

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session September 27, 2011 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Samantha Bellows
Commissioner Cicely Kay
Vice-Chair John Atkins
Chairman Cale Baese
Commissioner Jenny DiLeo
Commissioner Michael Rubsam
Debbie Guerra, Acting Director of Planning

Ray Hernandez, Kyle Chamber
Dennis Rose, Long Range Planning Committee

CALL MEETING TO ORDER

Chairman Baese called the meeting to order at 6:32 p.m.

ROLL CALL OF BOARD

Chairman Baese called for roll call. Present were: Commissioners Bellows, Kay, Atkins, Baese, DiLeo, and Rubsam. Commissioner Tenorio was absent.

APPROVAL OF MINUTES:

PLANNING AND ZONING COMMISSION MEETING – AUGUST 23, 2011

Commissioner DiLeo moved to approve the minutes from the August 23, 2011 meeting with the revision that Commissioner Tenorio's name be removed as present. Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Baese opened the citizens comment period at 6:37 p.m. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Baese closed the citizens comment period at 6:37 p.m.

PRESENTATION:

Dennis Rose on the Tax Gap Analysis of the Comprehensive Plan.

Commissioner DiLeo stated that before Planning and Zoning hears the presentation from Dennis Rose, Long Range Planning Committee Member, she stated that she appreciates the preparation and intent of Mr. Rose and the Long Range Planning Committee on this topic. She also stated that she needs to pause and talk to the group about the discussion being a little premature considering they will be having new Commissioners coming aboard next month. Commissioner DiLeo stated that on the July 26th meeting they had a discussion about needing to talk about the Tax Gap and it meant, what they need to start

doing with it, they need to look at it more closely, and incorporate it in their decision making. She stated it seems beneficial to do that with the new Commissioners aboard. She also stated that the Planning and Zoning Commission said that they would postpone discussions until after the budget season was over and out of respect for the new Commissioners coming aboard next month it seems to make sense that Planning and Zoning Commission would consider tabling this discussion until the next meeting at which point the Finance Director, Perwez Moheet will be attending the next Planning and Zoning meeting to discuss the Tax Gap Analysis.

Commissioner DiLeo moves that they table the discussion until after they are able to hear from Finance Director, Perwez Moheet and possibly with the audience of the Long Range Planning Committee and City Council.

Chairman Baese asked if there was any discussion.

Dennis Rose stated that he is comfortable with waiting until the next Planning and Zoning meeting. He also stated that the purpose of the discussion was to plant a seed and that it does make sense to have all the players involved to be present to see the plan.

Commissioner DiLeo stated that she wants Mr. Rose to have the best audience possible and also have the Finance Director's perspective. Commissioner DiLeo stated that she thinks that this would help all of them to be a little bit more educated.

Dennis Rose agreed and is comfortable with tabling the discussion and by tabling the discussion it would allow more time to review the sections within the plan.

Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

CONSENT AGENDA:

PLUM CREEK PHASE 1 SECTION 1H (PP-11-001) 4.616 ACRES; 4 MIXED USE LOTS, AND 1 WATER TOWER LOT LOCATED AT THE NORTHWEST CORNER OF FM 2770 AND FM 150.

PLUM CREEK PHASE 1 SECTION 1H (FP-11-005) 4.616 ACRES; 4 MIXED USE LOTS, AND 1 WATER TOWER LOT LOCATED AT THE NORTHWEST CORNER OF FM 2770 AND FM 150.

PLUM CREEK PHASE 1 SECTION 11-E (FP-11-004) 5 ACRES; 1 MIXED USE LOT LOCATED AT SOUTHWEST CORNER OF CROMWELL AND FUTURE SAMPSON; PLUM CREEK GOLF COURSE IS TO THE WEST.

102 SOUTH MEYER (SFP-11-006) 0.3364 ACRES; 1 COMMERCIAL LOT LOCATED AT 102 SOUTH MEYER STREET.

Commissioner Rubsam moved to statutorily disapprove the consent agenda. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

SUBDIVISION PLATS: None

ZONING PUBLIC HEARINGS: None

FUTURE LAND USE PLAN AMENDMENTS: None

SITE DEVELOPMENT PLANS: None

Chairman Baese recused himself from the Dias at 6:37 p.m.

CONDITIONAL USE PERMIT/CONDITIONAL USE OVERLAY DISTRICT APPLICATIONS:

CONSIDER A REQUEST BY KYLE AREA CHAMBER OF COMMERCE AND MARY ANN NAUMANN FOR A CONDITIONAL USE PERMIT TO HOLD A KYLE FAIR AND MUSIC FESTIVAL FROM THURSDAY, OCTOBER 13, 2011 – SUNDAY, OCTOBER 16, 2011 AT THUNDERHILL RACEWAY, LOCATED AT 24801 N. IH-35.

Vice-Chair Atkins opened the public hearing at 6:38 p.m. and called for comments for or against the request by Kyle Area Chamber of Commerce and Mary Ann Naumann for a conditional use permit to hold a Kyle Fair and Music Festival from Thursday, October 13, 2011 – Sunday, October 16, 2011 at Thunderhill Raceway, Located at 24801 N. IH-35. There were no comments. Vice-Chair Atkins closed the public hearing at 6:38 p.m.

Debbie Guerra, Acting Planning Director presented a site layout and hours of operation for the Kyle Fair and Music Festival.

Commissioner DiLeo asked where the carnival location was going to be. Debbie Guerra pointed to the area on the site layout. Commissioner DiLeo stated that she was concerned with the late hours and concerned about the noise. Debbie Guerra stated that the location is at the racetrack and is a good distance from any residential properties.

Commissioner DiLeo asked how many bands will be performing each evening. Ray Hernandez, Chamber of Commerce stated that there will be two bands on Friday starting around 6pm and ending around 11:30pm. He also stated that there will be six bands and a DJ starting at noon on Saturday and ending around 11:30pm. Mr. Hernandez stated that on Thursday and Sunday will be the carnival.

Commissioner DiLeo asked if there are going to be vendor booths all weekend. Ray Hernandez stated that the vendor booths will be set up on Friday evening and Saturday all day and evening.

Commissioner DiLeo stated that she thinks it's great that the Chamber is helping out to keep this tradition going and keeping the fair alive.

Commissioner Rubsam moved to approve the request by Kyle Area Chamber of Commerce and Mary Ann Naumann for a conditional use permit to hold a Kyle Fair and Music Festival from Thursday, October 13, 2011 – Sunday, October 16, 2011 at Thunderhill Raceway, located at 24801 N. IH-35. Commissioner Bellows seconds the motion. All votes aye. Motion carried.

Chairman Baese returned to the Dias at 6:44 p.m.

CONSIDER AND POSSIBLE ACTION ITEMS: None

ADMINISTRATIVE ITEMS:

FUTURE AGENDA ITEMS - None

REPORT ON CITY COUNCIL ACTIONS REGARDING PREVIOUS P&Z ITEMS - None

DIRECTOR AND STAFF COMMENTS – Debbie Guerra presented Vice-Chair Atkins and Commissioner Rubsam with a Certificate of Appreciation for their years of services to the Planning and Zoning Commission.

COMMISSIONER COMMENTS

Chairman and other Commissioners expressed their appreciation to Vice-Chair Atkins and Commissioner Rubsam for their years of service.

Chairman Baese stated that the City Manager is asking if any Commissioners would like to be part of the interview process for the Planning Director to let him know. Several Commissioners expressed an interest.

ADJOURN

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

The Planning & Zoning Meeting adjourned at 6:50 p.m.

Amelia Sanchez, City Secretary

Cale Baese, Chairman

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session October 25, 2011 at 6:45 p.m. at Kyle City Hall, with the following persons present:

Vice-Chair Samantha Bellows
Commissioner Mike Fulton
Chairman Cale Baese
Commissioner Pat Fernandez
Commissioner Jenny DiLeo
Commissioner Michele Christie
Debbie Guerra, Acting Director of Planning

George Wilcox
Jesus Rangel

CALL MEETING TO ORDER

Chairman Baese called the meeting to order at 7:34 p.m.

ROLL CALL OF BOARD

Chairman Baese called for roll call. Present were: Commissioners Bellows, Fulton, Baese, Fernandez, DiLeo, and Christie. Commissioner Kay was absent.

APPROVAL OF MINUTES:

PLANNING AND ZONING COMMISSION MEETING – AUGUST 23, 2011

Commissioner DiLeo moved to table the minutes from the September 27, 2011 meeting until the next Planning and Zoning meeting due to missing information in the minutes. Chairman Baese seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Baese opened the citizens comment period at 7:36 p.m. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Baese closed the citizens comment period at 7:36 p.m.

CONSIDER AND POSSIBLE ACTION ITEMS:

ELECTION OF CHAIR AND VICE-CHAIR

Commissioner DiLeo stated that she would like to nominate Cale Baese for Chair. She also stated that Cale has done a great job and thinks he is very objective.

Commissioner Baese stated that he would like to nominate Samantha Bellows for Vice-Chair. He stated that Samantha has been on the Planning Commission for awhile and is an active member of the group.

Debbie Guerra handed out the voting ballots and then tallied up the ballots.

Commissioner Cale Baese received unanimous votes for Chair.

Commissioner Samantha Bellows received unanimous votes for Vice-Chair.

CONSENT AGENDA:

KYLE HEIGHTS SECTION 2 REPLAT OF LOT 20 (SFP-11-007) 5.28 ACRES; 2 LOTS LOCATED AT 1251 GOFORTH ROAD.

Vice-Chair Bellows moved to statutorily disapprove the consent agenda. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

SUBDIVISION PLATS: None

ZONING PUBLIC HEARINGS: None

FUTURE LAND USE PLAN AMENDMENTS: None

SITE DEVELOPMENT PLANS:

JERA MOTORS (SD-11-010) 452.2 SQUARE FOOT BUILDING; LOCATED AT 209 & 211 OLD HIGHWAY 81.

Chairman Baese opened the public hearing at 7:39 p.m. and called for comments for or against Jera Motors (SD-10-010) 452.2 square foot building located at 209 & 211 Old Highway 81. There were no comments. Chairman Baese closed the public hearing at 7:40 p.m.

Commissioner DiLeo asked if the City has received any feed back from the public for this site. Debbie Guerra stated that she has not received any feed back from the public.

Commissioner DiLeo asked what the hours of operation will be and if there will be any bright lights for signage. Debbie Guerra stated that the applicant would need to submit an application to the Building Inspections Department for signage. She also stated that the applicant may be able to elaborate on the hours of operation.

Jesus Rangel, Owner stated that they don't have any set times as of now, but are thinking Thursday – Saturday and maybe Tuesday's. He also stated that the hours of operation would be around 10am to 6pm.

Commissioner DiLeo asked what kind of cars they would expect to see on the lot.

Jesus Rangel, Owner stated that it will be a used car lot.

Commissioner DiLeo asked if the house was removed from lot 14 and also asked if this was a small update from the map. Jesus Rangel, Owner stated yes.

Vice-Chair Bellows asked Debbie Guerra if this project would affect anything that TxDOT has proposed for the IH-35 improvements. Debbie Guerra stated no it will not.

Commissioner DiLeo moved to approve Jera Motors (SD-10-010) 452.2 square foot building located at 209 & 211 Old Highway 81. Chairman Baese seconds the motion. All votes aye. Motion carried.

CONDITIONAL USE PERMIT/CONDITIONAL USE OVERLAY DISTRICT APPLICATIONS:

CONSIDER A REQUEST BY JESUS RANGEL FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 452.5 SQUARE FOOT BUILDING (JERA MOTORS) LOCATED WITHIN THE OLD HIGHWAY 81 ZONING OVERLAY DISTRICT.

Chairman Baese opened the public hearing at 7:44 p.m. and called for comments for or against the request by Jesus Rangel for a Conditional Use Permit to construct a 452.5 square foot building (Jera Motors) located within the Old Highway 81 Zoning Overlay District. There were no comments. Chairman Baese closed the public hearing at 7:44 p.m.

Commissioner DiLeo moved to approve the request by Jesus Rangel for a conditional use permit to construct a 452.5 square foot building located within the Old Highway 81 Zoning Overlay District. Commissioner Fernandez seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY CITY OF KYLE FOR A CONDITIONAL USE PERMIT FOR AN EXISTING 2,374 SQUARE FOOT BUILDING (HISTORIC KYLE DEPOT) LOCATED WITHIN THE CENTER STREET ZONING OVERLAY DISTRICT.

Chairman Baese opened the public hearing at 7:45 p.m. and called for comments for or against the request by City of Kyle for a Conditional Use Permit for an existing 2,374 square foot building (Historic Kyle Depot) located within the Center Street Zoning Overlay District. There were no comments. Chairman Baese closed the public hearing at 7:45 p.m.

Vice-Chair Bellows stated that she knows the Depot board has worked extremely hard on this project and thinks it's a wonderful project, but is concerned about the future of it and anyone questioning the overlay district that it is in because it is in three overlay districts. Vice-Chair Bellows also stated that she thinks the plan currently in front of them is more than suitable, but doesn't want anything in the future to stop the project. She asked if this was a possibility. Debbie Guerra stated that this is just a color rendering of what the building is going to look like. She also stated that she wasn't sure it really needed to go to the Planning Commission because they are not really doing anything to the exterior other than replacing windows and paint. Debbie Guerra stated that the only Design Standards that she knows of is in the Target/Kohl's area. Vice-Chair Bellows asked if there is any chance that something would come up to hurt the project. Debbie Guerra stated no.

Commissioner DiLeo asked if the caboos will be usable. George Wilcox stated that they are planning to relocate the caboos from its current location just to the east. He stated that the City was granted some additional property from the railroad and they plan to relocate the caboos and plan for it to be usable in future if funding allows.

Vice-Chair Bellows moved to approve the request by City of Kyle for a conditional use permit for an existing 2,374 square foot building located within the Center Street Zoning Overlay District. Commissioner Christie seconds the motion. All votes aye. Motion carried.

ADMINISTRATIVE ITEMS:

FUTURE AGENDA ITEMS - None

REPORT ON CITY COUNCIL ACTIONS REGARDING PREVIOUS P&Z ITEMS –

Debbie Guerra stated that the statutory disapproved items and the Conditional Use Permits from the September 27th Planning and Zoning meeting were approved by City Council.

Debbie Guerra also stated that they are really close to hiring a new Planning Director

DIRECTOR AND STAFF COMMENTS – None

COMMISSIONER COMMENTS

Commissioner DiLeo asked Debbie Guerra from her understanding none of the Commissioners will be involved with the interview process for the new Planning Director. Debbie Guerra stated no.

Chairman Baese asked if the tabled Tax Gap item will be back next Planning and Zoning meeting. Debbie Guerra stated that the Finance Director thought it would be best to have everyone on board before they have the discussion regarding the Tax Gap Analysis. Debbie Guerra stated that she did talk to Dennis Rose and he was fine with postponing the presentation.

Commissioner DiLeo asked Debbie Guerra if she was going to extend an invitation to the Long Range Planning Committee and City Council. Debbie Guerra said yes.

Vice-Chair Bellows asked if it would be possible to move the Planning and Zoning meeting November 22nd to November 29th due to the Thanksgiving holiday.

Debbie Guerra stated that she sent out public notices for the November 22nd meeting. However, if there is a chance that there won't be a quorum it would be best to repost public notices.

Chairman Bases asked what type of cost associated for reposting. Debbie Guerra stated that it will come out of the Planning fees. She also stated if they decide to keep the meeting for November 22nd and they do not have a quorum, she will need to start the fifteen day notification over and that will push the items back.

Commissioner Fernandez asked what if moving the meeting to November 29th conflicts with the developers time schedule. Debbie Guerra stated that they will still need to go to City Council and they meet on December 6th and would not be finalized until December 20th, so it would not conflict with their schedule.

Chairman Baese moved to move the Planning and Zoning meeting from November 22nd to November 29th. Vice-Chair Bellows seconds the motion. All votes aye. Motion carried.

Vice-Chair Bellows asked if it was possible after the new Director of Planning is hired that they can discuss the different overlay districts that we currently have. She also stated that she noticed that in CBD-1 and CBD-2 defining the overlays was not in the Zoning Ordinance and may need to be added.

Debbie Guerra stated that we may be able have a workshop in December with the new Planning Director.

ADJOURN

With no further business to discuss, Vice-Chair Bellows moved to adjourn. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

The Planning & Zoning Meeting adjourned at 7:59 p.m.

Amelia Sanchez, City Secretary

Cale Baese, Chairman

MEMORANDUM

TO: Planning and Zoning Commissioners
FROM: Sofia Nelson, Director of Planning
DATE: November 29, 2011
SUBJECT: PRELIMINARY PLAN
PLUM CREEK PHASE 1 SECTION 1-H
(PP-11-001)

INFORMATION:

The subject property is located at the intersection of RM 2770 and FM 150 and is approximately 4.616 acres and is proposed to be developed into 4 commercial lots. The plat is proposing the extension of Wetzel Road and the dedication of a lot for the City of Kyle to utilize for a water tower.

STAFF RECOMMENDATION:

Staff is recommending approval of the request with the following conditions:

- Provide a recorded easement for access to Lot 4
- Add a note to the plat dedicating Lot 4 to the City of Kyle

MEMORANDUM

TO: Planning and Zoning Commissioners

FROM: Sofia Nelson, Director of Planning

DATE: November 29, 2011

SUBJECT: SUBDIVISION PLAT
PLUM CREEK PHASE 1 SECTION 1-H
(FP-11-005)

INFORMATION:

The subject property is located at the intersection of RM 2770 and FM 150 and is approximately 4.616 acres and is proposed to be developed into 4 commercial lots. The plat is proposing the extension of Wetzel Road and the dedication of a lot for the City of Kyle to utilize for a water tower.

STAFF RECOMMENDATION:

Staff is recommending approval of the request with the following conditions:

- Provide a recorded easement for access to Lot 4
- Add a note to the plat dedicating Lot 4 to the City of Kyle

MEMORANDUM

TO: Planning and Zoning Commissioners

FROM: Sofia Nelson, Director of Planning

DATE: November 29, 2011

SUBJECT: SUBDIVISION PLAT
WATERLEAF SUBDIVISION PHASE A SECTION 4
(FP-10-002)

INFORMATION:

The referenced Final Plat consisting of 4 sheets was received October 27, 2011 for conformance review with Final Plat recommended as administratively complete on March 30, 2010. Section 4 lies within the County Line Special Utility District service area and water service will be provided by that utility. Wastewater service will be provided by the City of Kyle. The zoning for Phase A, Section 4 is R-1-1 which provides for 7,200 square foot lots with 60 foot lot frontage of which 25 percent may have a minimum of 6,000 square feet with minimum 55 foot frontage.

STAFF RECOMMENDATION:

All staff comments have been addressed. Approve the final plat.

WATERLEAF SUBDIVISION PHASE A SECTION 4 FINAL PLAT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	55.00'	262.19'	52.07'	75.62'	S43°43'32"W	273°08'06"
C2	25.00'	20.32'	10.76'	19.76'	S69°33'29"E	46°34'03"
C3	25.00'	20.32'	10.76'	19.76'	N22°59'27"W	46°34'03"
C4	20.00'	31.42'	20.00'	28.28'	N88°43'32"E	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	N01°16'28"W	90°00'00"
C6	20.00'	31.58'	20.16'	28.40'	N88°57'15"E	90°27'26"
C7	20.00'	31.26'	19.84'	28.17'	N01°02'45"W	89°32'34"
C8	20.00'	31.58'	20.16'	28.40'	S88°57'15"W	90°27'26"
C9	25.00'	18.89'	9.92'	18.45'	N24°09'58"W	43°18'08"
C10	25.00'	18.69'	9.81'	18.26'	N22°18'32"E	42°50'00"
C11	50.00'	154.11'	1681.15'	99.96'	S89°11'19"W	176°35'34"
C12	25.00'	8.18'	4.13'	8.14'	N34°21'06"E	18°44'51"
C13	25.00'	10.51'	5.33'	10.43'	N12°56'06"E	24°05'09"
C14	50.00'	54.19'	30.10'	51.58'	N31°56'30"E	62°05'57"
C15	50.00'	37.90'	19.91'	37.00'	S84°42'25"W	43°25'52"
C16	50.00'	41.15'	21.82'	40.00'	N49°59'57"W	47°09'23"
C17	50.00'	20.86'	10.59'	20.71'	N14°28'05"W	23°54'22"
C18	25.00'	3.10'	1.55'	3.10'	S49°49'48"E	07°06'39"
C19	25.00'	17.22'	8.97'	16.88'	N73°06'49"W	39°27'24"
C20	55.00'	46.34'	24.65'	44.99'	S68°42'08"E	48°16'45"
C21	55.00'	43.93'	23.21'	42.77'	N21°40'55"W	45°45'42"
C22	55.00'	40.82'	21.40'	39.89'	N22°27'44"E	42°31'36"
C23	55.00'	48.20'	25.77'	46.68'	S68°50'02"W	50°13'00"
C24	55.00'	36.52'	18.96'	35.86'	S67°02'02"E	38°02'52"
C25	55.00'	46.37'	24.66'	45.01'	S23°51'30"E	48°18'11"
C26	25.00'	17.22'	8.97'	16.88'	N19°26'07"W	39°27'24"
C27	25.00'	3.10'	1.55'	3.10'	N42°43'08"W	07°06'39"
C29	5814.58'	24.21'	12.10'	24.21'	N42°30'23"W	00°14'19"
C30	5814.58'	60.08'	30.04'	60.08'	N42°55'18"W	00°35'31"
C31	5814.58'	60.05'	30.02'	60.05'	N43°30'49"W	00°35'30"
C32	5814.58'	60.03'	30.01'	60.03'	N44°06'19"W	00°35'29"
C33	5814.58'	60.01'	30.01'	60.01'	N44°41'48"W	00°35'29"

SHEET 2 OF 4

Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying
 5501 West William Cannon Drive • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH: J: AC2004LP\3969\SURVEY\PLAT.dwg

WATERLEAF SUBDIVISION PHASE A SECTION 4 FINAL PLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, STEVEN P. CATES, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

THE 100 YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C 0405 F, DATED SEPTEMBER 2, 2006; FOR HAYS COUNTY, TEXAS.

ENGINEERING BY: Steven P. Cates 11-1-11 DATE
 STEVEN P. CATES, P.E. NO. 93648
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON
 AUSTIN, TEXAS 78748



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DOUGLAS R. RUMMEL, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

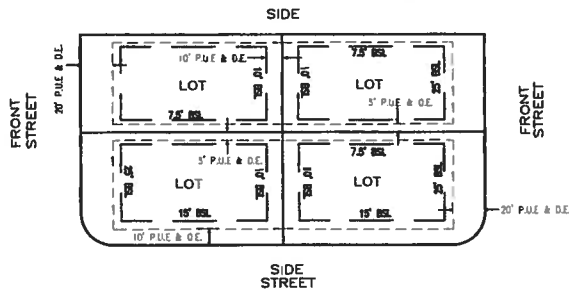
SURVEYED BY: D. R. Rummel, Jr. 11-1-11 DATE
 DOUGLAS R. RUMMEL, JR., R.P.L.S. NO. 5780
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE,
 AUSTIN, TEXAS 78748



NOTES:

1. A 20' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT AND PARALLEL TO THE FRONT OF ALL LOTS EXCEPT FOR SIDE YARDS ON CORNER LOTS.
2. A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT AND PARALLEL TO THE RIGHT-OF-WAY WHERE THERE IS A 15' BUILDING LINE SHOWN ON THE FACE OF THE PLAT.
3. A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINES.
4. A 5' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE PROPERTY LINES.
5. SIDEWALKS SHALL BE BUILT ALONG BOTH SIDES OF ALL STREETS WITHIN THE WATERLEAF SUBDIVISION PHASE A SECTION 4 SUBDIVISION. THESE SIDEWALKS SHALL BE A MINIMUM OF 4' IN WIDTH AND BUILT IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KYLE, TEXAS. HANDICAP RAMPS ARE TO BE BUILT AS PART OF SUBDIVISION CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO SUBDIVISION ACCEPTANCE.
6. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING SETBACKS:
 FRONT BUILDING SETBACK LINE - 25'
 INTERIOR SIDE BUILDING SETBACK LINE - 7.5'
 REAR BUILDING SETBACK LINE - 10'
 EXTERIOR BUILDING SETBACK LINE - 15'

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL



7. NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING, WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENT WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
8. EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND TREE/BRUSH REGROWTH.
9. OWNER(S) OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENT(S) SHALL ALLOW ACCESS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
11. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE.

SHEET 3 OF 4

Carlson, Brigance & Doering, Inc.
 Civil Engineering ♦ Surveying
 5501 West William Cannon Drive • Austin, Texas 78749
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

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WATERLEAF SUBDIVISION PHASE A SECTION 4 FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS:

THAT, KB HOME LONE STAR, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF LAND OUT OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, AND THE ROBERT CARSON SURVEY, ABSTRACT 135, HAYS COUNTY, TEXAS AS CONVEYED TO THEM BY DEED DATED MAY 7, 2002, AND RECORDED IN VOLUME 1994, PAGE 288 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND RECORDED IN VOLUME 2137, PAGE 179 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.706 ACRES OF LAND OUT OF SAID SURVEYS, TO BE KNOWN AS:

WATERLEAF SUBDIVISION PHASE A SECTION 4

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

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, L.P.
10800 PECAN PARK BLVD. STE. 200
AUSTIN, TEXAS 78750

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

THIS FINAL PLAT, WATERLEAF SUBDIVISION PHASE A SECTION 4, 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. DATED THIS ____ DAY OF _____, 20__ A.D.

CHAIRPERSON

I HEREBY CERTIFY, TO THE CITY OF KYLE, TEXAS THAT THE ABOVE AND FOREGOING PLAT OF WATERLEAF SUBDIVISION PHASE A SECTION 4, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS ON THE ____ DAY OF _____, 20__ SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF KYLE, TEXAS. WITNESS MY HAND THIS ____ DAY OF _____, 20__

CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE CITY OF KYLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF KYLE, TEXAS AND HEREBY RECOMMEND APPROVAL.

DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS }
COUNTY OF HAYS }

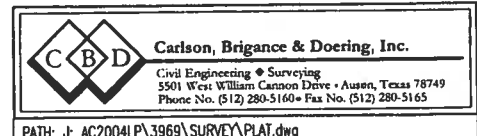
I, LIZ Q. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D., AND DULY RECORDED ON THE ____ DAY OF _____, 20__ A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE(S) _____. WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__ A.D.

LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF KYLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

CITY ENGINEER

SHEET 4 OF 4



PATH: J: AC2004LP\3969\SURVEY\PLAT.dwg

MEMORANDUM

TO: Planning and Zoning Commissioners
FROM: Sofia Nelson, Director of Planning
DATE: November 29, 2011
SUBJECT: SUBDIVISION PLAT
SUNRISE ACRES REPLAT OF OTS 20 AND 21
(SFP-10-006)

INFORMATION:

Proposed short form replat of a single lot within the City of Kyle extraterritorial jurisdiction was received November 5, 2010.

STAFF RECOMMENDATION:

All staff comments have been addressed. Approve the short form final plat.

November 29, 2011

Planning and Zoning Commission

Zoning

Las Delicias Investments Jose Bucio

Case Number: Z-11-010

OWNER/APPLICANT: Las Delicias Investments

AGENT: Hugo Elizondo, Jr., P.E

LOCATION: 1251 Goforth Road

COUNTY: Hays County

AREA: 2.627 acres

PROPOSED CITY COUNCIL HEARINGS: December 6, 2011 ~ 1ST Reading
December 20, 2011 ~ 2ND Reading

EXISTING ZONING: Interim "A" Agricultural

All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with *Chapt. 211, Tex. Loc. Gov't. Code*, and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

In an area temporarily classified as Agricultural District "A", no permits for the construction of a building or use of land other than uses allowed in said District under this Ordinance shall be issued by the City Building Official.

PROPOSED ZONING: "RS" Retail Services

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

SITE INFORMATION:

Transportation:

The subject property is located along Goforth Road, east of Dacy Lane. Goforth Road is a major arterial roadway that connects several residential neighborhoods and Lehman High School to IH-35

Subdivision:

The subject property is located in the Kyle Heights Subdivision Section 2. A subdivision that was originally subdivided prior to the area being incorporated into the City of Kyle ETJ or the City limits.

November 29, 2011

Planning and Zoning Commission

Zoning

Las Delicias Investments Jose Bucio

Case Number: Z-11-010

PUBLIC INPUT:

Currently, Staff has not received any comments regarding the zoning change.

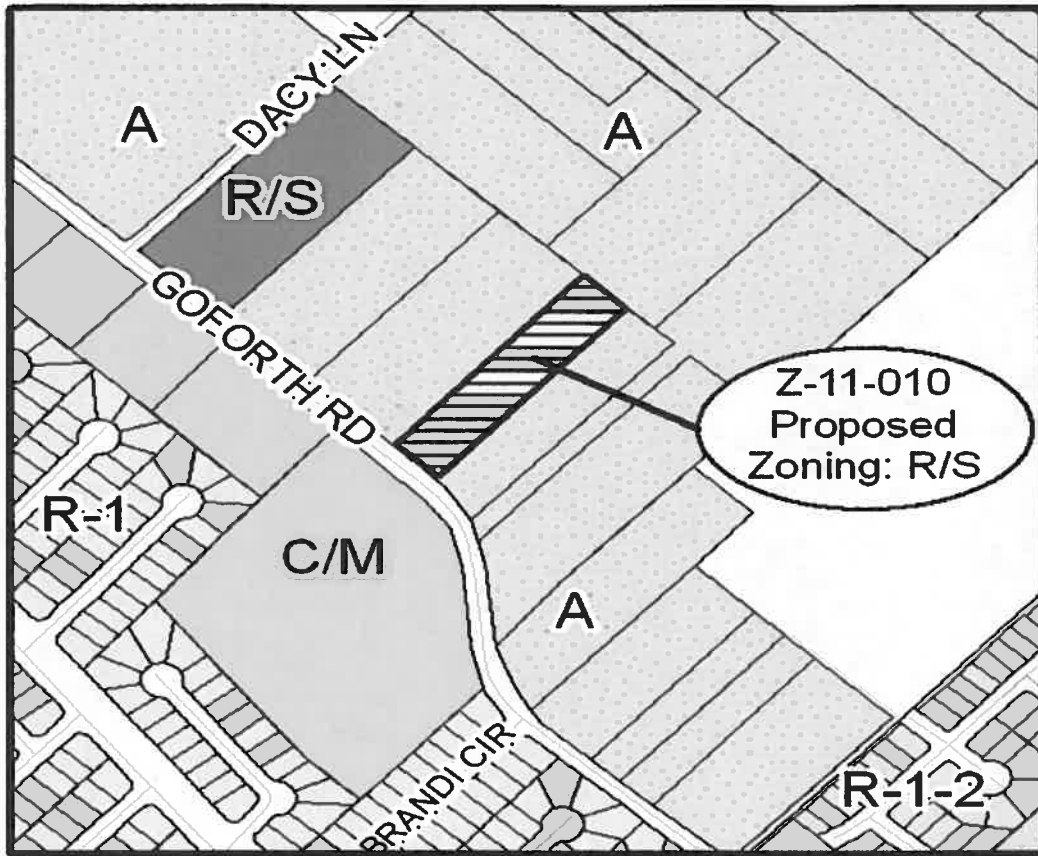
STAFF ANALYSIS AND RECOMMENDATION:

The subject property is currently located in area where both rural and suburban development is located in very close proximity to each other, with Goforth Road generally separating the rural development from the suburban development to the south. However due to growth taking place in this area of the city redevelopment of the rural development within this area is quickly approaching. As a result of the growth taking place in this area of the city the future land use map identifies this area as the New Town District. The New Town District is designed to contain a horizontal mix of land uses intended to provide a balance of residential and commercial uses.

As indicated above the applicant is requesting a zoning designation of Retail Services "R/S" for the subject property. The Retail Services district generally allows retail sales of consumable products and is identified in the Comprehensive Master Plan as a "conditional" zoning designation for the New Town District.

Staff has analyzed the request and is recommending approval of the request for the following reasons:

- The proposed change is consistent with the future land use map and the intent of the future land use designation.
- The uses permitted and the standards applicable in the proposed zoning designation will be appropriate in the immediate area.
- The developer of the property will be responsible for any infrastructure upgrades that will be required.



November 29, 2011

Planning and Zoning Commission

Zoning

Mountain Plum, LTD

Case Number: Z-11-011

OWNER/APPLICANT: Mountain Plum, LTD
Land Dev.

AGENT: Myra Goepp, Benchmark

LOCATION: Located within the Plum Creek Planned Unit Development, on property located within the 4900 block of South FM 1626 between Vantage Apartments and the Railroad tracks.

COUNTY: Hays County

AREA: 15.4 acres (11.1 acres to be rezoned to Open Space/4.3 acres to be rezoned to Light Industrial)

PROPOSED CITY COUNCIL HEARINGS: December 6, 2011 ~ 1ST Reading
December 20, 2011 ~ 2ND Reading

EXISTING ZONING: Mixed Use within the Plum Creek Planned Unit Development

This area is intended to provide locations for a relatively wide range of small businesses and services which complement the residential development pattern as a convenience to residents in the PUD. Mixed use development areas of this type are intended to be located and developed in a manner consistent with the Plum Creek PUD master plan and a site development plan. It is intended to allow for a mix of uses that:

- (1) Provide a variety of employment opportunities and housing types;
- (2) Foster pedestrian and other non-motor vehicle activity;
- (3) Ensure functionally coordinated, aesthetically pleasing and cohesive site planning and design; and
- (4) Ensure compatibility of uses within mixed use developments with other uses within such development and with the surrounding area and minimize off-site impacts associated with the development.

PROPOSED ZONING: Open Space and Light Industrial within the Plum Creek Planned Unit Development.

An Open Space PUD district is a tract of land provided as a general benefit for the community. Common open space may be usable for recreational purposes or may provide visual, aesthetic and environmental amenities. The uses authorized for the common open space should be appropriate to the scale and character of the surrounding development considering its size, density, expected population, topography, and the number and type of dwellings to be provided. Common open space should be improved for its intended use, but open space containing natural features worthy of preservation may be left unimproved. Any buildings, structures and improvements to be located in the common open space must be appropriate to the uses which are

November 29, 2011

Planning and Zoning Commission

Zoning

Mountain Plum, LTD

Case Number: Z-11-011

intended and, therefore, must conserve and enhance the amenities of the common open space having regard to its topography and the intended function of the common open space, and must be secondary to open space component.

Light Industrial PUD district is designed to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. The uses include primarily serve other commercial and industrial enterprises. No building or land shall be used, and no building hereafter shall be erected, maintained, or structurally altered, except for one (1) or more of the uses hereinafter enumerated. The "LI" Light Industrial PUD District is designated for selected sales, manufacturing and industrial classification.

SITE INFORMATION:

Transportation:

The subject property fronts on FM 1626, however will take access off the extension Cromwell Drive.

Subdivision:

A Final Plat is required, and under staff review.

PUBLIC INPUT:

Currently, Staff has not received any comments regarding the zoning change.

STAFF RECOMMENDATION:

The subject property is currently undeveloped and is located at the terminus of the proposed extension of Cromwell Drive. The applicant is proposing to develop the 15.4 acres into a self storage business and regional detention area, which in dry conditions could be used for recreation purposes.

The Land Use map identifies the subject property to be located within the Super Regional Node and the Riparian landscape zone. The Comprehensive Master Plan identifies the desire to have a mixture of uses within the super regional node and specifies that appropriate land use transitions should be analyzed when new development takes place next to existing communities. The Riparian District is identified in the Comprehensive Master Plan as an area characterized by primary waterways and surrounding floodplains.

Surrounding Zoning and Existing Land Use

	Zoning	Land Use
North	Plum Creek PDD	Kyle Parkway
East	Retail Services	Rail Road
South	Plum Creek PDD- Open Space	Golf Course
West	Plum Creek PDD- Mixed Use	Vantage Apartments

November 29, 2011

Planning and Zoning Commission

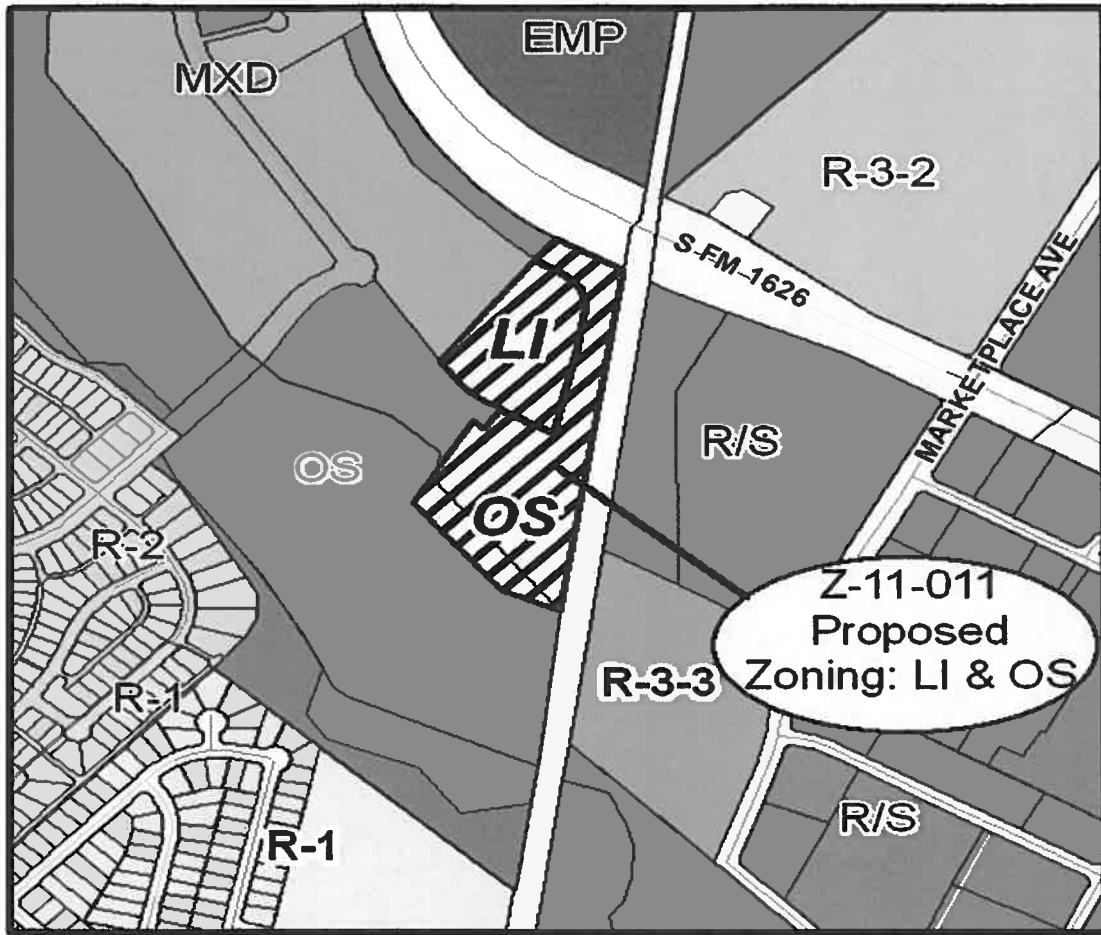
Zoning

Mountain Plum, LTD

Case Number: Z-11-011

Staff has reviewed the request and recommending approval for the following reasons:

- The uses permitted and the standards applicable in the proposed zoning designation will be appropriate in the immediate area.
- The proposed zoning change is consistent with the intent of the comprehensive master plan future land use map designation
- The zoning change will not substantially affect the public health, safety, or general welfare of the surrounding area.



November 29, 2011

Planning and Zoning Commission

Zoning

Dacy Lane, LLC.

Case Number: Z-11-012

OWNER/APPLICANT: Dacy Lane, LLC.

AGENT: Hugo Elizondo, Jr., P.E.

LOCATION: Located on the south-side of Bebee Road and just west of Dacy Lane.

COUNTY: Hays County

AREA: 23.77 acres

PROPOSED CITY COUNCIL HEARINGS: December 6, 2011 ~ 1ST Reading
December 20, 2011 ~ 2ND Reading

EXISTING ZONING: Interim "A" Agricultural

All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with *Chapt. 211, Tex. Loc. Gov't. Code*, and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

In an area temporarily classified as Agricultural District "A", no permits for the construction of a building or use of land other than uses allowed in said District under this Ordinance shall be issued by the City Building Official.

PROPOSED ZONING: Retail Services (8.42 acres) R-3-3 (9.90 acres) and R-1-T (5.45 acres)

"RS" Retail Services

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

"R-3-3" Apartments Residential 3

Permits typical apartment development with buildings not exceeding three (3) stories, nor more than 28 units per buildable acre, and with apartments or units having a minimum living area of

November 29, 2011

Planning and Zoning Commission

Zoning

Dacy Lane, LLC.

Case Number: Z-11-012

500 square feet; provided that not more than twenty five percent (25%) of the units in any such apartment development or project shall have less than 750 square feet of living area.

“R-1-T” Residential Townhouse

Allows attached single-family structures with a minimum of 1,000 square feet of living area 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 (10) units per buildable acre of land.

SITE INFORMATION:

Transportation:

The subject property fronts both on Bebee Road and Dacy Lane.

PUBLIC INPUT:

Currently, Staff has not received any comments regarding the zoning change.

STAFF RECOMMENDATION:

The subject property is located at the intersection of Dacy Lane and Bebee Road. The property in its entirety is approximately 23 acres; however the applicant is seeking the following three zoning designations over the tract: R-3-3 (Multi-family Apartments), R-1-T (Townhomes), and RS (Retail Services).

The proposed rezoning site is located within the New Town Future Land Use District which has been identified to harness economic development potential and establish its position as the sustainable center of surrounding growth. This district is identified as an area where form and design are critical to ensuring transitions between neighboring uses.

Surrounding Zoning and Existing Land Use

	Zoning	Land Use
North	R-1-2 (Single Family Residential)	undeveloped
East	Warehouse	Dacy Lane
South	Agriculture	Mobile home subdivision
West	Warehouse	Bebee Road

November 29, 2011

Planning and Zoning Commission

Zoning

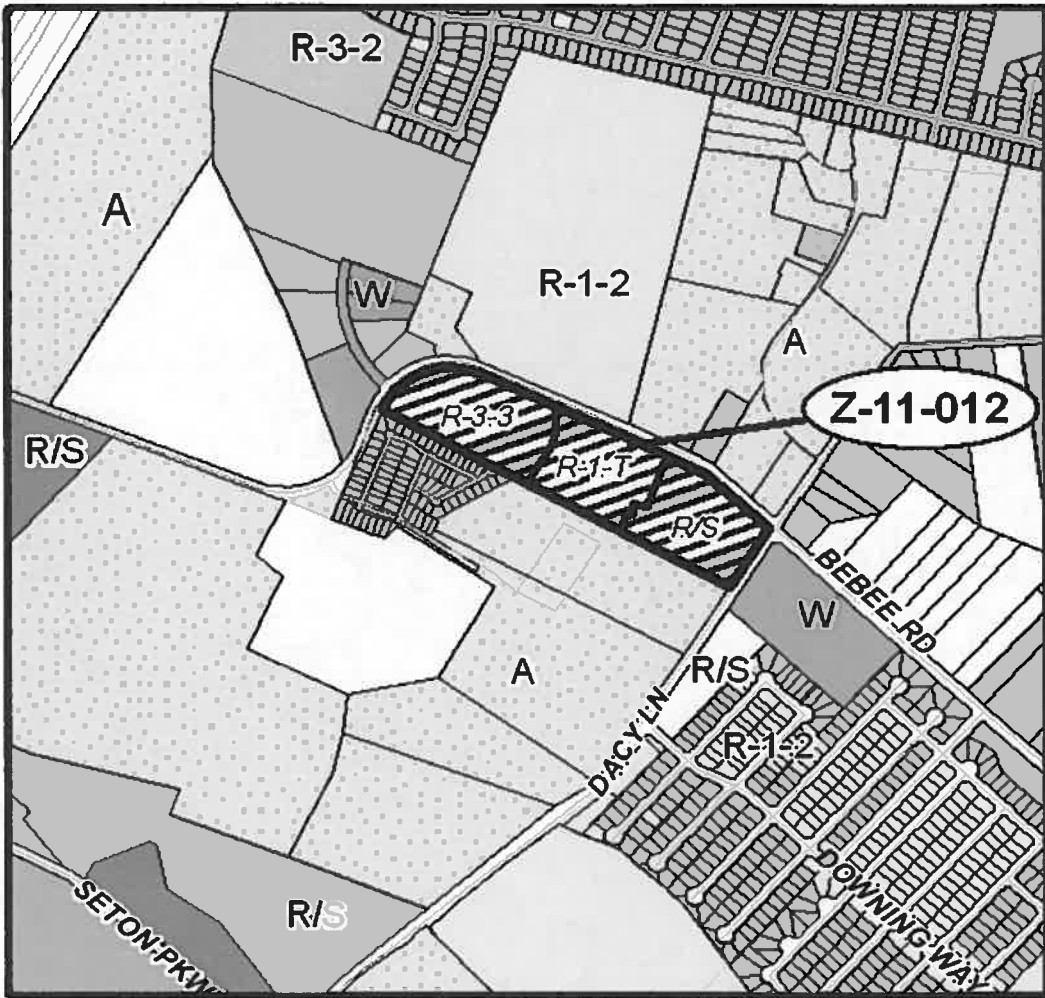
Dacy Lane, LLC.

Case Number: Z-11-012

The property along Bebee Road, between I-35 and Dacy Lane, is very rural in nature and is used agriculturally or remains undeveloped. As a result of the undeveloped nature of the area staff is concerned that the infrastructure, both road infrastructure and utilities, were not designed to support the type of development the applicant is supporting. While the applicant would be responsible for any upgrades or installation of infrastructure needed to support the proposed development staff feels that due to the density of development (a maximum of 331 units) a development of this nature is better suited to front on a major arterial roadway.

Staff has reviewed the request and is recommending denial for the following reasons:

- The density permitted and the standards applicable in the proposed zoning designation will not be appropriate under the current infrastructure capabilities.
- The proposed zoning change is consistent with the intent of the comprehensive master plan goals to ensure that land use and transportation plans are complementary so as not to overburden Kyle Thoroughfares.



November 29, 2011

Planning and Zoning Commission

Zoning

3700 Kyle Crossing, LLC.

Case Number: Z-11-013

OWNER/APPLICANT: 3700 Kyle Crossing, LLC

AGENT: Liz Walker

LOCATION: 3700 Kyle Crossing

COUNTY: Hays County

AREA: 10 acres

PROPOSED CITY COUNCIL HEARINGS: December 6, 2011 ~ 1ST Reading
December 20, 2011 ~ 2ND Reading

EXISTING ZONING: Interim "A" Agricultural

All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with *Chapt. 211, Tex. Loc. Gov't. Code*, and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

In an area temporarily classified as Agricultural District "A", no permits for the construction of a building or use of land other than uses allowed in said District under this Ordinance shall be issued by the City Building Official.

PROPOSED ZONING: Construction Manufacturing

Construction Manufacturing allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons and property outside the boundaries of the property.

SITE INFORMATION:

Transportation:

The subject property fronts on both Kyle Crossing and Dry Hole Drive. The Transportation Master Plan indicates that the intersection of the two streets are planned to be developed into a parkway loop and regional connector.

PUBLIC INPUT:

Currently, Staff has not received any comments regarding the zoning change.

November 29, 2011

Planning and Zoning Commission

Zoning

3700 Kyle Crossing, LLC.

Case Number: Z-11-013

STAFF ANALYSIS AND RECOMMENDATION:

The subject property is approximately 10 acres in size and is located at the intersection of Kyle Crossing and Dry Hole Drive (behind the Home Depot). The property has been developed as a manufacturing site and was previously used by Palm Harbor for the manufacturing and assembly of premanufactured homes. Since the site was developed prior to being annexed into the City the property has retained the interim zoning designation of Agriculture, the zoning designation assigned to properties at the time of annexation. The applicant is proposing to utilize the existing building however due to the location of the site within the IH-35 Overlay any additional development will require full compliance with the Overlay requirements.

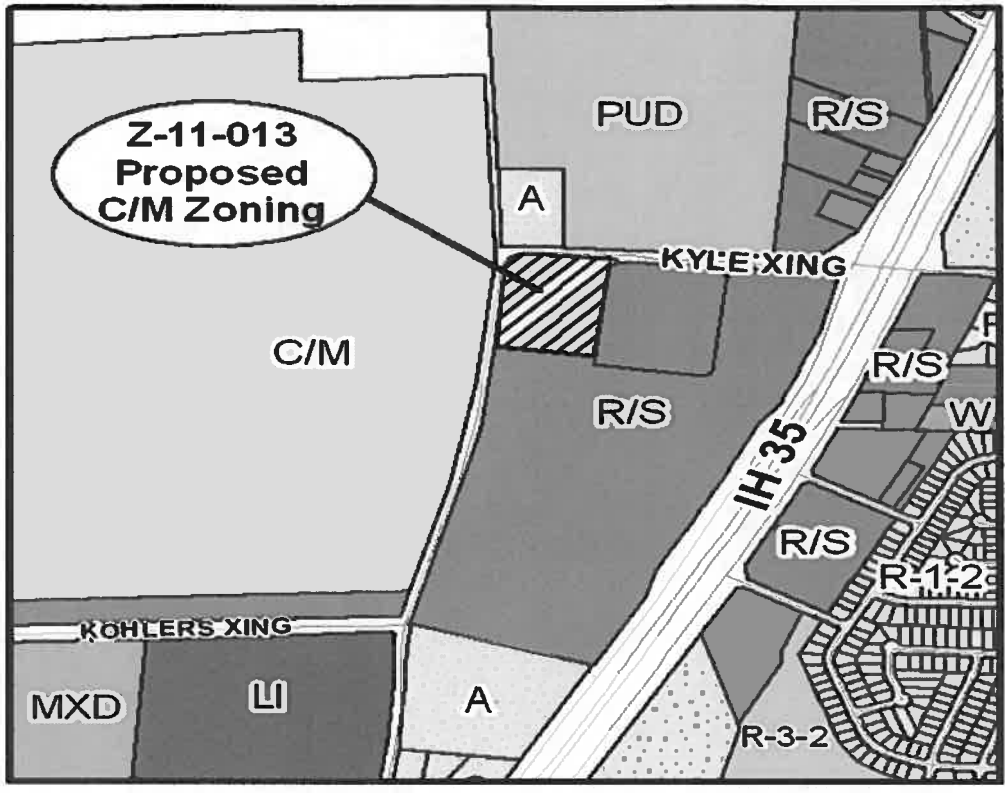
Surrounding Zoning and Land Use

	Zoning	Land Use
North	Agriculture and Retail Services	Pet Services
East	Retail Services	Home Depot
South	Retail Services	undeveloped
West	Construction Manufacturing	Quarry

The Comprehensive Master Plan has identified the future land use designation of the property as New Town District. The New Town District is generally located in the northern portion of Kyle on both the east and west sides of I-35. The New Town land use designation is intended to contain a horizontal mix of land uses integrated across the area to express a cohesive community form. In general, Single Family Residential, residential condominiums and townhomes and multi-family zoning designations are recommended for the New Town District. While Construction/Manufacturing, Entertainment, Hospital Services, Warehouse zoning designations are conditionally recommended for development with the New Town District.

Staff has reviewed the request and recommending approval for the following reasons:

- The uses permitted and the standards applicable in the proposed zoning designation will be appropriate in the immediate area.
- The proposed zoning change is consistent with the policies and intent of the future land use map and comprehensive master plan
- The zoning change will not substantially affect the public health, safety, or general welfare of the surrounding area.



MEMORANDUM

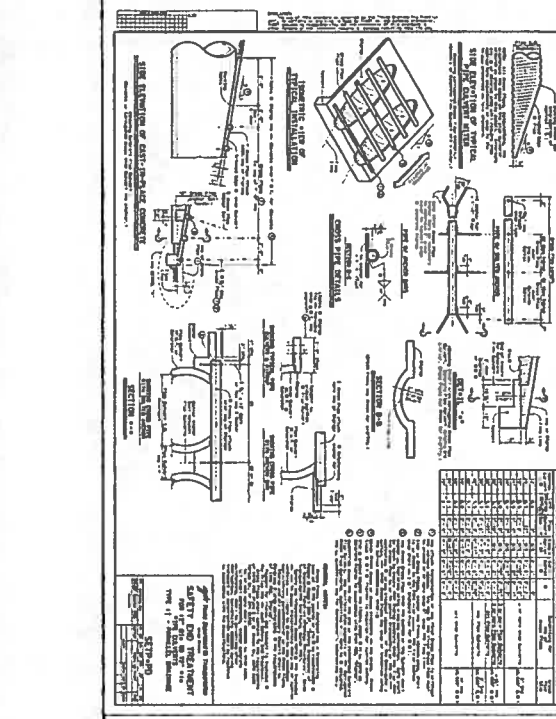
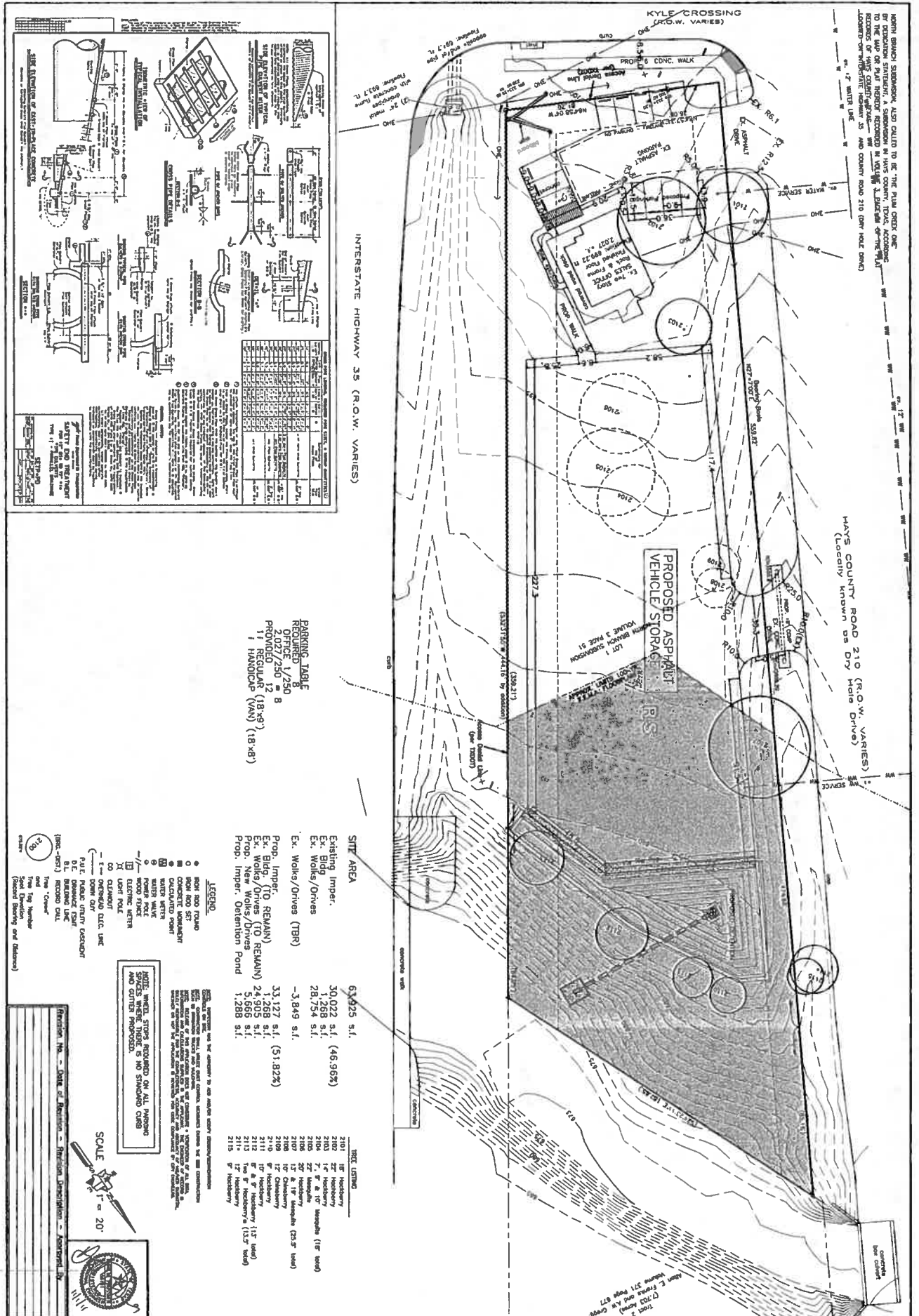
TO: Planning and Zoning Commissioners
FROM: Sofia Nelson, Director of Planning
DATE: November 29, 2011
SUBJECT: SITE DEVELOPMENT PLAN
THIRD COAST AUTO
(SD-11-011)

INFORMATION:

Site Development Plans for a proposed car sales lot zoned RS and located at 1930 Kyle Crossing were received on September 27, 2011.

STAFF RECOMMENDATION:

Approve the site development plan.



LEGEND

- ROUND ROAD
- ROAD NO. SET
- CONCRETE MONUMENT
- CALCULATED POINT
- WATER WALK
- POWER POLE
- RODS POINT
- UTILITY TRENCH
- UTILITY POLE
- DOWN CURB
- ON-SITE D.C. LINK
- FILL ROAD, UTILITY CANYON
- B.L. BUILDING LINE
- RECORD D.A.L.

NOTE: WHEEL STOPS REQUIRED ON ALL PARKING AND DRIVEWAYS. NO STANDARD CURBS AND GUTTER FINISHES.

PARKING TABLE

Category	Area (sq. ft.)	Capacity
PROPOSED	1,750	8
REGULAR	18 x 35	12
HANDICAP (VAN)	18 x 48	1

EXISTING AREA

- Existing Imper. 6,3925 S.F.
- Ex. Bldg 30,022 S.F. (46.96%)
- Ex. Walks/Drives 1,288 S.F.
- Ex. Walks/Drives 28,754 S.F.
- Prop. Imper. - 3,849 S.F.
- Ex. Bldg. (TO REMAIN) 33,127 S.F. (51.82%)
- Ex. Walks/Drives (TO REMAIN) 1,288 S.F.
- Prop. New Walks/Drives 5,666 S.F.
- Prop. Imper. Detention Pond 1,288 S.F.

TREE LISTING

- 2107 12" Hackberry
- 2108 8" Hackberry
- 2109 7" & 10" Sycamore (18" leaf)
- 2110 5" Hackberry
- 2111 8" Hackberry
- 2112 12" & 14" Magnolia (25" leaf)
- 2113 12" Hackberry
- 2114 12" Hackberry
- 2115 12" Hackberry

MAINTENANCE NOTES

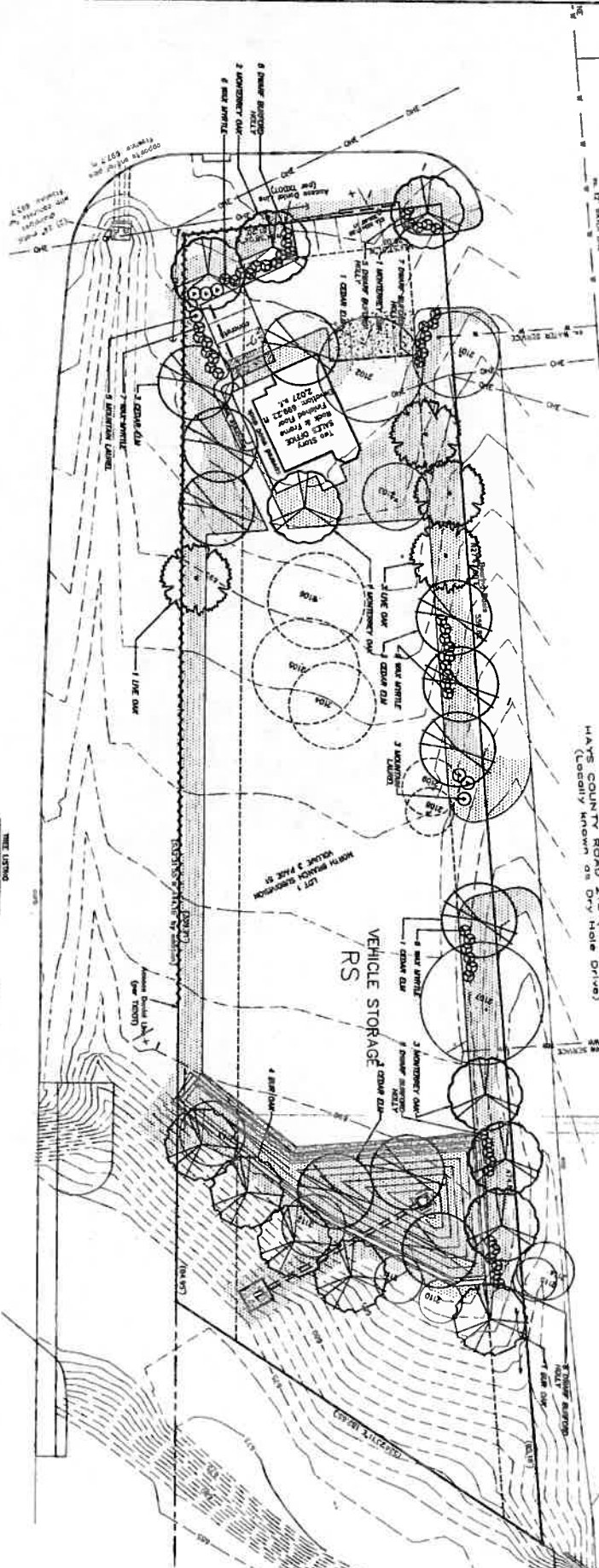
1. The owner of the landscaped property shall be responsible for the maintenance of all landscape elements. Care shall be given to the preservation of the landscape and the maintenance of the property. The owner shall be responsible for the maintenance of the landscape and the maintenance of the property. The owner shall be responsible for the maintenance of the landscape and the maintenance of the property.
2. The owner shall be responsible for the maintenance of the landscape and the maintenance of the property. The owner shall be responsible for the maintenance of the landscape and the maintenance of the property. The owner shall be responsible for the maintenance of the landscape and the maintenance of the property.

LANDSCAPE CALCULATIONS

Landscaping Area	Planting Density	Planting Rate	Total Plants
1. 10' x 10' Area	1 plant/100 sq ft	100 plants	100
2. 20' x 20' Area	1 plant/100 sq ft	400 plants	400
3. 30' x 30' Area	1 plant/100 sq ft	900 plants	900
4. 40' x 40' Area	1 plant/100 sq ft	1600 plants	1600
5. 50' x 50' Area	1 plant/100 sq ft	2500 plants	2500
6. 60' x 60' Area	1 plant/100 sq ft	3600 plants	3600
7. 70' x 70' Area	1 plant/100 sq ft	4900 plants	4900
8. 80' x 80' Area	1 plant/100 sq ft	6400 plants	6400
9. 90' x 90' Area	1 plant/100 sq ft	8100 plants	8100
10. 100' x 100' Area	1 plant/100 sq ft	10000 plants	10000



WPA Landscape Architect
 344 Canyon Blvd - Canyon Hills, Texas 78013
 P.O. Box 11211 - Austin, Texas 78711
 (512) 331-1121
 www.wpa-landscape.com



LANDSCAPE PLAN NOTES

1. Contractor to verify all dimensions and layout prior to the commencement of the landscape construction. Any discrepancies between the drawings and the actual site conditions shall be reported to the Owner's representative immediately.
2. Contractor to be responsible for protection of the landscape of adjacent utility, building, and other structures. The Contractor shall be responsible for the maintenance of the landscape and the maintenance of the property.
3. Contractor to verify all dimensions and layout prior to the commencement of the landscape construction. Any discrepancies between the drawings and the actual site conditions shall be reported to the Owner's representative immediately.
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12. Contractor to verify all dimensions and layout prior to the commencement of the landscape construction. Any discrepancies between the drawings and the actual site conditions shall be reported to the Owner's representative immediately.

PLANT LIST

PLANT	QUANTITY	NOTES
1 LINE OAK	10	10' x 10' Area
2 HOBBY OAK	20	20' x 20' Area
3 HOBBY OAK	30	30' x 30' Area
4 HOBBY OAK	40	40' x 40' Area
5 HOBBY OAK	50	50' x 50' Area
6 HOBBY OAK	60	60' x 60' Area
7 HOBBY OAK	70	70' x 70' Area
8 HOBBY OAK	80	80' x 80' Area
9 HOBBY OAK	90	90' x 90' Area
10 HOBBY OAK	100	100' x 100' Area

PLANT LIST

PLANT	QUANTITY	NOTES
1 LINE OAK	10	10' x 10' Area
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9 HOBBY OAK	90	90' x 90' Area
10 HOBBY OAK	100	100' x 100' Area

**THIRD COAST AUTO
 1930 KYLE CROSSING, KYLE TEXAS 78640
 LANDSCAPE PLAN**

Prosner and Associates, Inc.
 Consulting Engineers

MEMORANDUM

TO: Planning and Zoning Commissioners
FROM: Sofia Nelson, Director of Planning
DATE: November 29, 2011
SUBJECT: CONDITIONAL USE OVERLAY
THIRD COAST AUTO

INFORMATION:

A request by Kanton Labaj for an existing 2,027 square foot building located within the IH-35 Zoning Overlay District.

STAFF RECOMMENDATION:

Approve the conditional use overlay permit.



01 BUILDING FRONT
SCALE: 1/8" = 1'-0"



02 RIGHT SIDE
SCALE: 1/8" = 1'-0"

- KEY TO NOTES
- 1 HARD PLANK Siding
 - 2 SIDING VENEER
 - 3 2" GYPSUM BOARD
 - 4 4x8 STUDS SPACED



02 LEFT SIDE
SCALE: 1/8" = 1'-0"



04 REAR
SCALE: 1/8" = 1'-0"

Revision No.	Date of Revision	Revision Description	Approved By

