.36'
C40	63.50'	1.20'	N 25°29'39" E	1.20'
C41	63.50'	19.25'	N 34°53'03" E	19.18'
C42	26.50'	12.52'	S 30°01'46" W	12.41'
C43	26.50'	3.61'	S 39°40'09" W	3.60'
C44	26.50'	8.92'	S 26°07'46" W	8.87'
C45	45.50'	43.01'	N 43°34'09" E	41.43'
C46	45.50'	20.07'	N 27°07'45" E	19.91'
C47	45.50'	22.93'	N 56°13'21" E	22.69'
C48	26.50'	12.52'	S 57°06'32" W	12.41'
C49	26.50'	7.53'	S 62°30'46" W	7.50'
C50	26.50'	5.00'	S 48°46'25" W	4.99'
C51	44.50'	14.33'	S 34°20'36" W	14.27'
C52	44.50'	3.84'	S 41°05'40" W	3.84'
C53	44.50'	10.49'	S 31°52'07" W	10.45'
C54	45.50'	15.62'	N 35°04'41" E	15.74'
C55	326.61'	23.37'	S 27°05'46" E	23.36'
C56	326.61'	2.71'	S 25°17'03" E	2.71'
C57	326.61'	20.66'	S 27°20'01" E	20.65'
C58	32.32'	4.65'	S 30°20'35" E	4.65'
C59	197.30'	26.06'	S 35°14'53" E	26.05'
C60	443.49'	26.28'	S 41°02'04" E	26.28'
C61	988.97'	45.25'	S 44°27'54" E	45.25'
C62	6.00'	9.42'	S 19°52'57" E	8.49'
C63	9.51'	3.14'	N 56°06'27" W	3.12'
C64	46.00'	8.96'	S 30°38'53" W	8.95'
C65	21.00'	3.13'	S 40°26'57" W	3.13'
C66	270.00'	9.67'	N 37°58'33" W	9.67'
C67	270.00'	11.36'	N 35°44'37" W	11.36'
C68	270.00'	26.43'	N 24°23'27" W	26.42'
C69	225.00'	15.12'	S 39°18'30" E	15.12'
C70	225.00'	156.62'	S 44°00'36" E	153.47'
C71	270.00'	28.77'	S 42°03'15" E	28.75'
C72	270.00'	34.60'	N 30°51'59" W	34.58'
C73	270.00'	25.10'	N 16°55'24" W	25.09'
C74	225.00'	52.26'	S 30°43'35" E	52.17'
C75	225.00'	89.21'	S 52°35'33" E	88.63'
C76	225.00'	24.49'	N 20°57'04" W	24.48'
C77	988.97'	14.50'	S 45°21'21" E	14.50'
C78	26.50'	5.10'	S 54°24'48" W	5.09'
C79	45.51'	6.54'	N 20°10'03" E	6.54'
C80	100.00'	2.34'	S 61°35'38" E	2.34'
C81	12.00'	6.28'	S 49°53'00" E	6.21'
C82	27.00'	4.03'	N 40°26'57" E	4.02'
C83	19.00'	2.83'	S 40°28'57" W	2.83'
C84	44.00'	8.49'	S 30°38'53" W	8.48'
C85	11.52'	3.80'	N 56°06'20" W	3.78'
C86	-----	-----	-----	-----
C87	45.56'	19.46'	N 55°49'00" E	19.32'

NOTES:

- TOTAL ACREAGE: 3.828 ACRES
- TOTAL NUMBER OF LOTS: 45
RESIDENTIAL: 40
EASEMENT & PARK: 4
PRIVATE ALLEY: 1
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 650.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL NUISANCE TREE/BRUSH RE-GROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC STREETS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE ADJACENT GRADE.
- DEVELOPER IS RESPONSIBLE FOR SIDEWALK ON EAST AND WEST SIDES ALONG PARK STREET FRONTAGE.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C68	50.51'	12.76'	N 34°06'09" E	12.73'
C69	62.50'	11.32'	N 48°29'36" E	11.30'
C70	50.50'	5.84'	S 41°37'55" E	5.84'
C71	7.00'	11.00'	N 83°19'10" W	9.90'
C72	50.51'	51.05'	S 36°13'40" E	48.90'
C73	45.51'	120.61'	N 77°12'48" W	88.29'
C74	24.51'	5.39'	S 38°44'05" W	5.38'
C75	-----	-----	-----	-----
C76	-----	-----	-----	-----
C77	-----	-----	-----	-----
C78	-----	-----	-----	-----
C79	-----	-----	-----	-----
C80	-----	-----	-----	-----
C101	19.50'	15.41'	N 76°35'52" E	15.01'
C102	50.51'	138.01'	N 34°42'48" W	98.91'
C103	270.00'	1.93'	S 16°27'53" E	1.93'
C104	270.00'	6.39'	S 23°56'11" E	6.39'
C105	270.00'	58.12'	S 30°46'58" E	58.01'
C106	988.97'	30.75'	S 44°02'42" E	30.75'

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FILE: P:\005549 - Plum Creek\005549-00-001
(SUR)\Survey_Ph1\Section-4\Sec.4B\Plat\Plum Creek Phase I, Section 4B.dwg
DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: N.T.S. CHECKED BY: J.D.B. FB #: _____
JOB #: 5549 DRAWING #: PLUM-4B-PLAT PLAN #: 11694A
PCDP, LTD. REVIEW & APPROVAL DATE: _____ INITIAL: _____
BIGELOW HOMES REVIEW & APPROVAL DATE: _____ INITIAL: _____
PLOT DATE: Dec 05, 2016 - 1:56pm

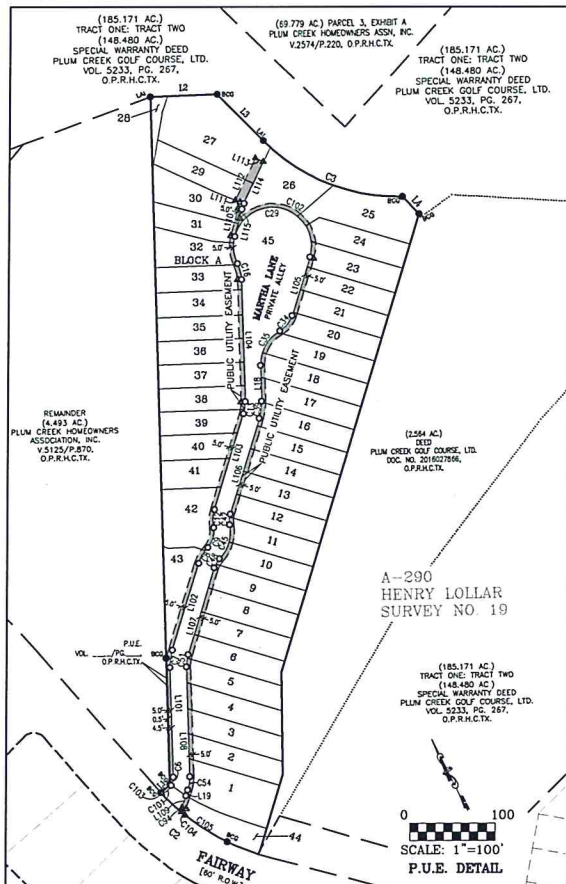
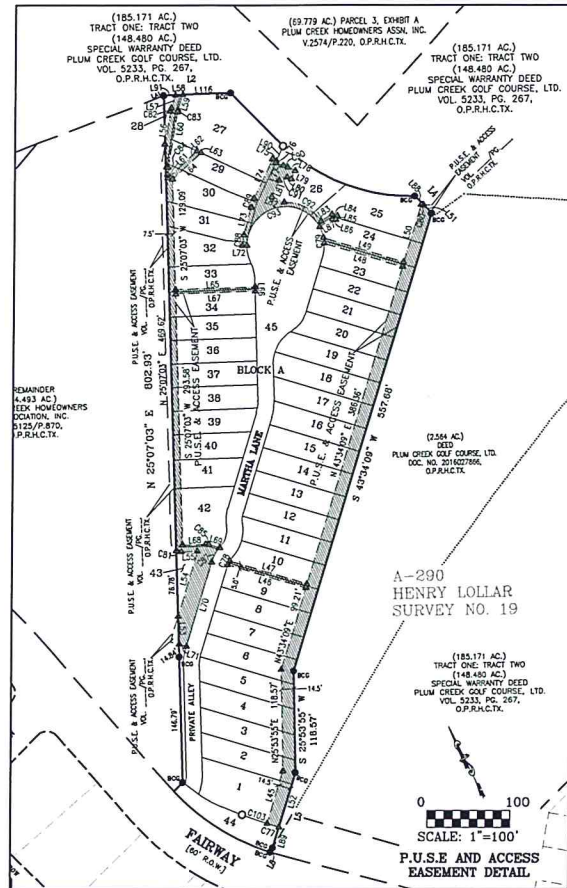
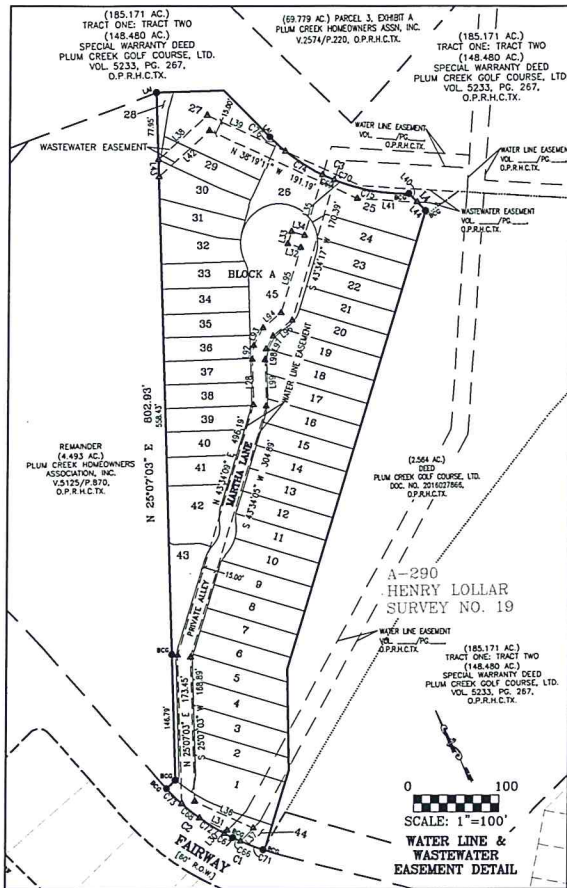
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SHEET 3 OF 4
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 11694

PLUM CREEK PHASE I, SECTION 4B



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FILE: P:\005549 - Plum Creek\005549-00-001
(SUR)Survey_Ph1\Section-4\Sec-4B\Plat\Plum Creek Phase I, Section 4B.dwg
DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: N.T.S. CHECKED BY: J.D.B. FB #:
JOB #: 5549 DRAWING #: PLUM-4B-PLAT PLAN #: 1169A
PCDP, LTD. REVIEW & APPROVAL DATE: INITIAL:
BIGELOW HOMES REVIEW & APPROVAL DATE: INITIAL:
PLOT DATE: Dec 05, 2016-1:58pm

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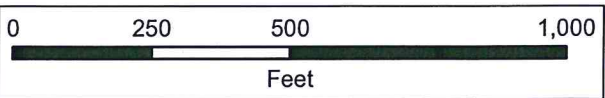
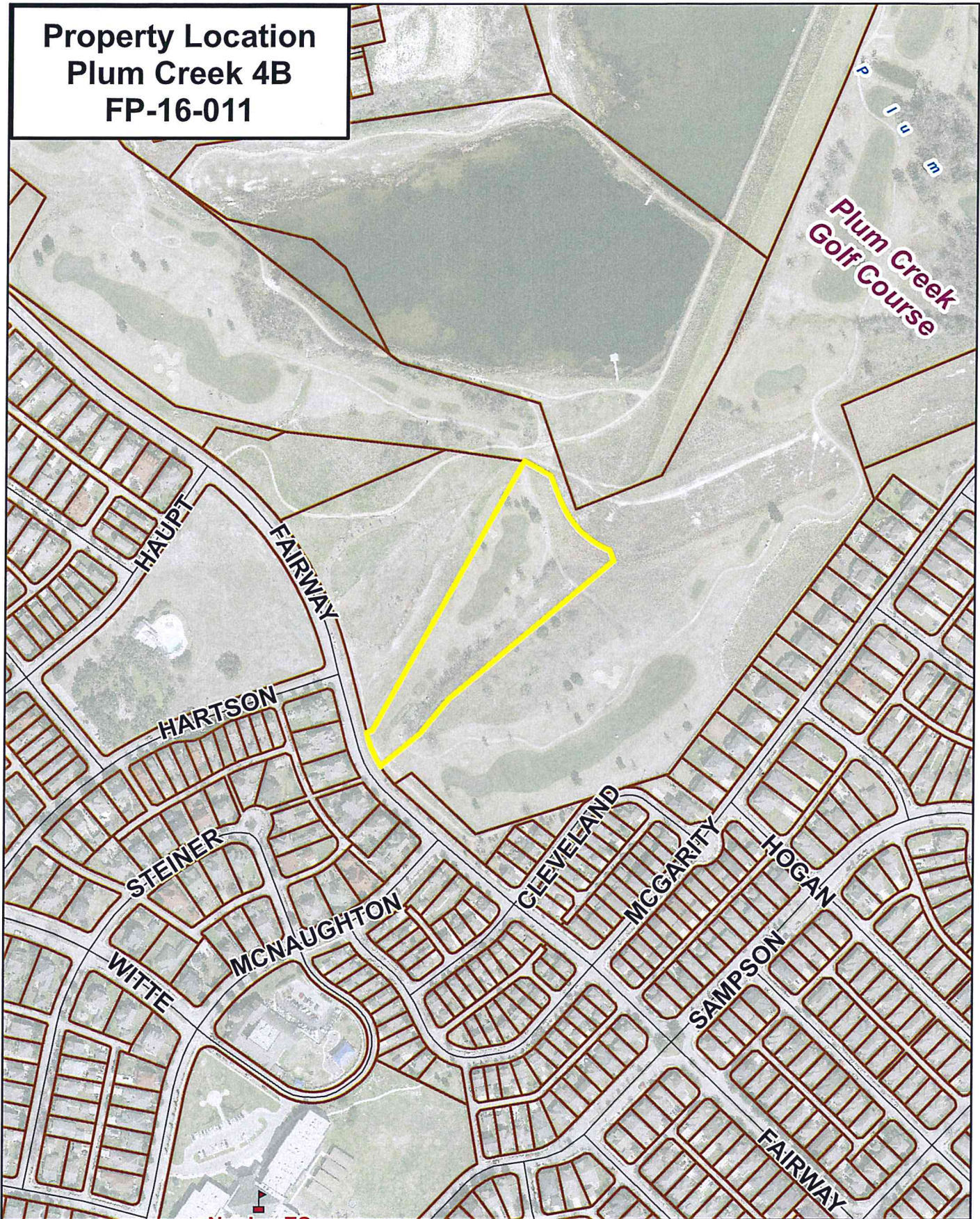
SHEET 4 OF 4
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169A

5. CONSENT AGENDA

- D. PLUM CREEK PHASE 1 SECTION 4B – FINAL PLAT (FP-16-011)
STAFF PROPOSAL: APPROVE

**Property Location
Plum Creek 4B
FP-16-011**



 Property Boundary

 Parcel Lines

PLUM CREEK PHASE I, SECTION 4B

STATE OF TEXAS §
COUNTY OF TRAVIS §

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 610 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 3.828 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 3.043 ACRE TRACT OF LAND DESIGNATED AS TRACT ELEVEN, AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.284 ACRE TRACT DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN DOCUMENT NO. 2016027887, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 4.493 ACRE TRACT DESCRIBED IN THE DEED TO PLUM CREEK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN VOLUME 5125, PAGE 870, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 3.828 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE I, SECTION 4B** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, POOP GP, LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: POOP GP, LLC, GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER
A TEXAS CORPORATION

BY: MYRA J. GOEPP, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPP, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN CFN # _____, WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS _____ DAY OF _____, 20____, A.D.
FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, A.D.

BY: _____
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

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

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 4B) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 4B) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

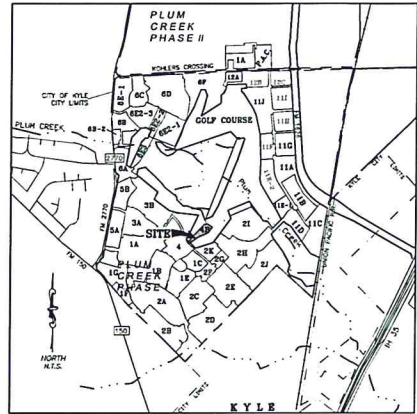
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES,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

BY: _____
STEPHEN R. JAMISON, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 86951 - STATE OF TEXAS
FIRM NO. F-11756
JAMISON CIVIL ENGINEERING, LLC
13812 RESEARCH BLVD., #3-2
AUSTIN, TEXAS 78750
737-484-0680

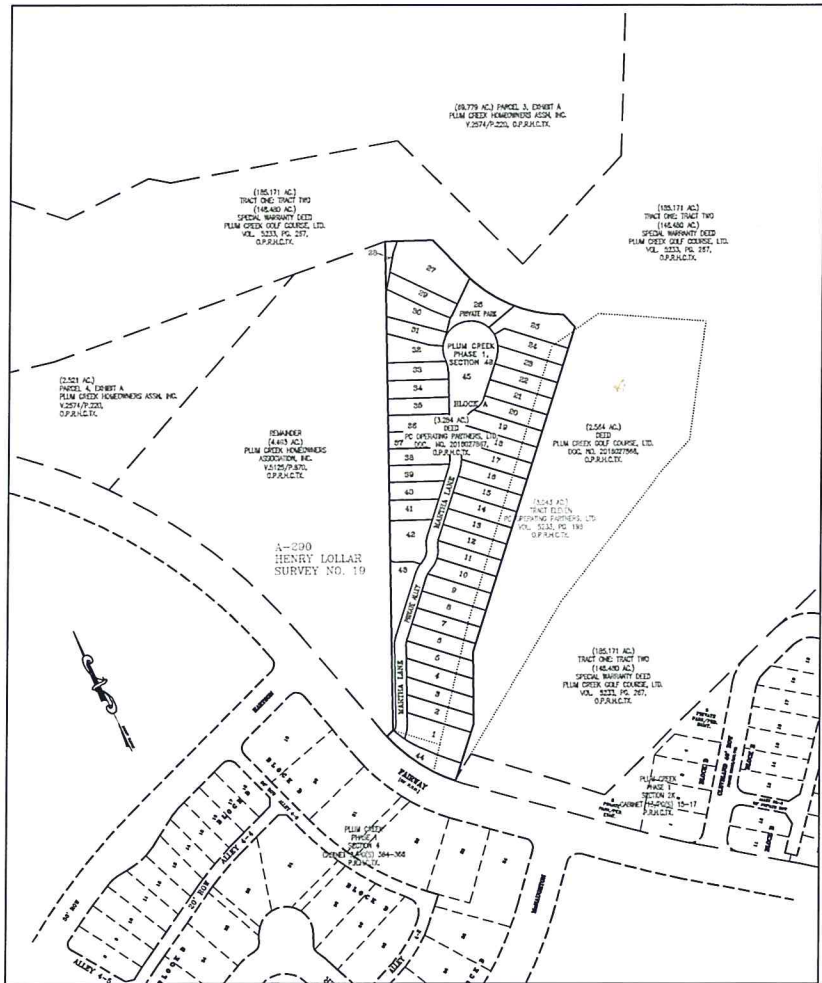
STATE OF TEXAS §
COUNTY OF TRAVIS §

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

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78745
512-327-1160



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 4B) IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0270F, DATED SEPTEMBER 02, 2005.

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

FILE: P:\05049 - Plum Creek\05049-00-001	
(S:\05049 - Plum Creek\05049-00-001\Plat\Plum Creek Phase I, Section 4B.dwg	
DATE: 07-13-16	DRAWN BY: E.A.
SCALE: N.T.S.	CHECKED BY: J.D.B.
JOB #: 5549	DRAWING #: PLUM-4B-PLAT
PCDP, LTD. REVIEW & APPROVAL	DATE: _____ INITIAL: _____
BIGELOW HOMES REVIEW & APPROVAL	DATE: _____ INITIAL: _____
PLOT DATE: Dec 05, 2016-1:56pm	

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SHEET 1 OF 4
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169

PLUM CREEK PHASE I, SECTION 4B

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

(185.171 AC.)
TRACT ONE: TRACT TWO
(148.480 AC.)
SPECIAL WARRANTY DEED
PLUM CREEK GOLF COURSE, LTD.
VOL. 5233, PG. 267,
O.P.R.H.C.T.X.

(63.779 AC.) PARCEL 3, EXHIBIT A
PLUM CREEK HOMEOWNERS ASSN. INC.
V.2574/P.220, O.P.R.H.C.T.X.

(185.171 AC.)
TRACT ONE: TRACT TWO
(148.480 AC.)
SPECIAL WARRANTY DEED
PLUM CREEK GOLF COURSE, LTD.
VOL. 5233, PG. 267,
O.P.R.H.C.T.X.

0 50 100
SCALE: 1"=50'
DECEMBER, 2016
HAYS COUNTY, TEXAS

LEGEND

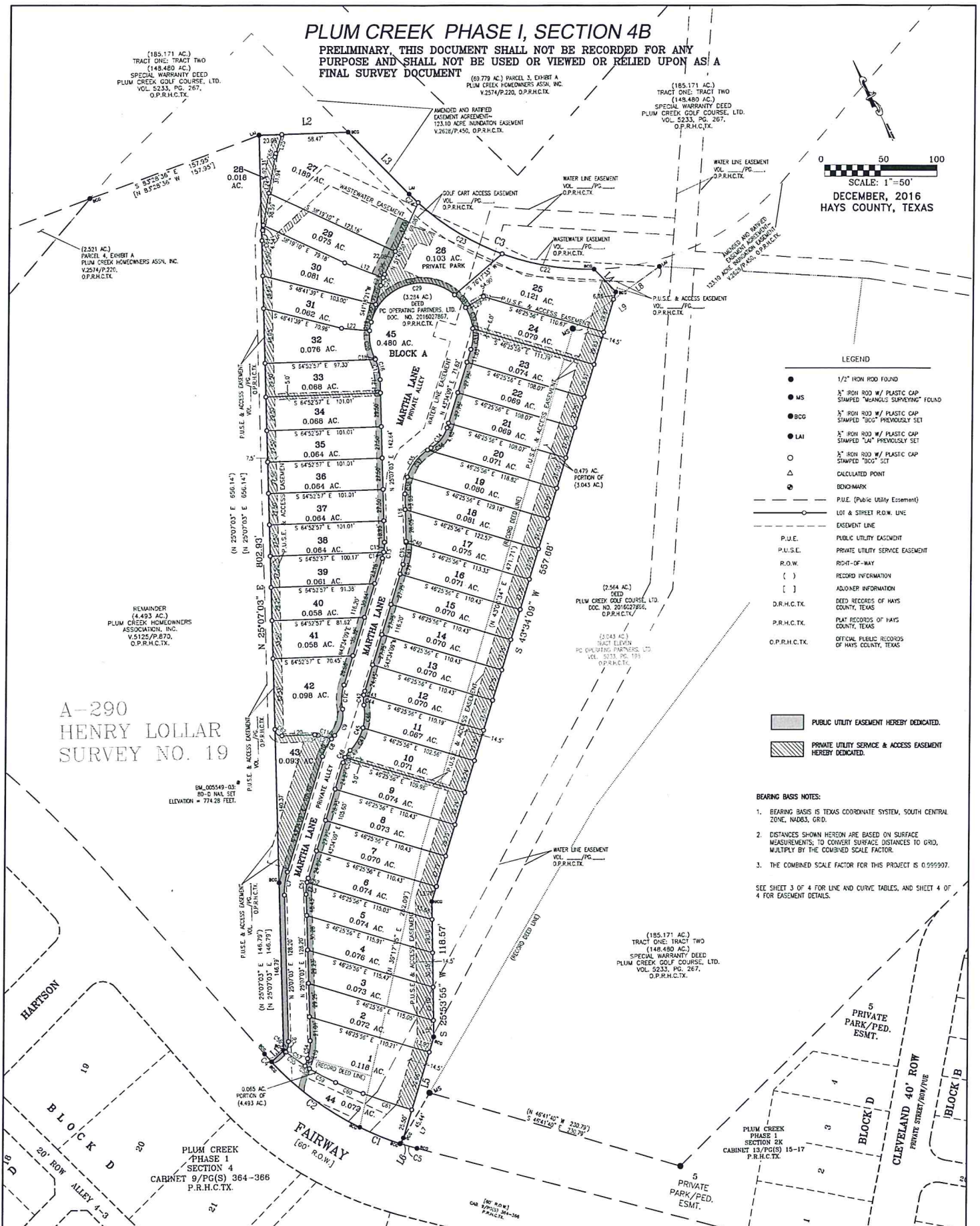
- 1/2" IRON ROD FOUND
- MS 3" IRON ROD W/ PLASTIC CAP STAMPED "MEANUS SURVEYING" FOUND
- BCG 3" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- LAI 3" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- 3" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- BENCHMARK
- P.U.E. (Public Utility Easement)
- LOT & STREET R.O.W. LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.S.E. PRIVATE UTILITY SERVICE EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORDED INFORMATION
- [] ADJACENT INFORMATION
- D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

- PUBLIC UTILITY EASEMENT HEREBY DEDICATED.
- PRIVATE UTILITY SERVICE & ACCESS EASEMENT HEREBY DEDICATED.

BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
 2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
 3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.
- SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES, AND SHEET 4 OF 4 FOR EASEMENT DETAILS.

A-290
HENRY LOLLAR
SURVEY NO. 19



FILE: P:\00549 - Plum Creek\00549-00-001
(SUR)\Survey_Ph1\Section-4B\Plat\Plum Creek Phase I, Section 4B.dwg
DATE: 07-13-16 DRAWN BY: E.H. CREW: CAF, MK
SCALE: 1"=50' CHECKED BY: J.D.B. PB #: 1169
JOB #: 5549 DRAWING #: PLUM-AR-PLAT PLAN #: 1169

PCDIP, LTD. REVIEW & APPROVAL DATE INITIAL
BIGELOW HOMES REVIEW & APPROVAL DATE INITIAL
PLOT DATE: Dec 05, 2016-1:57pm

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SHEET 2 OF 4
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS
PLAN NO. 1169

PLUM CREEK PHASE I, SECTION 4B

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 73°44'39" E	14.57'
L2	S 64°52'57" E	78.53'
L3	S 17°49'57" E	76.71'
L4	S 17°07'45" E	27.88'
L5	S 43°34'19" W	92.05'
L6	S 55°59'42" W	5.68'
L7	S 55°59'42" W	51.12'
(L7)	(S 55°59'42" W)	(51.12')
L8	N 81°23'10" E	49.35'
L9	N 81°23'10" E	93.38'
(L9)	(N 81°23'10" E)	(93.38')
L10	-----	-----
L11	-----	-----
L12	S 41°39'12" E	36.49'
L13	-----	-----
L14	-----	-----
L15	-----	-----
L16	-----	-----
L17	-----	-----
L18	S 25°07'03" W	41.68'
L19	S 45°02'19" W	6.81'
L20	N 64°52'57" W	28.90'
L21	S 46°25'51" E	12.26'
L22	S 58°10'54" E	25.01'
L23	-----	-----
L24	N 36°10'41" E	65.07'
L25	N 44°43'13" E	17.54'
L26	-----	-----
L27	-----	-----
L28	N 25°07'03" E	52.76'
L29	S 85°33'37" W	18.62'
L30	S 71°15'10" W	4.84'
L31	S 38°26'46" E	35.91'
L32	N 46°25'51" E	15.76'
L33	N 43°34'09" E	15.00'
L34	S 46°25'51" E	15.76'
L35	N 43°34'09" E	73.60'
L36	S 38°26'46" E	75.87'
L37	S 71°15'10" W	21.43'
L38	N 74°29'30" E	76.68'
L39	S 38°19'11" E	100.88'
L40	S 17°07'45" E	13.70'
L41	N 59°29'41" W	69.94'
L42	S 74°29'30" W	79.58'
L43	N 25°07'03" E	19.76'
L44	S 17°07'45" E	14.18'
L45	S 43°34'19" W	64.03'
L46	S 46°25'56" E	95.82'
L47	N 46°25'56" W	94.86'
L48	S 46°25'56" E	96.12'
L49	N 46°25'56" W	98.72'
L50	S 43°34'10" W	69.82'
L51	S 17°07'45" E	14.04'
L52	S 43°34'19" W	66.56'
L53	S 25°07'03" W	27.91'
L54	S 43°34'09" W	79.25'
L55	S 64°52'57" E	19.08'
L56	N 36°10'41" E	38.87'
L57	N 44°43'13" E	15.40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L58	S 64°52'57" E	8.49'
L59	S 44°43'13" W	18.25'
L60	S 36°10'41" W	65.07'
L61	S 25°07'03" W	3.78'
L62	N 74°29'30" E	46.29'
L63	S 38°19'10" E	5.42'
L64	S 74°29'30" W	45.44'
L65	N 64°52'57" W	93.50'
L66	N 25°07'03" E	5.09'
L67	S 64°52'57" E	93.50'
L68	N 64°52'57" W	27.38'
L69	N 46°25'51" W	13.12'
L70	N 43°34'21" E	102.62'
L71	S 46°25'51" E	9.18'
L72	N 63°08'10" W	5.09'
L73	N 41°18'21" E	33.10'
L74	N 51°40'50" E	50.33'
L75	S 38°19'10" E	5.09'
L76	S 51°40'50" W	2.44'
L77	S 44°16'41" E	9.62'
L78	S 38°19'10" E	9.61'
L79	S 51°40'50" W	11.00'
L80	N 38°19'10" W	5.09'
L81	S 51°40'50" W	20.91'
L82	S 38°19'10" E	15.85'
L83	N 85°33'37" E	14.75'
L84	S 46°25'56" E	6.62'
L85	S 43°34'04" W	5.09'
L86	N 46°25'56" W	4.40'
L87	S 85°33'37" W	17.57'
L88	N 17°07'45" W	13.84'
L89	S 43°34'19" W	25.50'
L90	N 51°40'50" E	18.75'
L91	N 64°52'57" W	13.69'
L92	N 32°19'09" E	16.48'
L93	N 54°49'09" E	23.48'
L94	N 77°19'09" E	27.60'
L95	N 43°34'25" E	79.11'
L96	S 77°19'09" W	29.17'
L97	S 54°49'09" W	17.51'
L98	S 32°19'09" W	12.55'
L99	S 25°07'03" W	54.25'
L100	N 45°02'19" E	3.02'
L101	N 25°07'03" E	128.20'
L102	N 43°34'09" E	105.60'
L103	N 43°34'09" E	116.20'
L104	N 25°07'03" E	142.64'
L105	N 43°34'09" E	71.62'
L106	S 43°34'09" W	116.20'
L107	N 43°34'09" E	105.60'
L108	N 25°07'03" E	128.20'
L109	N 45°03'43" E	14.30'
L110	S 41°18'21" W	33.10'
L111	S 41°39'12" E	5.73'
L112	N 51°40'50" E	54.30'
L113	S 38°19'11" E	10.62'
L114	S 51°40'50" W	50.33'
L115	S 41°18'21" W	11.22'
L116	S 64°52'57" E	56.35'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	270.00'	38.44"	N 41°01'41" W	38.41'
(C1)	(270.00')	(38.44")	(N 41°01'41" W)	(38.41')
C2	270.00'	97.50"	N 26°36'17" W	96.97'
C3	225.00'	181.11"	S 40°53'31" E	178.26'
C4	270.00'	9.25"	N 15°16'43" W	9.25'
C5	270.00'	15.39"	S 46°42'33" E	15.39'
(C5)	(270.00')	(15.39")	(S 46°42'33" E)	(15.39')
C6	19.50'	9.73"	N 39°40'07" E	9.63'
C7	63.50'	20.45"	S 34°20'36" W	20.36'
C8	45.50'	21.50"	S 57°68'32" W	21.30'
C9	25.50'	25.05"	N 43°34'09" E	24.13'
C10	45.50'	17.29"	S 54°27'19" W	17.19'
C11	45.50'	4.21"	S 67°19'41" W	4.21'
C12	45.50'	21.50"	S 30°14'46" W	21.30'
C13	44.50'	14.33"	N 34°20'36" E	14.27'
C14	44.50'	5.70"	N 39°54'50" E	5.70'
C15	44.50'	8.63"	N 30°40'17" E	8.61'
C16	44.50'	19.30"	N 12°41'26" E	19.15'
C17	44.50'	18.30"	N 13°20'00" E	18.18'
C18	44.50'	1.00"	N 00°54'24" E	1.00'
C19	45.51'	7.57"	S 36°34'50" W	7.56'
C20	45.51'	25.06"	S 16°02'28" W	24.75'
C21	57.50'	7.07"	S 44°48'34" W	7.06'
C22	275.00'	82.78"	S 53°24'42" E	82.31'
C23	225.00'	87.48"	S 31°44'11" E	86.91'
C24	225.00'	10.87"	S 19°13'00" E	10.87'
C25	57.50'	3.35"	S 50°00'49" W	3.35'
C26	57.50'	13.41"	S 62°29'38" W	10.40'
C27	-----	-----	-----	-----
C28	-----	-----	-----	-----
C29	45.51'	177.37"	N 68°05'19" W	84.60'
C30	45.51'	91.64"	N 80°58'03" W	76.93'
C31	45.51'	14.97"	N 13°51'37" W	14.90'
C32	45.51'	19.59"	N 07°52'28" E	19.44'
C33	45.51'	18.54"	N 31°52'25" E	18.41'
C34	29.60'	22.89"	N 65°43'09" E	22.32'
C35	44.26'	48.73"	S 53°33'32" E	46.30'
C36	44.26'	3.48"	S 85°50'45" W	3.48'
C37	44.26'	32.18"	S 64°03'28" W	29.60'
C38	44.26'	15.07"	S 34°46'15" W	14.99'
C39	63.50'	20.45"	N 34°20'36" E	20.36'
C40	63.50'	1.20"	S 33°39'29" E	1.20'
C41	63.50'	19.25"	N 34°53'03" E	19.18'
C42	28.50'	12.52"	S 30°14'46" W	12.41'
C43	25.50'	3.61"	S 39°40'09" W	3.60'
C44	25.50'	8.92"	S 28°07'46" W	8.87'
C45	45.50'	43.01"	N 43°34'09" E	41.43'
C46	45.50'	20.07"	N 29°07'45" E	19.91'
C47	45.50'	22.53"	N 56°12'31" E	22.59'
C48	25.50'	12.52"	S 57°06'32" W	12.41'
C49	25.50'	7.53"	S 62°30'48" W	7.50'
C50	25.50'	5.00"	S 48°38'25" W	4.99'
C51	44.50'	14.33"	S 34°20'36" W	14.27'
C52	44.50'	3.84"	S 41°05'40" W	3.84'
C53	44.50'	10.49"	S 31°52'07" W	10.46'
C54	45.50'	15.82"	N 35°04'41" E	15.74'
C55	326.61'	23.37"	S 27°05'40" E	23.36'
C56	326.61'	2.71"	S 25°17'03" E	2.71'
C57	326.61'	20.66"	S 27°20'01" E	20.65'
C58	32.32'	4.55"	S 30°29'35" E	4.55'
C59	197.30'	26.06"	S 55°14'33" E	26.05'
C60	443.49'	26.28"	S 41°02'04" E	26.28'
C61	988.97'	45.25"	S 44°27'54" E	45.25'
C62	6.00'	9.42"	S 19°52'57" E	8.49'
C63	9.51'	3.14"	N 56°05'27" W	3.12'
C64	45.00'	8.99"	S 30°38'53" W	8.95'
C65	21.00'	3.13"	S 40°28'57" W	3.13'
C66	270.00'	9.67"	N 37°58'33" W	9.67'
C67	270.00'	11.38"	N 35°44'37" W	11.38'
C68	270.00'	26.43"	N 24°23'27" W	26.42'
C69	225.00'	15.12"	S 39°18'30" E	15.12'
C70	225.00'	156.82"	S 44°00'38" E	153.47'
C71	270.00'	28.77"	S 42°03'15" E	28.75'
C72	270.00'	34.60"	N 30°51'59" W	34.58'
C73	270.00'	25.10"	N 18°55'24" W	25.09'
C74	225.00'	52.28"	S 30°43'35" E	52.17'
C75	225.00'	89.21"	S 52°35'33" E	88.53'
C76	225.00'	24.49"	N 20°57'04" W	24.48'
C77	988.97'	14.50"	S 45°21'21" E	14.50'
C78	28.50'	5.10"	S 54°24'48" W	5.09'
C79	45.51'	6.54"	N 20°10'03" E	6.54'
C80	100.00'	2.34"	S 61°35'38" E	2.34'
C81	12.00'	6.28"	S 49°53'00" E	6.21'
C82	27.00'	4.03"	N 40°25'57" E	4.02'
C83	15.00'	2.83"	S 40°26'57" W	2.83'
C84	44.00'	8.49"	S 30°38'52" W	8.46'
C85	11.52'	3.80"	N 56°05'20" W	3.78'
C86	-----	-----	-----	-----
C87	45.56'	19.48"	N 59°49'00" E	19.32'

NOTES:

- TOTAL ACREAGE: 3.828 ACRES.
- TOTAL NUMBER OF LOTS: 45
RESIDENTIAL: 40
EASEMENT & PARK: 4
PRIVATE ALLEY: 1
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 699.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAPAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL NUISANCE TREE/BRUSH RE-GROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC STREETS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE ADJACENT GRADE.
- DEVELOPER IS RESPONSIBLE FOR SIDEWALK ON EAST AND WEST SIDES ALONG PARK STREET FRONTAGE.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C88	50.51'	12.75"	N 34°06'09" E	12.73'
C89	62.50'	11.32"	N 48°29'36" E	11.33'
C90	50.50'	5.84"	S 41°37'55" E	5.84'
C91	7.00'	11.00"	N 82°19'10" W	9.90'
C92	50.51'	51.05"	S 36°13'40" E	48.90'
C93	45.51'	120.81"	N 77°12'48" W	68.29'
C94	24.51'	5.39"	S 38°44'05" W	5.38'
C95	-----	-----	-----	-----
C96	-----	-----	-----	-----
C97	-----	-----	-----	-----
C98	-----	-----	-----	-----
C99	-----	-----	-----	-----
C100	-----	-----	-----	-----
C101	19.50'	15.41"	N 76°35'52" E	15.01'
C102	50.51'	138.01"	N 34°42'48" W	98.91'
C103	270.00'	1.93"	S 16°27'33" E	1.93'
C104	270.00'	6.39"	S 23°56'11" E	6.39'
C105	270.00'	58.12"	S 32°46'56" E	58.01'
C106	988.97'	30.75"	S 44°02'42" E	30.75'

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FILE: P:\005549 - Plum Creek\005549-00-001
(SUR)\Survey_Ph1\Section-4\Sec_4B\Plots\Plum Creek Phase 1, Section 4B.dwg
DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: N.T.S. CHECKED BY: J.D.R. FB #: _____
JOB #: 5549 DRAWING #: PLUM-4B-PLAT PLAN #: 1169
PCDP, LTD. REVIEW & APPROVAL DATE: _____ INITIAL: _____
BIGELOW HOMES REVIEW & APPROVAL DATE: _____ INITIAL: _____
PLOT DATE: Dec 05, 2016-1:57pm

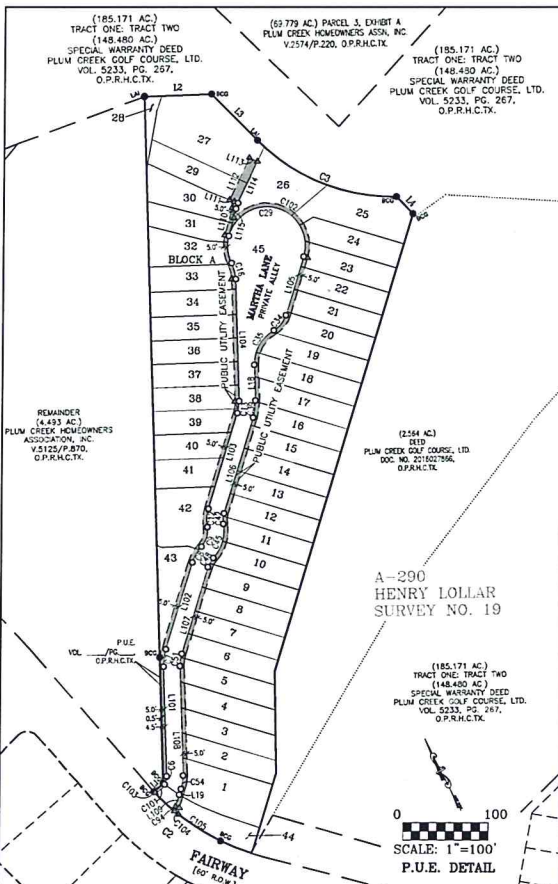
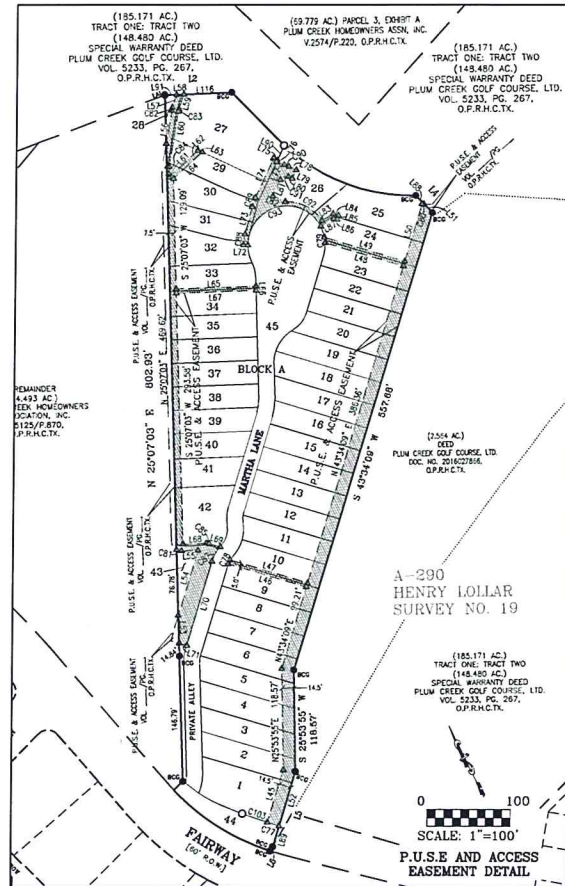
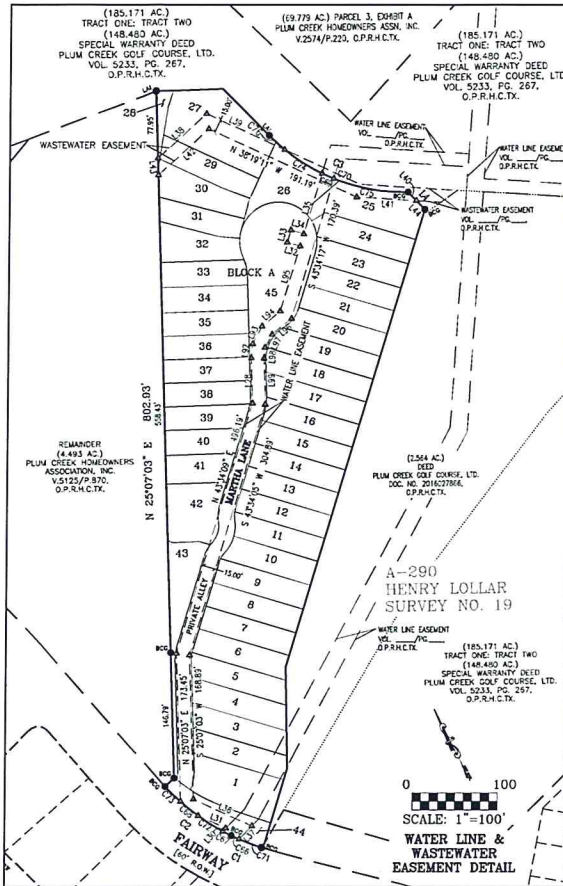
Bowman
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TBPE Firm No. F-14309 | TBPLS Firm No. 101205-00

SHEET 3 OF 4
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169

PLUM CREEK PHASE I, SECTION 4B



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FILE: P:\00549 - Plum Creek\00549-00-001
(S:\P\Survey\PH\Section-4\Sec-4B\Plot\Plum Creek Phase I, Section 4B.dwg)
DATE: 07-13-16 DRAWN BY: E.N. CREW: CAF, MK
SCALE: N.T.S. CHECKED BY: J.D.B. FB #
JOB #: 5549 DRAWING #: PLUM-4B-PLAT PLAN #: 1169
PCDP, LTD. REVIEW & APPROVAL DATE INITIAL
BIGELOW HOMES REVIEW & APPROVAL DATE INITIAL
PLOT DATE: Dec 05, 2016-1:57pm

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 4 OF 4
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 4B
HAYS COUNTY, TEXAS

PLAN NO. 1169

6. ZONING

A. THE MEADOWS OF KYLE II, LTD. (Z-16-009)



CITY OF KYLE

Community Development Department



MEMORANDUM

To: Kyle Planning Commission

From: William Atkinson, City Planner

Date: 12/13/2016

Subject: Z-16-009, 52.990 acres of R-1-2 to R-1-A

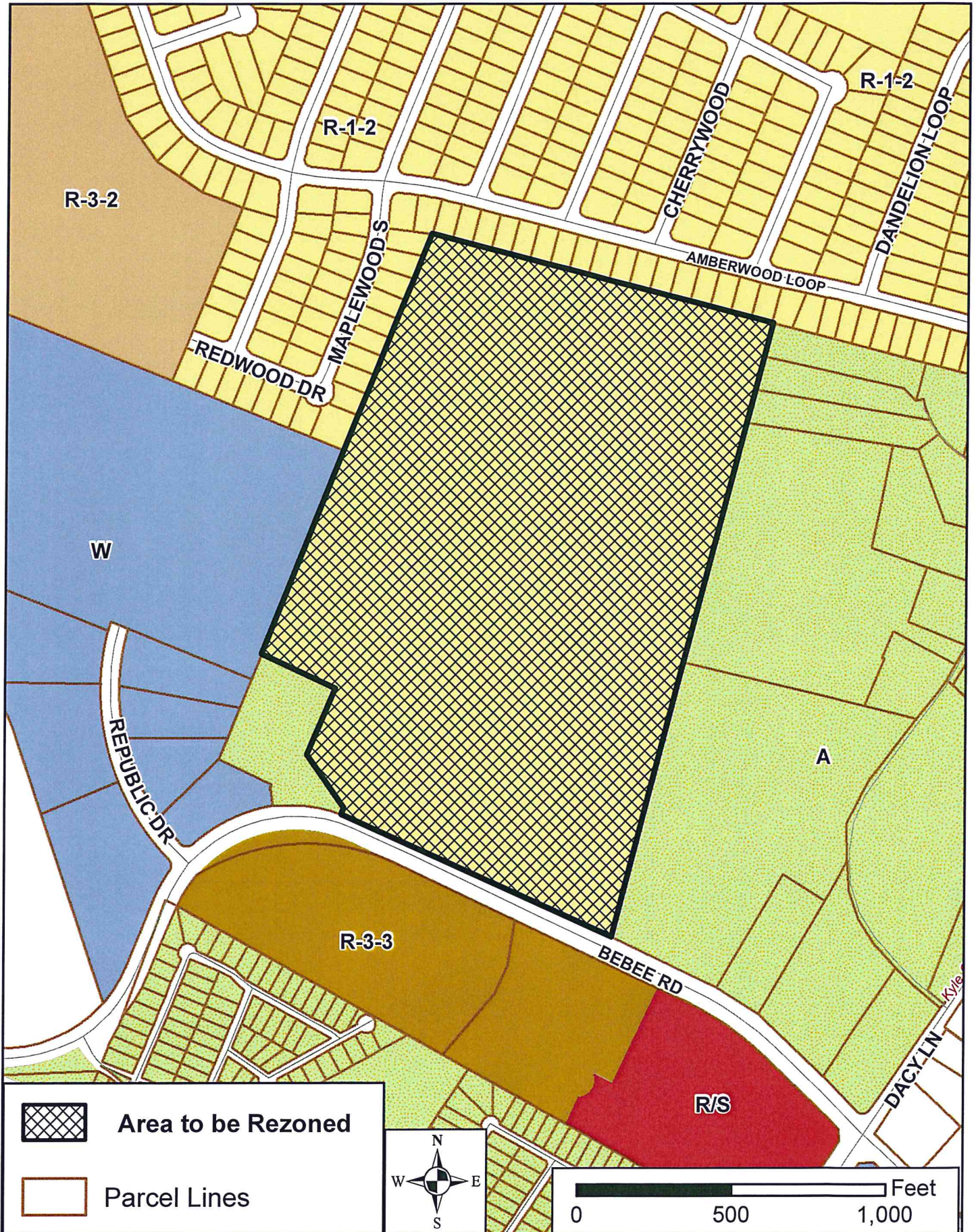
The applicant for this rezoning, Brad Whittington of The Meadows of Kyle II, Ltd., in conjunction with staff, has requested that this item be postponed to the next regular business meeting of the Planning and Zoning Commission, currently scheduled for January 10, 2017 at 6:30 P.M.

The terms and requirements of the R-1-A zoning district are proposed to be amended, beginning at a Special Called Meeting of this Commission on November 22, 2016. Mr. Whittington's application stands to be impacted by the product of that amendment, and for that reason he would prefer that this request before you be delayed until after that text amendment has been finalized.

Staff recommendation is that the commission hear and deliberate the item at the next regular business meeting; however, if it is the desire of the Commission, applicant, or audience member to speak about the item, then the duly advertised Public Hearing can be opened for the purpose of that discussion. In the interim, the Public Hearing should remain open until final deliberation at the January meeting.

Exhibit B

Meadows At Kyle II, Ltd. (Z-16-009)



6. ZONING

B. BLANTON FAMILY LIMITED PARTNERSHIP (Z-16-010)



CITY OF KYLE

Community Development Department



MEMORANDUM

To: Kyle Planning Commission

From: William Atkinson, City Planner

Date: 12/13/2016

Subject: Z-16-010, 68.5 acres of R-1-2 and 10.38 acres of CBD-1 to R-1-A

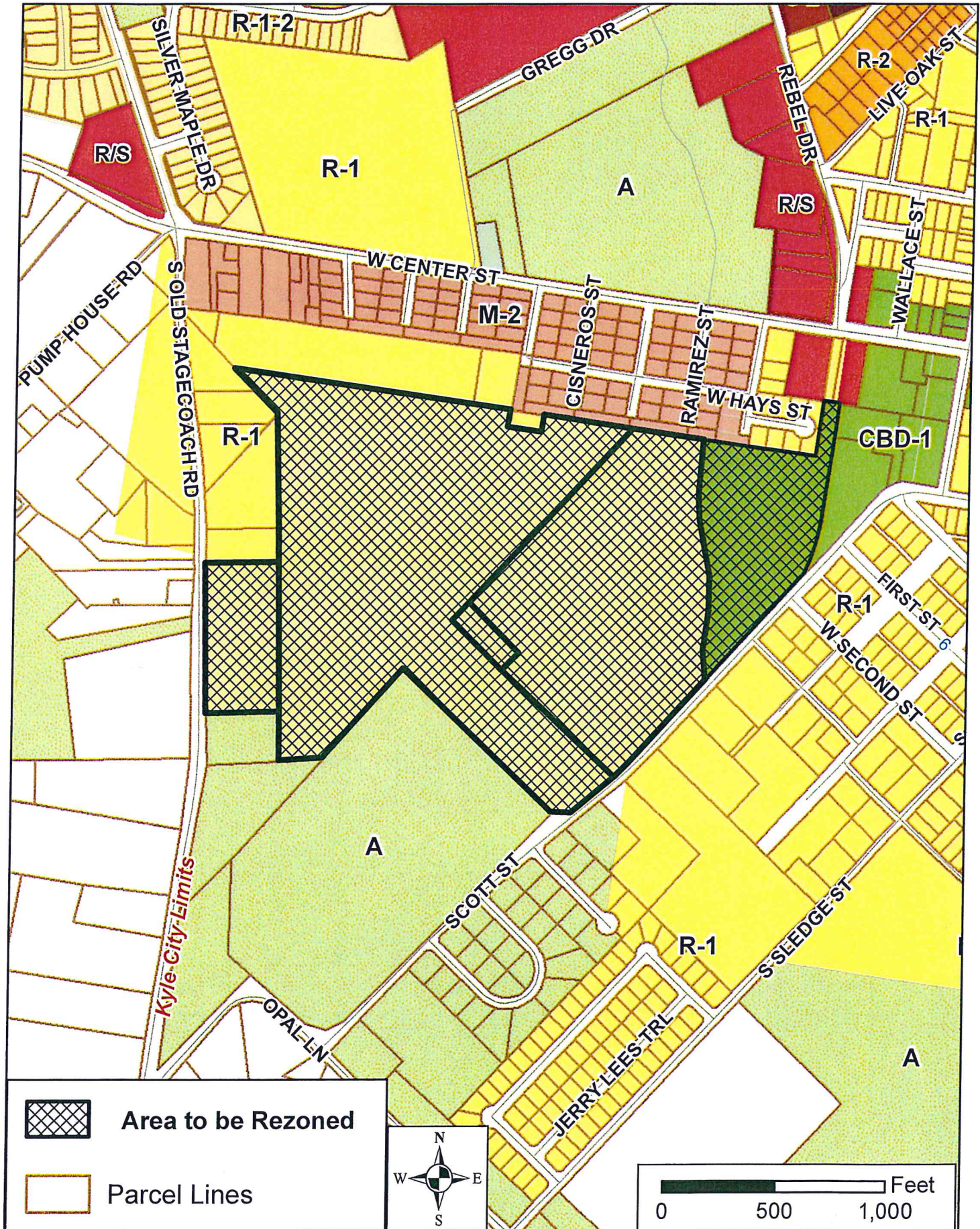
The applicant for this rezoning, the Blanton Family Limited Partnership, in conjunction with staff, has requested that this item be postponed to the next regular business meeting of the Planning and Zoning Commission, currently scheduled for January 10th, 2017 at 6:30 P.M.

The terms and requirements of the R-1-A zoning district are proposed to be amended, beginning at a Special Called Meeting of this Commission on November 22, 2016. The Blanton Family Limited Partnership's application stands to be impacted by the product of that amendment, and for that reason they would prefer that this request be delayed until after that text amendment has been finalized.

Staff recommendation is that the commission hear and deliberate the item at the next regular business meeting; however, if it is the desire of the Commission, applicant, or audience member to speak about the item, then the duly advertised Public Hearing can be opened for the purpose of that discussion. In the interim, the Public Hearing should remain open until final deliberation at the January meeting.

Exhibit B

Blanton Family Limited Partnership (Z-16-010)



6. ZONING

C. THOMAS KAMINSKI (Z-16-011)



CITY OF KYLE

Community Development Department



MEMORANDUM

To: Kyle Planning Commission

From: William Atkinson, City Planner

Date: 12/13/2016

Subject: Z-16-011, 7.26 acres of R-1 to R-1-A

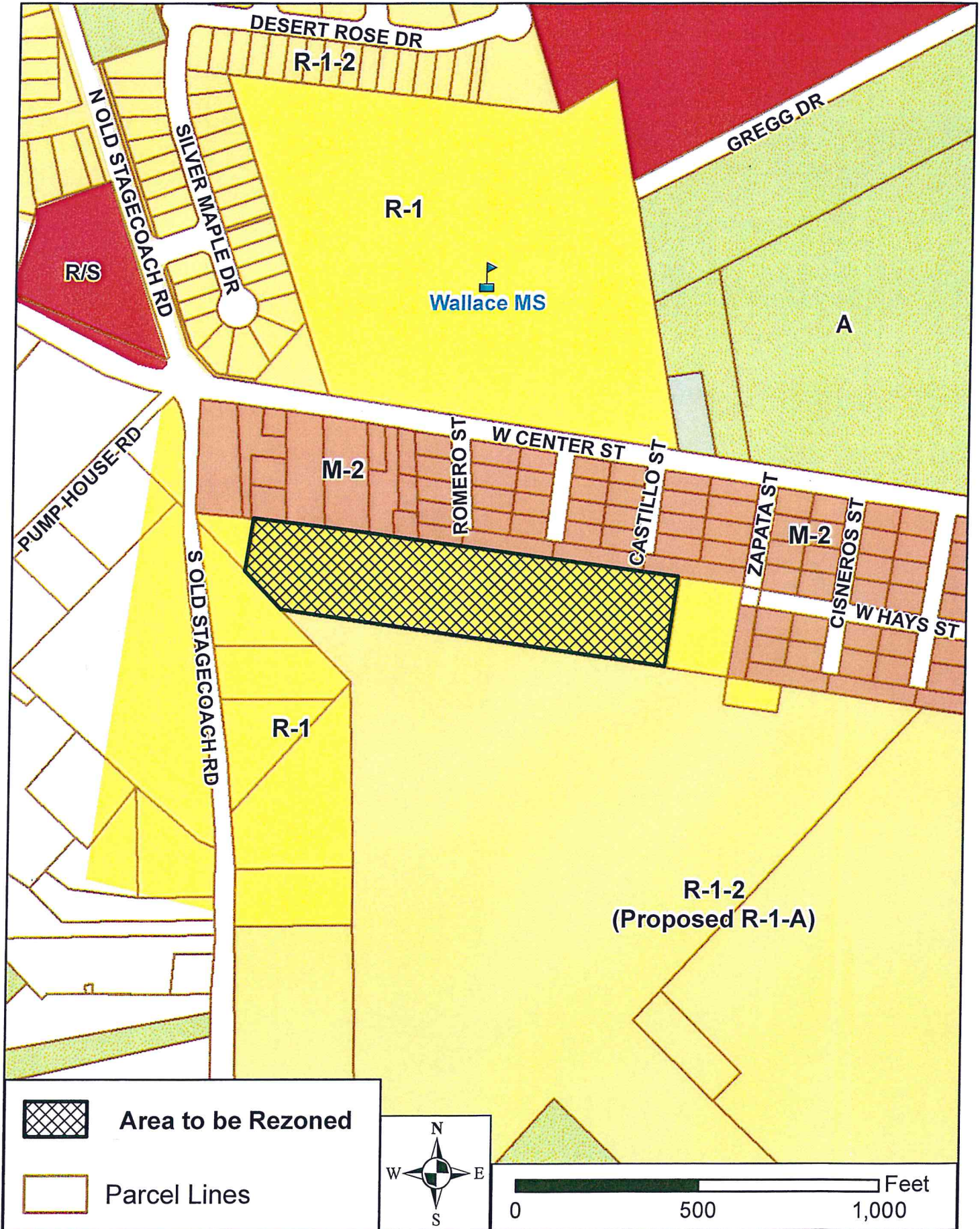
The applicant for this rezoning, Thomas L. Kaminski in conjunction with staff, has requested that this item be postponed to the next regular business meeting of the Planning and Zoning Commission, currently scheduled for January 10th, 2017 at 6:30 P.M.

The terms and requirements of the R-1-A zoning district are proposed to be amended, beginning at a Special Called Meeting of this Commission on November 22, 2016. Mr. Kaminski's application stands to be impacted by the product of that amendment, and for that reason he would prefer that this request before you be delayed until after that text amendment has been finalized.

Staff recommendation is that the commission hear and deliberate the item at the next regular business meeting; however, if it is the desire of the Commission, applicant, or audience member to speak about the item, then the duly advertised Public Hearing can be opened for the purpose of that discussion. In the interim, the Public Hearing should remain open until final deliberation at the January meeting.

Exhibit B

(Z-16-011)



7. CONSIDER AND POSSIBLE ACTION

- A. Consider amendments to the City of Kyle Code of Ordinances, Chapter 53, Zoning: specifically, Article 1, Section 53-5 (Definitions); and Article II, Division 1, Section 53-33 (General Requirements and Limitations); and Article II, Division 2, 3, 4 and 5, as well as creating a new division and re-numbering existing divisions; and prior Ordinance 824 (Providing standards for determining a front wall for the purposes of establishing garage setback).



CITY OF KYLE

Community Development Department



Date: December 13, 2016
To: City of Kyle Planning Commission
From: Howard J. Koontz, AICP, Community Development Director
Re: Text Amendment related to single family residential construction

An increase in single family home construction under the terms of Kyle Ordinance #824 has resulted in a similar increase in complaints from home builders seeking exceptions or amendment to the terms of #824.

In October 2014, the Mayor and City Council, following recommendation from the Planning Commission, adopted an ordinance meant to clarify a design aesthetic requirement, repeated through Kyle's Zoning Ordinance in multiple single-family residence districts. The design standard was inserted to require greater diversity of single family home façade treatments, and remove the automobile-dominated appearance of homes in Kyle. That standard was adopted as Ordinance #824, and it serves to reinforce Kyle's requirement that homes need to have a split front façade, where the front-loaded garage portion of the home sits back five feet from the non-garage portion.

Opposing positions have put forward concerns about the lack of home designs available to meet the letter of the ordinance, and the perceived unappealing result of a home façade with an over-sized wall section protruding in front of front-facing garage doors. Further, the policy doesn't make individual concessions for larger home widths, nor recognize the effect on smaller home widths, but is instead applied equally to all home types.

Staff has been directed to make amendments and clarifications to not only Ordinance 824, but some of the bulk standards contained in Chapter 53, the City's Zoning Ordinance. All of these changes are noted in the text exhibits attached to this memo, and will be explained and compared/contrasted through a presentation at the Planning Commission meeting.

Up until the Special Called Meeting of the Planning Commission on November 22 where this item was first presented and debated, staff had honored the two core tenants of the single family design aesthetic: that (1) garage openings be set-back from the front wall of the home by no less than five (5) feet, and (2) that the garage opening façade be more narrow than the non-garage façade. Those tenants are maintained in the code language that was submitted at the November meeting.

Following the evening's discussions and Public Hearing, the Commission voted to postpone their recommendation to City Council, to further contemplate the issue and, perhaps where appropriate, offer additional options or code language, and pick the item up again at the December 13 regular business meeting.

In the interim, with significant input from the builder community, staff has prepared additional revisions and edits to the amended copy submitted for the November 22 meeting. With changes arguably too numerous to present as ~~strike-thru~~ and underline format, the new edit is presented in full for your review and comment.

It should be noted that these standards are relevant to front-loading, single family detached home structures only. No such restrictions as contained in these standards are applicable to side loaded, rear loaded, or rear-detached garage products.

Because the length and complexity of this policy has grown with each new edit, staff is considering (and will likely implement-) the idea of replacing this policy document with a "style guide". The style guide would feature architectural styles and accessory attributes consistent with what Kyle expects from quality structures, and development at-large. The style guide would provide direction for our home building clients, and the resultant applications would be reviewed by the staff and confirmed by the Planning Commission for construction.

Home Elevation Determination. The following Standards are to be referred to by city staff when determining if a builder's product and home elevation comply with design standards:

Definitions.

façade – a section of the front elevation of a home that can be considered a unique plane due to change in depth or architectural features

front elevation – the dominate elevation oriented toward the front property line typically consisting of the primary entry and possibly a garage.

front porch – a covered area forward of the home's primary entry door with architectural delineators such as a railing with slats, or solid wall of height less than four (4) feet and greater than three (3) feet, with a minimum of eight (8) feet in width and four (4) feet in depth

front stoop cover – A protrusion that typically serves only to cover the front stoop of a home and generally is less than eight (8') feet in width or depth.

front wall - the front wall is the forward-most, enclosed outer wall of a structure that faces the front property line.

multistory home – homes that have enclosed, conditioned, habitable space of at least one hundred-forty (140) square feet above the main floor.

primary garage opening – regardless if a single or double vehicle garage entry, the Primary Garage Opening shall be the width of the opening for the garage door for a double vehicle garage, typically sixteen (16) to seventeen (17) feet. For garages intended for 3 vehicles, if only the single door for the 3rd vehicle faces forward, in the case of the two vehicle garage being side entry, then this shall count as the Primary Garage Opening despite it being a single vehicle door.

Standards. These standards encourage diversity of housing design in Kyle.

- 1) Housing products in Kyle shall: provide for pleasing aesthetics; not duplicate elevations of adjacent product; encourage front porches; and, garage openings shall not dominate the front elevation, either by the percentage of front elevation determined by width, or by protrusion toward a front property line.

- a. A garage opening shall violate this requirement if:
 - i. The primary garage opening is more than 50% of the front width of the home, or
 - ii. For all single story homes, or for multi-story homes with three or fewer front Façade planes, if the garage is set back less than five feet from the front wall, as herein described.
 - b. Three or more adjacent homes (side by side) without front porches are not allowed.
- 2) For a home's front elevation to not be dominated by the garage opening:
- a. A non-garage wall section or combination of Façade sections, equal to or greater than the Primary Garage Opening in width must sit forward or behind of the garage Façade plane, with at least one Façade section measuring eight (8) feet in width sitting five (5) feet forward of the garage Façade plane.; or,
 - b. A Front Porch extends five (5) feet forward of the garage Façade plane and runs the length of the non-garage portion of the front elevation if the non-garage portion is less in width than the Primary Garage Opening; or,
 - c. A Front Porch extends five (5) feet forward of the garage plane and runs the width of the Primary Garage Opening on the non-garage portion of the Front Elevation; or,
 - d. The product has more than three (3) front Façade articulations of which one (1) must be equal to or greater than eight (8) feet, including the garage; or,
 - e. The product has a side or rear loaded garage.
- 3) Three or more Front Elevation Façade planes (excluding the garage) are encouraged for visual interest and variable depth.
- 4) Front-loaded tandem garages, side-loaded garages, rear-loaded alley garages, -- and in general rear-yard garages -- are encouraged.
- 5) Decorative garage doors featuring such components as windows, hinge straps, exterior handles and locks, and muted accent colors are required.

- 6) A designation of front wall can be given to a load-bearing wall that defines an inhabitable area on-grade. This designation does not require the front wall to be fully enclosed, but it shall dominate the non-garage opening portion of the front elevation, such as the load-bearing portion of a covered front porch, or the load bearing portion of a front porch where there is a covered balcony overhead. Uncovered areas in front of the home will not count as a front wall.
- 7) Final determination of what does and does not constitute the designation of front wall shall be determined by the planning director ("director") or designee.
- 8) All builders or developer ("Builder") shall submit a master set of color elevation plans along with the accompanying floor plans for the homes to be built within a subdivision.
 - a. The master set of elevations and floor plans will be reviewed by the Director or designee, and each elevation and floor plan will be considered for approval by the Director or designee. After an elevation and floor plan receives said approval from the Director or designee, the master set shall govern.
- 9) If garage is determined by the Director or designee to be set back a minimum of five feet from either a Front Wall or a designation as provided herein, the setback shall be in compliance with the requirements of applicable provisions of the city's Code of Ordinances and in accordance with this policy.
- 10) If an applicant disagrees with the determination of the Director or designee, s/he may be appeal the decision to the Planning Commission, which may affirm the Director's decision, reverse it, or remand the review pending revisions to the plan set in question.

Sec. 53-33. - General requirements and limitations.

Chart 1

Land Use District	Front Setback (feet)	Side Setback (feet)	Corner Lot at Side Street or Alleyway Setback (feet)	Street Side Yard Setback (feet)	Rear Setback (feet)	Min. Lot Square Footage Area	Min. Lot Street Line Width (feet)	Height Limit (feet)
A	25 <u>40</u>	25	25 <u>40</u>	25	25	43,500	150	45
UE	25	25	25	25	25	22,500	100	45
R-1-1	30 <u>35</u> ⁹	7 <u>10</u>	10 <u>20</u>	15	10 <u>20</u>	8,190 ¹	80 ¹	35
R-1-2	30 <u>25</u> ⁹	57.5	10 <u>15</u>	15 <u>10</u>	10 <u>15</u>	6,825 ¹	65 ¹	35
<u>R-1-3</u>	<u>20</u> ⁹	<u>5</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>5,540</u> ¹	<u>50</u> ¹	<u>35</u>
R-1-A	25	(2)	10	15	15	4,550 ¹	35	35
R-1-T	(3)	(3)	10 <u>15</u>	15	(3)	2,844 <u>880</u> ³	35 <u>22</u>	35
R-1-C	(4)	(4)		15	(4)	9,000 ⁴	80	45
R-2	25 ⁹	7	10	15	25	9,000	80	35
R-3-1	25	15	15	15	25	(5)	80	35 ⁶
R-3-2	25	20	15	15	25	(5)	80	45 ⁷
R-3-3	25	7	15	15	25	(13)	90	45 ⁷
M-1	25	7	15	15	25	8,190	80	35
M-2	25	7	25	25	25	8,190	80	35
CBD-1	25 ⁸	(8)	15	15	(8)	(8)	(8)	35 ⁸

CBD-2	0	0	0	0	0	2,500	25	45
RS	25	10	15	15	15	6,000	50	45
HS	50	50	50	50	50	10 acres	200	100 ^{14/15}
W	25	25	25	25	25	9,000	80	45
CM	25	50	50	50	50	43,500	150	45
E	25	25	15	15	15	6,000	50	45 ¹⁴
TU	25	7	15	15	15	(10)	(10)	(10)
B	25	25	25	15	15	(11)	(11)	(11)
PUD	(8)	(8)	(8)	15	(8)	5 acres	(8)	(8)

Notes for chart—

(1) ~~(1)~~—On approval by the city council:

- a. ~~in~~ a section or phase of a subdivision up to 25 percent of R-1-1 lots may be less than 8,190 square feet in area but not less than 7,200 square feet, and up to 25 percent of the lots may be less than 80 feet in width but not less than 65 feet in width; and
- b. ~~u~~Up to 25 percent of R-1-2 lots may be less than 6,825 square feet in area but not less than 5,825 square feet, and up to 25 percent of the lots may be less than 65 feet in width but not less than 55 feet in width; and
- c. Up to 25 percent of R-1-3 lots may be less than 5,540 square feet in area, but not less than 4,740 square feet, and up to 25 percent of the lots may be less than 50 feet in width but not less than 45 feet in width; and
- d. ~~u~~Up to 25 percent of R-1-T lots may be less than ~~2,844~~880 square feet in area but not less than ~~2,500~~800 square feet, and up to 25 percent of the lots may be less than ~~35~~22 feet in width but not less than 20 ft in width; and
- e. ~~u~~Up to 25 percent of R-1-A lots may be less than 4,550 square feet in area but not less than 4,000 square feet, and up to 25 percent of the lots may be less than 35 feet in width but not less than 30 ft in width.

-If the city council approves any lots to be platted that have less area than the minimum area provided in the chart 1 in this section for any such zoning district, the percentage of such smaller lots actually platted and fully developed in any section or phase shall not at anytime exceed the percentage of smaller lots approved by the city council for the entire subdivision or development. In no event shall more than 25 percent of the lots in any phase or section of a subdivision have less land area than the minimum lot area established in chart 1.

- (2) Side yard setback for the R-1-A district is ten feet on one side, and a zero lot line is permitted on the other side. See definition for zero-lot-line lot.
- (3) See division 5 of this article, pertaining to residential townhouse district R-1-T.
- (4) See division 6 of this article, pertaining to residential condominium district R-1-C.
- (5) Minimum lot area for property in the R-3-1 and R-3-2 district is 12,000 square feet, plus an additional 1,500 square feet for each dwelling unit in excess of four units; provided that the density limitations set forth for each such district shall apply.
- (6) Not to exceed two stories.
- (7) Not to exceed three stories.
- (8) The conditions and limitations, setbacks and lot requirements set forth in chart 1 applicable to the district governing the proposed base use of the property shall apply within this district, i.e., if the proposed use of property within the district is a use provided for in the CBD-1 district the conditions and limitations applicable to the CBD-1 district shall apply to the property.
- (9) An On approval by the city council, up to 50 percent of the lots within a subdivision may have a front setback line of less than 30 feet up to 20% less than the district minimum, but not in no case less than 20-16 feet; provided that no more than three consecutive and abutting lots shall have less than 30 feet the district minimum front setback; and no more than 25 percent of the lots shall have a minimum front setback of 25 feet 10% less than the district minimum; and not more than 25 percent of the lots shall have a minimum front setback of 20 feet 20% less than the district minimum. In no event shall a front-facing/front-loading attached garage have less than a 21' setback.
- (10) The conditions, limitations, setbacks and lot requirements shall be determined by the planning commission as part of the site development approval process subsequent to review and recommendation by staff.
- (11) The conditions, limitations, setbacks and lot size requirements shall comply fully with chapter 29, pertaining to signs.
- (12) Minimum lot area for property in the R-3-3 district is 12,000 plus 1,500 square feet for each residential unit; minimum lot width shall be 90 feet.
- (13) Height limitation applies to buildings; height for amusement rides shall be determined on a case-by-case basis.
- (14) Not to exceed 100 feet for the main hospital building, and not to exceed 75 feet for any other building. No portion of any building within 100 feet of the property line of a single-family residential use shall exceed 35 feet in height.
- (15) Permitted heights can exceed the maximum feet shown when and only when structured parking is included in the construction design of the building and occurs in the same phase of construction as the building and providing for a minimum of one-third of the number of the required parking spaces that are required by ordinance to separately serve the uses within the building.

DIVISION X. - SINGLE-FAMILY RESIDENTIAL 3 DISTRICT R-1-3

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

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

Sec. 53-XX. - Additional permitted uses.

In addition to the uses permitted in division, the following uses are permitted in the R-1-3 single-family residential 3 district:

- (1) Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
- (2) Public buildings, including libraries, museums, police and fire stations.
- (3) Real estate sales offices during the development of a residential subdivision but not to exceed two years. Display dwellings with sales offices, provided that if said display dwellings are not moved are converted to a permitted use within a period of one year, specific permission must be obtained from the city council for said display houses to remain.
- (4) Schools, public, private and denominational.
- (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (6) Water supply reservoirs, pumping plants and towers.
- (7) Accessory structures and uses customarily incident to the uses in this division and located on the same lot therewith, not involving the conduct of any business or commercial enterprise.
- (8) Churches.

Sec. 53-XX. - Conditions and limitations.

The following are the conditions and limitations in the R-1-3 single-family residential 3 district:

- (1) The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (2) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).
- (3) Garages are required and must be one of the following designs:
 - a. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
 - b. May be attached and must have a minimum setback of five feet from the front wall of the home facing front property line; or
 - c. May be attached and meet minimum front setback requirements, but must face side property line.

Each garage must be designed and constructed with a minimum of 480 square feet.

- (4) All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

DIVISION 4. - SINGLE-FAMILY ATTACHED/~~DETACHED~~ DISTRICT R-1-A, GARDEN HOME

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

The single-family attached/~~detached~~ district R-1-A, garden home allows attached ~~or detached~~ single-family structures with a minimum of 1,000 square feet of living area per dwelling unit and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family attached residences authorized in this zoning district include those generally referred to as garden homes, paired homes, patio homes and zero lot line homes. Additionally, single family detached structures are permitted in this district as a conditional use, as provided in V.T.C.A., Local Government Code ch. 211; provided that a conditional use permit may only be approved after a public hearing is held by the city council after having received a report and recommendation from the planning and zoning commission concerning the effect of the proposed use on the adjacent and neighboring properties and neighborhoods.

(Ord. No. 438, § 27(a), 11-24-2003; Ord. No. 438-35, § 3(a), 8-2-2005)

Sec. 53-112. - Additional permitted uses.

In addition to the uses permitted in this division, the following uses are permitted in the R-1-A district:

- (1) Temporary buildings for uses incidental to construction work on the premises, to be removed upon the completion or abandonment of construction work.
- (2) Accessory structures and uses customarily incident to the uses listed in this section and section 53-111 and located on the same lot therewith, not involving the conduct of any business or commercial enterprise.

(Ord. No. 438, § 27(b), 11-24-2003; Ord. No. 438-35, § 3(b), 8-2-2005)

Sec. 53-113. - Conditions and limitations.

The conditions and limitations for the R-1-A district are as follows:

- (1) Height and placement requirements. The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (2) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).
- (3) Garages are required and must be one of the following designs:
 - a. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
 - b. May be attached and must have a minimum setback of five feet from the front wall of the home facing front property line; or
 - c. May be attached and meet minimum front setback requirements, but must face side property line.

Each garage must be designed and constructed with a minimum of 480 square feet.

- (4) All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

(Ord. No. 438, § 27(c), 11-24-2003; Ord. No. 438-35, § 3(c), 8-2-2005)

Secs. 53-114—53-139. - Reserved.

DIVISION 5. - RESIDENTIAL TOWNHOUSE DISTRICT R-1-T

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

The residential townhouse district R-1-T allows attached single-family structures containing four (4) or more dwelling units with a minimum of 1,000 square feet of living area per unit and permitted accessory structures. The single-family residences authorized in this zoning district are those generally referred to as townhouses. ~~The permitted density shall not exceed 2,844 square feet.~~ There shall be no more than ten units per buildable acre of land.

(Ord. No. 438, § 28(a), 11-24-2003)

Sec. 53-141. - Additional permitted uses.

There are no additional permitted uses in the R-1-T residential townhouse district.

(Ord. No. 438, § 28(b), 11-24-2003)

Sec. 53-142. - Conditions and limitations.

The conditions and limitations district R-1-T is as follows:

- (1) The declaration, conditions and covenants for the project shall provide for a home owners association and the assessment and collection of fees adequate and as necessary to maintain the property in compliance with all ordinances of the city.
- (2) Height and placement requirements. The height and placement requirements shall be as provided in chart 1, section 53-33(k).
- (3) Parking. The parking regulations and requirements shall be as provided in chart 4, section 53-33(n).

(Ord. No. 438, § 28(c), 11-24-2003)

Sec. 53-143. - Site development regulations.

The site development regulations as set forth in this section shall be exclusively applicable to residential townhouses, district R-1-T, and in addition to those in chart 1 in section 53-33(k):

- (1) *Density*. Maximum dwelling units per buildable acre is ten units.
- (2) *Front yard*. There shall be a ~~common-area front~~ yard having a depth of not less than 15 feet extending from the property line of each individual lot to the nearest line of:
 - a. The curblineline of any driveway or parking area; or
 - b. Any wall of any structure; or
 - b. The boundary line of the property included within the townhouse development, whichever is closer.
- (3) *Side yard*. No side yard shall be required for individual lots. There shall be a side yard setback of not less than 15 feet from the walls of any building, or accessory building, to the nearest boundary line of any property not included within the townhouse development.

(4) *Rear yard minimum setback.* There shall be a rear yard setback having a depth of not less than 15 feet from the rear most wall of the dwelling unit to the back property line, or, if a garage is at the rear of the property, 15 feet from the rear most wall of the dwelling to the nearest wall or roofline of the garage. No building or structure shall be located within 15 feet of the boundary line of any property not included within the townhouse development.

(5) *Garages.*

a. Garages are required within the boundaries of the development site and must be one of the following designs:

1. Detached with a minimum setback of five feet from the front wall of the home facing front property line;
2. May be attached and must ~~have a minimum setback of five feet from~~ not protrude forward of the front or side wall of the home facing the front or any side property line; or
3. May be attached and meet minimum front setback requirements, but must face side property line.

Each dwelling unit must have a garage, which must be designed and constructed with a minimum of 480 square feet per dwelling unit, and may be located on or reasonably adjacent to the development lot.

b. A minimum of two off-street parking spaces shall be provided for each living unit. All off-street parking and driveways shall be improved with all weather asphalt, concrete, or paving stones, and in the case of open parking, curb and gutter.

c. No curblane of a driveway or parking area shall be less than five feet from the nearest boundary line of any property not within the townhouse development.

(6) *Approved materials.* All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

(Ord. No. 438, § 28(d)(i)—(vi), 11-24-2003)

Secs. 53-144—53-171. - Reserved.