



## CITY OF KYLE, TEXAS

### Administrative Items

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:**

- Report on City Council Action
- Director Comments
- Commissioner Comments
- Future Agenda Items

**Other Information:**

**Budget Information:**

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Cover Memo

Item # 3



## CITY OF KYLE, TEXAS

Meeting Date: 1/24/2012  
Date time: 6:30 PM

### Plum Creek Phase 1 Section 11A - Lot 3A

**Subject/Recommendation:**

Plum Creek Phase 1 Section 11A - Lot 3A Resubdivision of Lots 3 and 4, Section 11A Replat  
5.144 acres; 1 Lot  
Location: Lots 3 and 4 of the Plum Creek Phase 1 Section 11A  
Applicant: Mountain Plum, Ltd.  
Agent: Lawrence Hanrahan, P.E., Hanrahan and Pritchard Engineering, Inc.

- *Public Hearing*
- *P&Z Recommendation to City Council*

**Other Information:**

Please see attachments

**Budget Information:**

N/A

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- [Plat](#)
- [P&Z Memo](#)

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Cover Memo

Item # 4

**MEMORANDUM**

TO: Planning and Zoning Commissioners  
FROM: Sofia Nelson, Director of Planning  
DATE: January 18, 2012  
SUBJECT: Plum Creek Phase 1 Section 11A – Lot 3A  
(FP-11-007)

**BACKGROUND****Site Information and Proposal**

The subject property is approximately 5.144 acres and fronts on both Kyle Parkway and Cromwell Drive. The proposed subdivision combines two lots, previously platted as lots 3 and 4, into one single lot. Lot 3A will be developed into a commercial/retail use consistent with the Mixed Use zoning requirements outlined in the Plum Creek PUD.

**Utilities**

Water and wastewater services will be provided by the City of Kyle.

**Access**

Access to the lot will be taken from the west off of Cromwell and from the north at the terminus of Ratcliffe (a private drive that runs perpendicular to Dorman Lane).

**STAFF RECOMMENDATION:**

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF 5.144 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, BEING ALL OF LOTS 3 & 4, PLUM CREEK PHASE I, SECTION 11A REPLAT, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET 15, PAGES 60-81, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 15,740 ACRE TRACT OF LAND OF RECORD IN VOLUME 3543, PAGE 198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBSCRIBE SAID 5.144 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 11A - LOT 3A, A RESUBDIVISION OF LOTS 3 & 4, SECTION 11A REPLAT SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS OF WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BGL PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: BGL PLUM CREEK DEVELOPERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER  
BY: BENCHMARK LAND DEVELOPMENT, INC.,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: DAVID C. MAHN, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF \_\_\_\_\_, 2011.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINTED NAME OF NOTARY)

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, LINDA FRITSCHE, 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 \_\_\_\_\_, 2011, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET \_\_\_\_\_, PAGE(S) \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, A.D.

BY: LINDA FRITSCHE  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING 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 11A - LOT 3A, A RESUBDIVISION OF LOTS 3 & 4, SECTION 11A REPLAT) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

Attachment number 2 of Page 1 of 2

BY: \_\_\_\_\_  
ATTEST:  
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11A - LOT 3A, A RESUBDIVISION OF LOTS 3 & 4, SECTION 11A REPLAT) 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 \_\_\_\_\_, 2011.

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.

**FOR REVIEW ONLY**

BY: LAWRENCE M. HANRAHAN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 68474 - STATE OF TEXAS  
HANRAHAN-PRITCHARD ENGINEERING, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512-459-4734

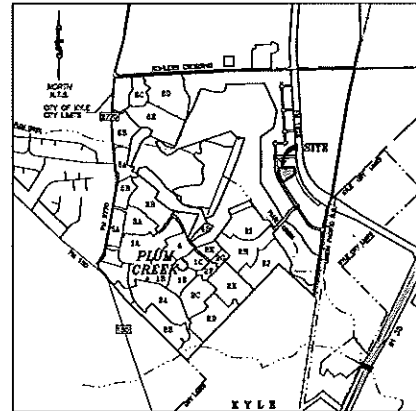
STATE OF TEXAS  
COUNTY OF TRAVIS

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.

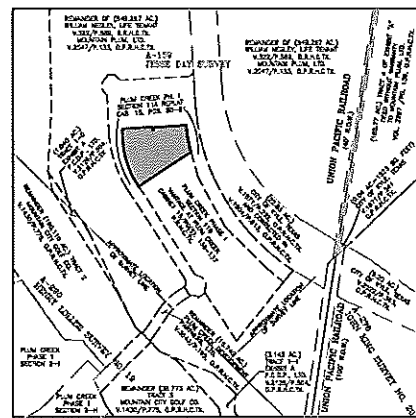
**FOR REVIEW ONLY**

BY: JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 8749 - STATE OF TEXAS  
LOOMIS PARTNERS  
3101 Bee Cave Rd., Suite 100  
AUSTIN, TEXAS 78746  
512-327-1180

# PLUM CREEK PHASE I, SECTION 11A - LOT 3A A RESUBDIVISION OF LOTS 3 & 4, SECTION 11A REPLAT



VICINITY MAP  
NTS



SITE MAP  
SCALE: 1" = 500'

**NOTES:**

- TOTAL ACREAGE: 5.144 ACRES.
- TOTAL NUMBER OF LOTS: 1
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 309 AND 311.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING CROWTHER DRIVE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS.
- OFFSITE WATER AND WASTEWATER LINES MUST BE CONSTRUCTED AND ACCEPTED BY CITY OF KYLE PRIOR TO OCCUPANCY OF ANY BUILDING(S) ON THIS PROPERTY.
- ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
- ALL OPEN SPACES, PRIVATE RIGHTS OF WAY (RATCLIFFE), DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IT SHALL BE THE HOMEOWNERS ASSOCIATION'S RESPONSIBILITY FOR KEEPING AREAS NEATLY CUT AND FREE OF DEBRIS AND ALL TREE/BRUSH REGROWTH.
- LOT 3A REQUIRES APPROVAL OF SITE DEVELOPMENT PLAN FROM THE CITY OF KYLE AND PLUM CREEK DEVELOPMENT PARTNERS, LTD. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
- LOT 3A SHALL NOT HAVE ACCESS TO F.W. 1628.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 3A IN THIS SUBDIVISION, SITE DEVELOPMENT AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
- PARKING WITHIN PRIVATE STREET (RATCLIFFE) RIGHT OF WAY ALONG THE FRONTAGE OF LOT 3A IS PROHIBITED.

**FLOOD NOTE:**

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11A - LOT 3A, A RESUBDIVISION OF LOTS 3 & 4, SECTION 11A REPLAT) IS CONTAINED IN THE 100 YEAR FLOOD ZONE. PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (CITY OF KYLE: 481100), COMMUNITY-PANEL NUMBER 48209C 0290F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

**PUBLIC UTILITY INFORMATION:**

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

<b>WATER:</b> CITY OF KYLE 101 BURLERSON KYLE, TEXAS 78640	<b>ELECTRIC:</b> FEDERALS ELECTRIC COOP 1810 FM 150 WEST KYLE, TEXAS 78640	<b>PHONE:</b> VERIZON 6601 F.M. 3237 WIMBERLEY, TEXAS 78738
<b>WASTEWATER:</b> CITY OF KYLE 101 BURLERSON KYLE, TEXAS 78640	<b>GAS:</b> CENTERPOINT ENERGY 315 CHEATHAM STREET SAN MARCOS, TEXAS 78666	

SHEET 1 OF 2

FILE: H:\S\RYEN\PLUM_CRC_P1\SECTION11A_SEC11A\ZPLAT 11A-LOT3A-RESUB-10153-0\PLUM-11A-LOT3A-RESUB-10153-4_PLAT.DWG			
DATE: 12-14-2011	DRAWN BY: G.T.	CREW: CAP, MK	
SCALE: N/A	CHECKED BY: J.D.B.	FB #:	
JOB #: 083410	DRAWING #: 11A-LOT3A-RES-3	PLAN #: 1089-B	
NO.	REVISION	BY	DATE



**LOOMIS**

**PARTNERS**

ENGINEERING LAND SURVEYING ENVIRONMENTAL CONSULTING

3101 Bee Cave Road, Suite 100 Austin, Texas 78746  
(TEL) 512.327.1180 (FAX) 512.327.4062 www.loomis-partners.com

**FINAL PLAT**  
PLUM CREEK PHASE I,  
SECTION 11A - LOT 3A  
A RESUBDIVISION OF LOTS 3 & 4,  
SECTION 11A REPLAT  
HAYS COUNTY, TEXAS

PLAN NO. 1089-B

PLOT DATE: Dec 14, 2011 - 12:33pm





## CITY OF KYLE, TEXAS

### Applebee's

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:**

Applebee's (SD-11-016)  
1.113 acres; 4,893 square foot building  
Located at 5363 Kyle Center Drive  
Applicant: NRP Restaurants  
Agent: Sam Walker, P.E., Kimley-Horn and Associates, Inc.

- *Public Hearing*

**Other Information:**

Please see attachments

**Budget Information:**

N/A

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

- [Site Plan](#)
- [Landscape Plan](#)
- [Landscape Plan](#)
- [P&Z Memo](#)

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Sofia Nelson, Planning Director

**DATE:** January 18, 2012

**SUBJECT:** Site Development Permit  
Applebee's

### Background

**Request:**

The applicant is requesting approval of a site development permit for the development of a 1.113 acre site. The proposed development of the site would include a 4,893 square foot restaurant and approximately 9,987 square feet of landscaping. The property is zoned Retail Services "RS" and is located within the 1-35 Overlay District.

**Location:**

The subject property is located along the southbound access road of I-35, approximately 900 feet south of the intersection of Kyle Pkwy and I-35.

**Overlay District:**

The Interstate Highway 35 corridor conditional use overlay district extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

a) The purpose of the of the overlay district is to maintain a high character and quality of community development, to promote compatible uses and standards, to preserve and enhance property values, to promote economic growth, to provide for orderly development, to provide for proper movement of traffic, and to secure the general safety of citizens by regulating the exterior architectural characteristics of structures

(b)The conditional use overlay districts will assist the community to recognize and preserve the distinctive architectural character of this community, which has been greatly influenced by the architecture of an earlier period in this community's history. This purpose shall be served by the regulation of exterior design, use of materials, the finish grade line, ingress and egress, and landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, reacted, enlarged, remodeled, removed, or demolished in the conditional use overlay district.

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Purpose of Application:**

A site development plan provides detailed graphic information indicating property boundaries, easements, land use, streets, utilities, drainage, off-street parking, lighting, signage, landscaping, vehicle and pedestrian circulation, open spaces, and general conformance with the master plan and ordinances of the city.

### **Analysis and Recommendation:**

The subject property is an interior lot in the Kyle Market Place Subdivision. The 1.125 acre lot fronts both on the southbound I-35 access road and Kyle Center Drive and is located adjacent to a private drive, which connects I-35 and Kyle Center Drive. Vehicular access to the site is provided off of Kyle Center Drive. The proposed development meets or exceeds all the required landscaping and off-street parking requirements. Additionally, all interior sidewalks are a minimum of 5' wide and 10% of the sidewalk area around the buildings are constructed of red brick or stained red concrete.

**Staff has reviewed the request and is recommending approval of the request.**



APPLIBEE'S  
KYLE MARKETPLACE  
5369 KYLE CENTER DRIVE  
KYLE, TX 78640

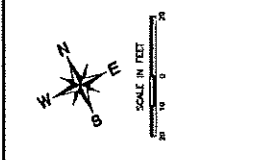


PROJECT SITE PLAN

Scale AS SHOWN  
Designed by LHC  
Drawn by LHC  
Created by SWK  
Date: DECEMBER 2011  
Project No. 081452043

SHEET  
05  
of 17

No.	Date	Revision



**LEGEND**

- PROPERTY BOUNDARY
- EASEMENT LK
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- ASPA ACCESSIBLE PATH
- PARKING
- PARKING WITH ACCESSIBLE SPACES
- UNDERGROUND UTILITY
- VEGETATION

**SITE DATA**

**EXISTING UTILITIES**

- Overhead Gas (6") 1115'
- Sanitary Sewer (4") 650'
- Water Sewer (4") 625'
- Sanitary Sewer (8") 740'
- Water Sewer (8") 615'
- Water Sewer (8") 615'
- Water Sewer (8") 615'

**PROPOSED BUILDING INFORMATION**

- Total Building Footprint (gross floor area) 5429 SF
- Total Building Footprint (net floor area) 725.00 SF
- Number of Levels 1
- Proposed Floor to Area Ratio 0.10
- Maximum Floor to Area Ratio 1.8

**TRAFFIC CONTROL**

- Surface Traffic Treatment Standard (PAVE)
- Holdings Accessible (0) (Traffic Required) 1
- Sign (0) (Required) 1
- Curb Opening From Lot & Block Construction 0
- Year 2011

**GENERAL NOTES**

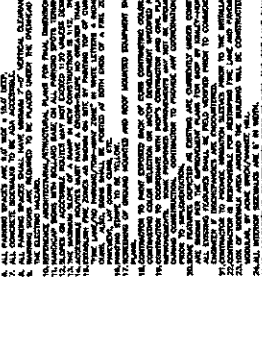
- CONTRACTOR TO VERIFY EXISTING UTILITIES AND MAKE NECESSARY ADJUSTMENTS.
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- CONTRACTOR TO VERIFY ALL UTILITIES AND MAKE NECESSARY ADJUSTMENTS.

**LINE TABLE**

NO.	DESCRIPTION	LENGTH (FEET)	(REMARKS)
1	1" CONC/ASPH/GRASS	3.45'	1 (CONCRETE LANE)

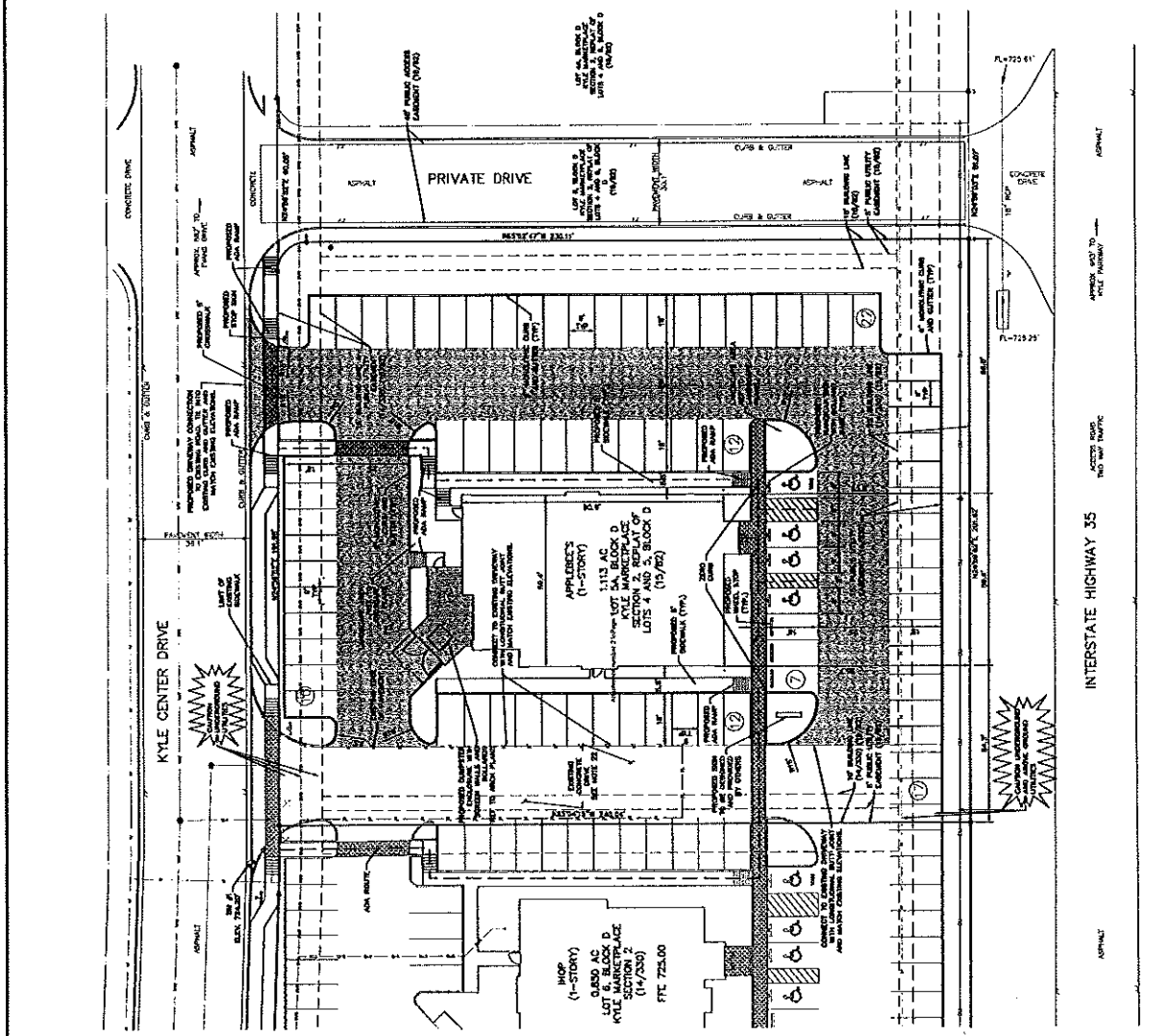
**CURVE TABLE**

NO.	DATA	BEARING	TURN	ANGLE	CHORD	BEARING	(REMARKS)
1	200.00'	S 89° 53' 00" E	18.31°	18.31°	200.00'	N 89° 53' 00" E	(200.00' CHORD)
2	200.00'	S 89° 53' 00" E	18.31°	18.31°	200.00'	N 89° 53' 00" E	(200.00' CHORD)
3	200.00'	S 89° 53' 00" E	18.31°	18.31°	200.00'	N 89° 53' 00" E	(200.00' CHORD)



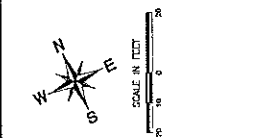
INTERSTATE HIGHWAY 35  
NO STOP TRAFFIC

**811**  
Call before you dig



APPROVED FOR CONSTRUCTION BY THE CITY OF KYLE, TEXAS  
APPROVED BY THE CITY OF KYLE, TEXAS  
APPROVED BY THE CITY OF KYLE, TEXAS

No.	Date	Revisions



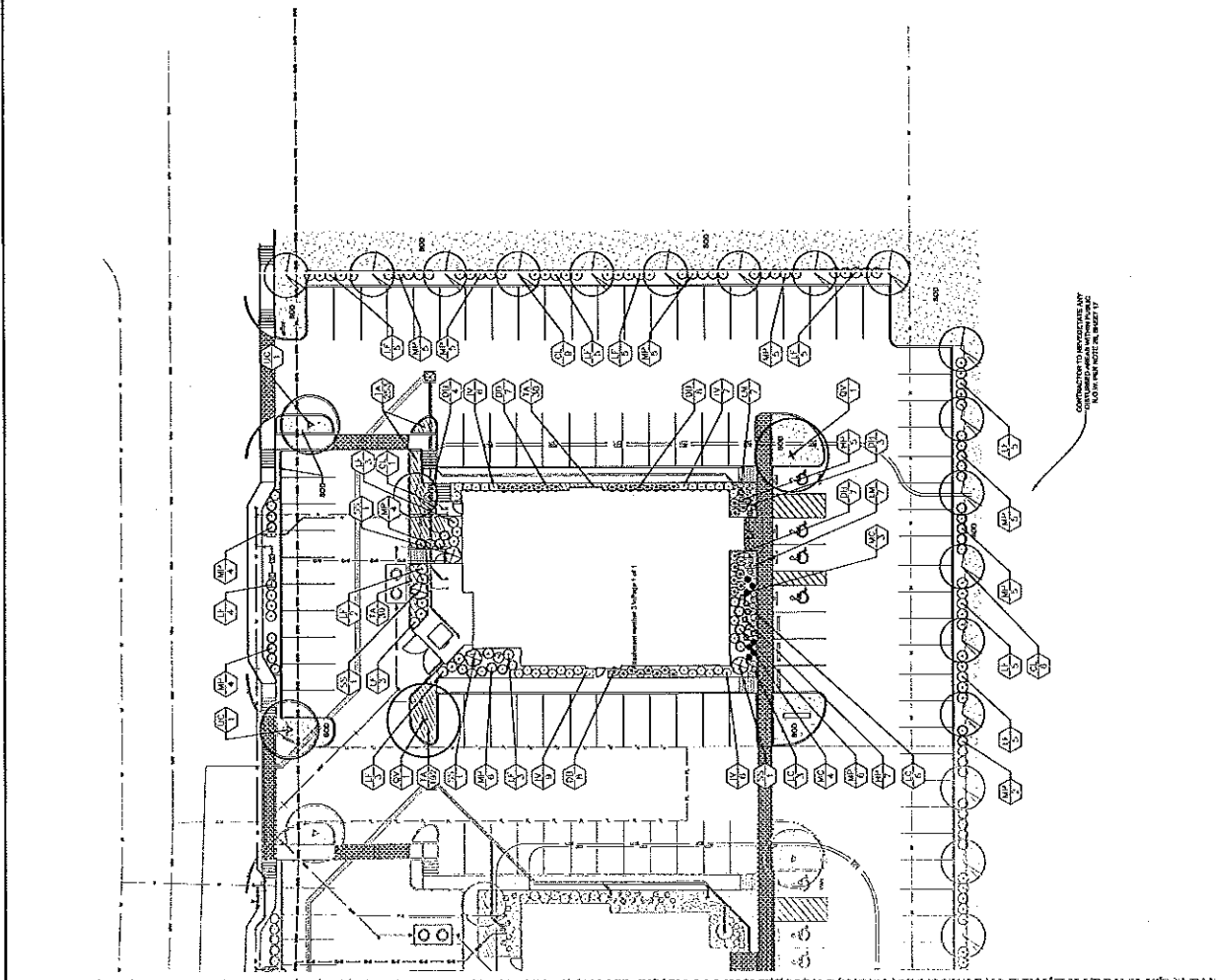
**LANDSCAPE TABULATIONS**

PRODUCT SPECIFICATIONS	NEW CONSTRUCTION OF AN FURNISHED RESTAURANT	
LANDSCAPE	LOT 1A, ALONG DIVE CROSSING	
ADDRESS:	1400 WEST CENTER DR. AVE., TEXAS 78704	
DATE:	1/13/10	BY: JMF
REVISIONS:	DATE:	BY:
TOTAL LANDSCAPE AREA:	3771 SF	
TOTAL PLANTING AREA:		
TOTAL TREES:		
TOTAL SHRUBS:		
TOTAL PERENNIALS:		
TOTAL PLANTING COST:		
TOTAL PLANTING MATERIAL:		
TOTAL PLANTING LABOR:		
TOTAL PLANTING TOTAL:		

**PLANTING SCHEDULE**

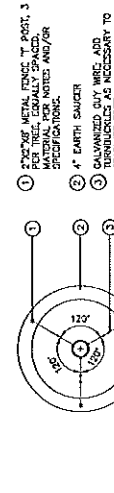
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	CITY RATING
2	DY	Quercus virginiana	Live Oak	4" Cal. min., 12 min. ht., straight, single trunk	2
2	UC	Ulmus americana	Osage Elm	4" Cal. min., 12 min. ht., straight, single trunk	1
15	CL	Chopala trees	Desert Willow	Multipane, 8 min. ht., matching, full branching	1
4	DS	Dioscorea eschscholzi	Texas Mountain Laurel	Multipane, 6 min. ht., matching, full branching	1
66	MP	Myrica parviflora	Sheep Wattle	6 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	2
53	LP	Lonicera japonica	Texas Sage	8 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	1
37	DS	Dioscorea eschscholzi	Sheep Wattle	8 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	2
25	TV	Thuja occidentalis	Sheep Wattle	8 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	1
12	HP	Hesperaloe parviflora	Red Yucca	1.5 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	1
7	MC	Malvastrum coccineum	Scarlet Wattle	1.5 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	1
9	LC	Lonicera caerulea	Blue Gold Lonicera	1.5 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	2
14	LM	Lonicera caerulea	Purple Lonicera	1.5 min. min., 24" ht. of planting, matching, full branching, 24" O.C.	2
014	TA	Thymus praecox	Adam's Yucca	4" maximum, wet rooted, 12" at planting, 12" O.C.	2
005	DD	Cynodon dactylon	Bermuda Grass Sod	100% live sod, 12" x 12" x 1/2" deep, 12" O.C.	1
006	BD	Cynodon dactylon	Bermuda Grass Sod	100% live sod, 12" x 12" x 1/2" deep, 12" O.C.	1

WARNING: CONTRACTOR IS TO  
 VERIFY ALL DIMENSIONS AND  
 LOCATIONS OF ALL AND EXIST  
 PRIOR TO CONSTRUCTION.



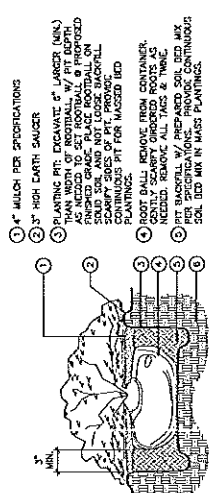
**LANDSCAPE NOTES**

- Plant materials used comply with all spacing and grading standards of the latest edition of American Standard for Nursery Stock.
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- In all the preparation of the vegetation to be installed, the contractor shall be representative of any condition in the existing site plan. The contractor shall be responsible for all damage incurred by the contractor.
- In the event of a discrepancy between drawings and plant schedules, the drawings shall prevail.
- Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by the contractor.
- No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
- Commercial Soil Mix: All planting beds shall be amended to an (6") inches below finished grade by concrete Contractor, and all drains, storm, irrigation, and other utilities shall be installed and backfilled with well compacted mix as available from Living Earth and other sources. The bed should be at the specified level.
- Existing soil shall be responsibly free of stumps, lumps of clay, roots and other foreign matter.
- If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all exposed areas. Gravel encasing to Engineer's grading plan.
- Low pH soil shall have 1,000 lbs/1,000 sq ft of lime applied to the soil.
- All plant beds shall be top dressed with a minimum 2" of shredded hardwood mulch.
- Provide leveled slope between all plant beds and lawn areas unless indicated differently on plan.
- Tree planting pits shall be beneficiated with top soil, and topped of all lumps, lumps of clay and other foreign material. Place 1" of compost and 3" of mulch on top of root ball.
- Methods of tree staking indicated on the drawings are for suggestion only. The contractor shall be responsible for any damage caused to trees due to improper staking methods (including absence of marking).
- The contractor shall be responsible for all damage incurred by the contractor.
- The contractor shall be responsible for all damage incurred by the contractor.
- Trees planted on utility easements shall have a clear trunk height of 7 feet from finish surface grade.
- Trees on existing public street pavement, drive alleys and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface grade.
- A utility triangle must be provided at all intersections. All landscaping within visibility triangles shall be restricted to a maximum of 20" high.
16. Plants shall be established within areas less than three (3) feet in width. All such areas shall be grown or other permanent field material such as paving.
- During the warranty period, the owner, landscaper, and/or their agent (if any) shall be jointly responsible for the maintenance of all landscaping. As required landscaping shall be limited to: mowing, weeding, pruning, fertilizing, watering, and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy condition. If any plant material is damaged, destroyed, or missing more than 40% defoliation, shall be replaced with plant material of similar size and variety within thirty (30) days.
- Contractor shall warranty plant material to remain alive and healthy for a period of one year from the date of installation. The contractor shall be responsible for all plant materials due to natural causes, acts of vandalism or negligence on the part of the owner.
- Landscape areas shall be kept free of trash, litter and weeds.
- All signage and fencing will be contingent upon building inspection department approval.
- An automatic irrigation system shall be provided to maintain all landscape areas. Overwatering shall be prohibited. A permit from the building inspection department is required for each irrigation system.
- The contractor shall recognize all disturbed areas within public R.O.W. with a full spread of grass within sixty (60) days of substantial completion. Contractor will be required for providing a full spread of grass within sixty (60) days of substantial completion. Contractor will be required to provide warm season grass. Refer to notes and specifications (this sheet) for topsoil and fertilizer requirements.



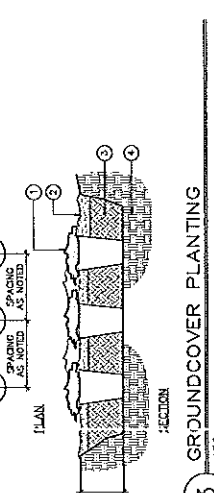
- 1 TREE PLANTING**  
N.T.S.
- 2" x 2" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - 4" EARTH SAUCER
  - ADVANCED GUY WIRE AND STABILIZE TREE
  - MURDER CHIPPING GUARDS
  - 1" COMPOST AND 4" MULCH
  - ROOT BALL REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM ALL GUY WIRE. REMOVE PLASTIC LINERS, AND OTHER PLASTIC MATERIALS FROM THE ENTIRE ROOTBALL.
  - PLANTING PIT DECAVATED 1" LARGER (MIN.) THAN WIDTH OF ROOTBALL. MIN. 12" DEPTH TO FIT ROOTBALL. PREPARED FINISHED GRADE. PLACE 1" COMPOST AND 4" MULCH. CONTINUOUS PIT FOR MAZZED BED PLANTINGS.
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - UNDISTURBED EARTH

**1 TREE PLANTING**  
N.T.S.



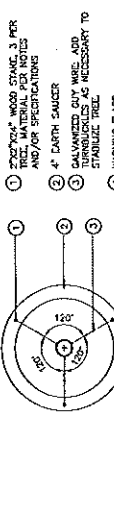
- 2 SHRUB PLANTING**  
N.T.S.
- 4" MULCH PER SPECIFICATIONS
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - ADVANCED GUY WIRE AND STABILIZE TREE
  - MURDER CHIPPING GUARDS
  - 1" COMPOST AND 4" MULCH
  - ROOT BALL REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM ALL GUY WIRE. REMOVE PLASTIC LINERS, AND OTHER PLASTIC MATERIALS FROM THE ENTIRE ROOTBALL.
  - PLANTING PIT DECAVATED 1" LARGER (MIN.) THAN WIDTH OF ROOTBALL. MIN. 12" DEPTH TO FIT ROOTBALL. PREPARED FINISHED GRADE. PLACE 1" COMPOST AND 4" MULCH. CONTINUOUS PIT FOR MAZZED BED PLANTINGS.
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - UNDISTURBED EARTH

**2 SHRUB PLANTING**  
N.T.S.



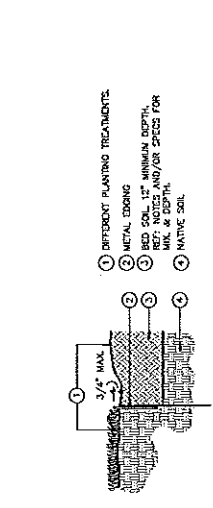
- 3 GROUNDCOVER PLANTING**  
N.T.S.
- GROUND COVER
  - 4" MULCH PER SPECIFICATIONS
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - EXISTING SUBGRADE

**3 GROUNDCOVER PLANTING**  
N.T.S.



- 4 MULTI-TRUNK TREE PLANTING**  
N.T.S.
- 2" x 2" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - 4" EARTH SAUCER
  - ADVANCED GUY WIRE AND STABILIZE TREE
  - MURDER CHIPPING GUARDS
  - 1" COMPOST AND 4" MULCH
  - ROOT BALL REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM ALL GUY WIRE. REMOVE PLASTIC LINERS, AND OTHER PLASTIC MATERIALS FROM THE ENTIRE ROOTBALL.
  - PLANTING PIT DECAVATED 1" LARGER (MIN.) THAN WIDTH OF ROOTBALL. MIN. 12" DEPTH TO FIT ROOTBALL. PREPARED FINISHED GRADE. PLACE 1" COMPOST AND 4" MULCH. CONTINUOUS PIT FOR MAZZED BED PLANTINGS.
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - UNDISTURBED EARTH
  - DIFFERENT PLANTING TREATMENTS
  - METAL CHAINS
  - BED SOIL 12" MINIMUM DEPTH, 1" COMPOST AND 4" MULCH PER SPECIFICATIONS.
  - NATIVE SOIL

**4 MULTI-TRUNK TREE PLANTING**  
N.T.S.

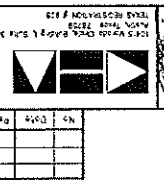


- 5 METAL EDGING**  
N.T.S.
- GROUND COVER
  - 4" MULCH PER SPECIFICATIONS
  - 3" x 3" x 6" METAL PITS, 3 PER TREE. MATERIAL PER NOTES AND/OR SPECIFICATIONS.
  - EXISTING SUBGRADE

**5 METAL EDGING**  
N.T.S.



Kimley-Horn  
and Associates, Inc.  
174 N. 5th Street  
P.O. Box 1000  
Austin, Texas 78768  
Tel: 512.476.1111  
Fax: 512.476.1122



APPLBBS  
3636 KYLE CENTER DRIVE  
KYLE, TX 78640

LANDSCAPE DETAILS

Project No. 06445402  
Date: JANUARY 2012  
Designed By: JAF  
Checked By: JAF  
Drawn By: RAS  
Scale: AS SHOWN  
SHEET 17 OF 17



## CITY OF KYLE, TEXAS

### IHOP

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:** IHOP (SD-11-015)  
0.850 acres; 4,676 square foot building  
Located at 5401 Kyle Center Drive  
Applicant: ACG Texas, LP  
Agent: Sam Walker, P.E., Kimley-Horn and Associates, Inc.

- *Public Hearing*

**Other Information:** Please see attachments

**Budget Information:** N/A

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

#### Attachments / click to download

- [P&Z Memo](#)
  - [Site Plan](#)
  - [Landscape Plan](#)
  - [Landscape Plan](#)
- 

Cover Memo

Item # 6

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Sofia Nelson, Planning Director

**DATE:** January 18, 2012

**SUBJECT:** Site Development Permit  
IHOP

### Background

**Request:**

The applicant is requesting approval of a site development permit for the development of a 0.850 acre site. The proposed development of the site would include a 4,676 square foot restaurant and approximately 6,368 square feet of landscaping. The property is zoned Retail Services "RS" and is located within the I-35 Overlay District.

**Location:**

The subject property is located along the southbound access road of I-35, approximately 900 feet south of the intersection of Kyle Pkwy and I-35.

**Overlay District:**

The Interstate Highway 35 corridor conditional use overlay district extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

a) The purpose of the of the overlay district is to maintain a high character and quality of community development, to promote compatible uses and standards, to preserve and enhance property values, to promote economic growth, to provide for orderly development, to provide for proper movement of traffic, and to secure the general safety of citizens by regulating the exterior architectural characteristics of structures

(b)The conditional use overlay districts will assist the community to recognize and preserve the distinctive architectural character of this community, which has been greatly influenced by the architecture of an earlier period in this community's history. This purpose shall be served by the regulation of exterior design, use of materials, the finish grade line, ingress and egress, and landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, reacted, enlarged, remodeled, removed, or demolished in the conditional use overlay district.

## **STAFF ANALYSIS AND RECOMMENDATION**

### **Purpose of Application:**

A site development plan provides detailed graphic information indicating property boundaries, easements, land use, streets, utilities, drainage, off-street parking, lighting, signage, landscaping, vehicle and pedestrian circulation, open spaces, and general conformance with the master plan and ordinances of the city.

### **Analysis and Recommendation:**

The subject property is an interior lot in the Kyle Market Place Subdivision. The 0.850 acre lot fronts both on the southbound I-35 access road and Kyle Center Drive and is located adjacent to the proposed Applebee's restaurant (also seeking approval of a site development permit and conditional use permit). A cross access easement has been provided on the subdivision plat to allow vehicular access to the site to be provided off of Kyle Center Drive and through the adjacent Applebee's site ( lot 5a). The proposed development meets or exceeds all the required landscaping and off-street parking requirements. Additionally, all interior sidewalks are a minimum of 5' wide and 10% of the sidewalk area around the buildings are constructed of red brick or stained red concrete.

**Staff has reviewed the request and is recommending approval of the request.**

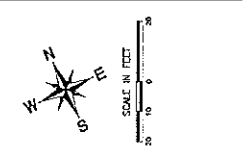


IHOP #3030  
 KYLE MARKETPLACE  
 5401 KYLE CENTER DRIVE  
 KYLE, TX 78640

PROJECT SITE PLAN

Designed by	UIC
Checked by	SJS
Date	December 2011
Project No.	06445921

No.	Date	Revisions



**LEGEND**

- PROPERTY BOUNDARY
- CASHTOP LINE
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- ADA ACCESSIBLE PATH
- FRIC LANE
- PROPOSED DRIVE
- EXISTING DRIVE
- EXISTING DRIVE

**SITE DATA**

Zone	R-7S
Overlaid Zone	R-7S
Lot Area (sq ft)	6,024
Total Building Square Footage	4,078
Proposed Impervious Cover (%)	32.02
Proposed Impervious Cover (SF)	6,234
Maximum Allowable Impervious Cover (%)	52.24
Maximum Allowable Impervious Cover (SF)	8,124

**PROPOSED BUILDING INFORMATION**

1. 1-1 STORY  
 2. 0.180 AC  
 3. LOT 8, BLOCK D  
 4. FFC 725.00

**PROPOSED DRIVE INFORMATION**

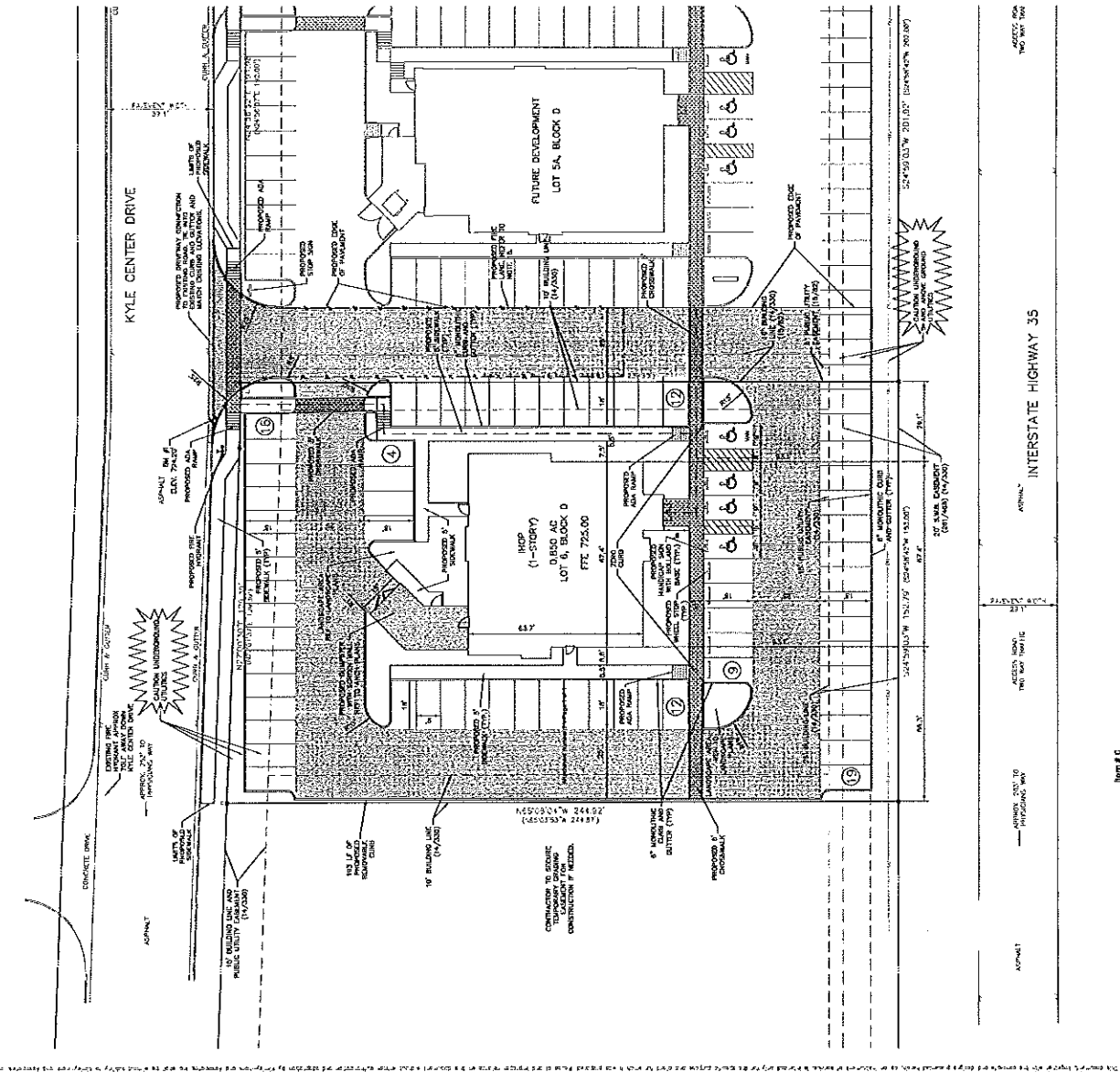
1. 6.00% SLOPE  
 2. 10' WIDE  
 3. 10' WIDE

**UTILITIES**

1. 10' WIDE  
 2. 10' WIDE

**CRITICAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.
3. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.
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12. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.
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15. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.
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20. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE.



No.	Draining	Unit	Year	Location	Record
1	Draining	Unit	Year	Location	Record

No.	Delta	Radius	Tan	ARC	Chord	IF	ARC	IF	ARC	IF	ARC	IF	ARC	IF	ARC
1	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

INTERSTATE HIGHWAY 35

APPROXIMATELY 100' TO 150' FROM THE CENTERLINE OF INTERSTATE HIGHWAY 35

APPROXIMATELY 100' TO 150' FROM THE CENTERLINE OF INTERSTATE HIGHWAY 35

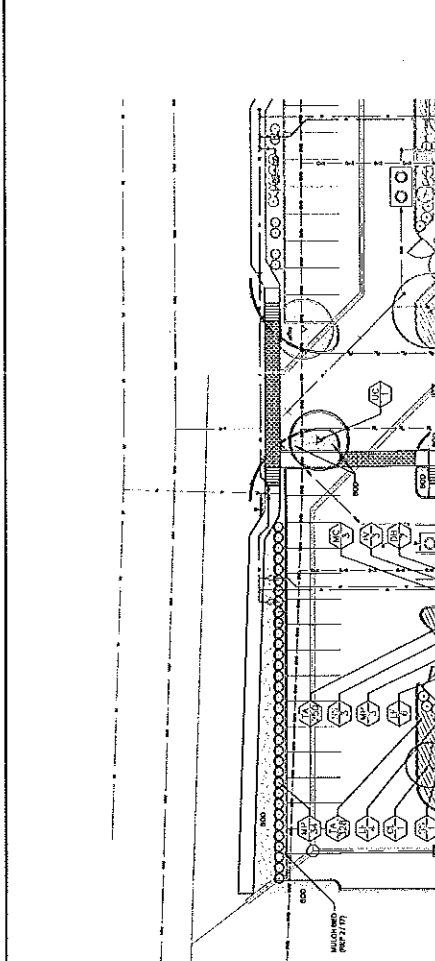
APPROXIMATELY 100' TO 150' FROM THE CENTERLINE OF INTERSTATE HIGHWAY 35

**LANDSCAPE TABULATIONS**  
 NEW CONSTRUCTION OF IHOP RESTAURANT  
 SITE: 5401 KYLE CENTER DRIVE, KYLE, TEXAS  
 DATE: 08/05/12  
 DRAWN BY: PAS  
 CHECKED BY: JLF  
 SCALE: 1" = 10'-0"

ITEM	QUANTITY	UNIT	REMARKS
TOTAL LANDSCAPE AREA	10,000	SQ. FT.	
TOTAL PLANTING AREA	7,000	SQ. FT.	
TOTAL TREES	10	EA.	
TOTAL SHRUBS	30	EA.	
TOTAL PERENNIALS	200	PL.	
TOTAL MULCH	100	CY	
TOTAL IRRIGATION	100	FT.	
TOTAL COST			

**PLANTING SCHEDULE**

ID	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	CITY RATING
1	QV	Quercus virginiana	Live Oak	4" Cal. min., 12" min. ht., straight, single trunk	2
2	UC	Ulmus crassifolia	Cedar Elm	4" Cal. min., 12" min. ht., straight, single trunk	1
3	CL	Chrysopsis lewisii	Deer Sucker	Mulchbank, 4" min. ht., spreading, full branching	1
4	DS	Diospyros santoniana	Texas Mountain Laurel	Mulchbank, 4" min. ht., spreading, full branching	1
5	MP	Myrica parvifolia	Covert Waxmyrtle	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	2
6	LF	Lonicera fruncoana	Forest Sage	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
7	DI	Diospyros lewisii	Deer Sucker	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	2
8	IV	Ipomoea pes-caprae	Covert Mandevilla	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
9	HP	Hesperis matronalis	Red Tuba	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
10	MC	Muhlenbergia capillaris	Covert Bluestem	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
11	LC	Lonicera caerulea	New Gold Lonicera	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
12	LA	Lonicera caerulea	Purple Lonicera	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	2
13	TA	Thuja occidentalis	Arborvitae	4" container, well rooted, 6' ht. at planting, 12" O.C.	2
14	DD	Diospyros lewisii	Deer Sucker	4" container, well rooted, 6' ht. at planting, 12" O.C.	1
15	AA	Asplenium platyneuron	Rock Fern	4" container, well rooted, 6' ht. at planting, 12" O.C.	1

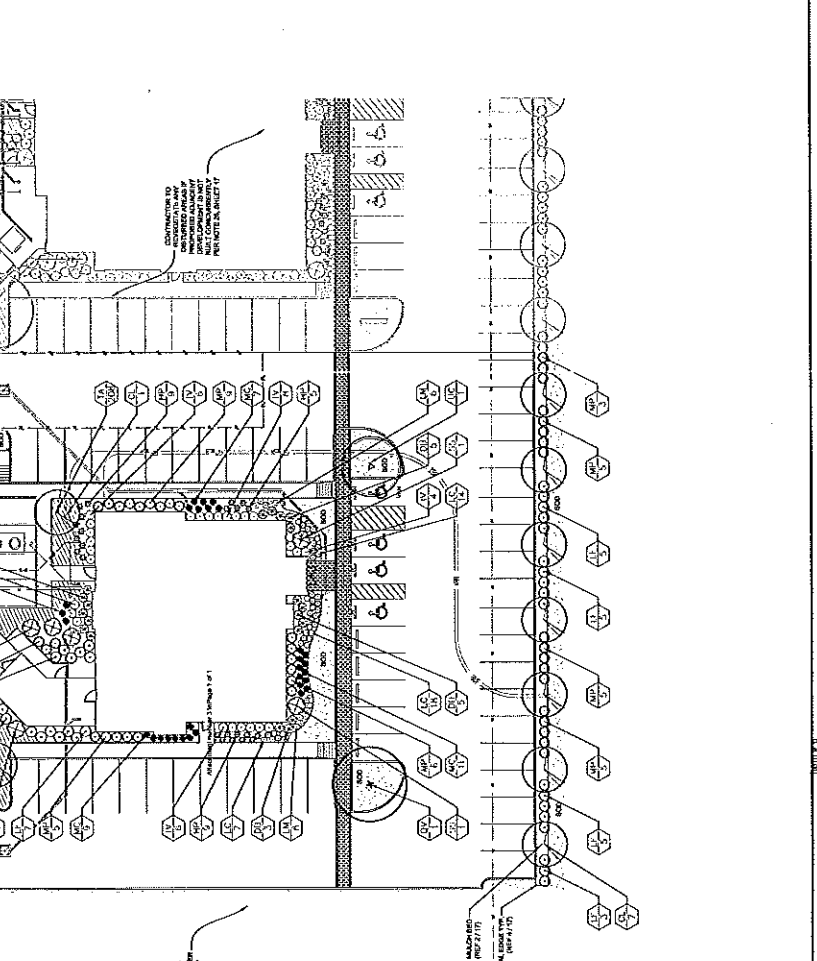


CONTRACTOR TO VERIFY ALL PLANTING MATERIAL IS AVAILABLE AND TO BE DELIVERED TO THE SITE WITHIN THE SPECIFIED TIME FRAME.

**LANDSCAPE PLAN**  
**IHOP**  
**5401 KYLE CENTER DRIVE**  
**KYLE, TX 78640**  
 Project No. 04453451  
 Date: 08/05/12  
 Checked by: JLF  
 Drawn by: PAS  
 Designed by: JLF  
 Scale: AS SHOWN  
 SHEET 16 OF 17

**PLANTING SCHEDULE**

ID	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	CITY RATING
1	QV	Quercus virginiana	Live Oak	4" Cal. min., 12" min. ht., straight, single trunk	2
2	UC	Ulmus crassifolia	Cedar Elm	4" Cal. min., 12" min. ht., straight, single trunk	1
3	CL	Chrysopsis lewisii	Deer Sucker	Mulchbank, 4" min. ht., spreading, full branching	1
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5	MP	Myrica parvifolia	Covert Waxmyrtle	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	2
6	LF	Lonicera fruncoana	Forest Sage	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
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8	IV	Ipomoea pes-caprae	Covert Mandevilla	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
9	HP	Hesperis matronalis	Red Tuba	3 1/2" min., 24" ht. at planting, spreading, full branching, 12" O.C.	1
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CONTRACTOR TO VERIFY ALL PLANTING MATERIAL IS AVAILABLE AND TO BE DELIVERED TO THE SITE WITHIN THE SPECIFIED TIME FRAME.

**LANDSCAPE PLAN**  
**IHOP**  
**5401 KYLE CENTER DRIVE**  
**KYLE, TX 78640**  
 Project No. 04453451  
 Date: 08/05/12  
 Checked by: JLF  
 Drawn by: PAS  
 Designed by: JLF  
 Scale: AS SHOWN  
 SHEET 16 OF 17

KNOW WHAT YOU WANT. CALL BEFORE YOU DIG.

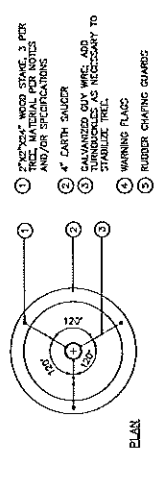
811

WARNING: CONTRACTORS ARE TO VERIFY PLANTING AND EXISTING UTILITIES BEFORE ANY CONSTRUCTION BEGINS TO AVOID DAMAGE TO UTILITIES.

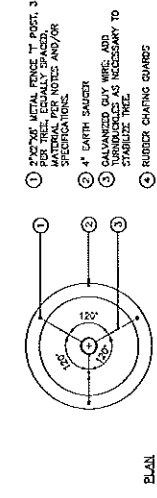


**LANDSCAPE NOTES**

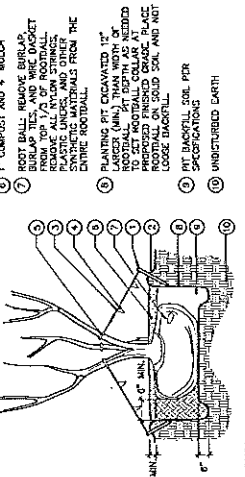
1. Plant material shall comply with all signs and grading standards of the latest edition of American Standard for Nursery Stock.
2. Contractor shall stake all tree locations and bed configuration for approval by owner prior to installation.
3. It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
4. In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
5. Locals of utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
6. No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
7. Concrete for 36" fiber-reinforcing beds shall be accompanied by the (65) bags of fiber-reinforcing removed from the site. The subgrade shall be tamped to a depth of six (6") inches and then covered with a 2" layer of 3/4" sand. The subgrade shall be tamped to a depth of six (6") inches and then covered with a 2" layer of 3/4" sand. The subgrade shall be tamped to a depth of six (6") inches and then covered with a 2" layer of 3/4" sand. The subgrade shall be tamped to a depth of six (6") inches and then covered with a 2" layer of 3/4" sand.
8. Callings and shall be randomly free of stones, lumps of clay, roots and other foreign matter.
9. If soils are encountered, improve to a depth of 4" and add 4" of highly fertile topsoil to all bedded areas. Grade according to Engineer's grading plan.
10. Lawn areas shall have 4" minimum trika topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. All plant beds shall be top dressed with a minimum 2" of shredded hardwood mulch.
12. Provide finished edge between of plant beds and lawn areas unless indicated differently on drawings.
13. Tree-planting pits shall be backfilled with top soil and covered of all sides, large of clay and other foreign material. Place 1" of compost and 2" of mulch on top of each bed.
14. Methods of tree staking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, his/their will be held liable for any damage caused to trees due to improper staking methods (including absence of staking) during the warranty period.
15. Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside of utility easements.
16. Trees overlooking walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
17. Trees overlooking public street pavement, drive drives and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
18. Stake out the location of trees from plans in place of street pavement.
19. A utility location shall be indicated on all submittals. All landscaping within utility easements and parking lot setbacks must be maintained so that lower limbs are a maximum of 7 feet from the ground and that shrubs and ground cover are a maximum of 24" high.
20. No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be green or other permanent fixed materials such as paving.
21. During the warranty period the owner, tenant, and/or their agent (if any) shall be jointly responsible for the maintenance of all landscaping. All required watering shall be limited to - pruning, adding, pruning, fertilizing, watering, and other such activities necessary to maintain the health and growth condition as is appropriate for the season of the year. Plant material that is damaged, diseased, removed, or missing more than 40% of its foliage, shall be replaced with plant material of similar size and variety within thirty (30) days.
22. The contractor shall be responsible for providing a 6" period of site work after the final acceptance. The contractor shall not include any work for the period of site work to include cleanup, site of vandalism or negligence on the part of the owner.
23. Landscape areas shall be kept free of trash, litter and weeds.
24. All scope and means shall be contingent upon building inspection department approval.
25. On adjacent properties, the contractor shall be responsible for installing all landscape areas. Ownership on streets and sidewalks is prohibited. A permit from the building inspection department is required for such irrigation systems.
26. The contractor shall investigate all disturbed areas within public R.O.W. on adjacent properties, and shall be responsible for restoring such areas to their original condition. The contractor shall be responsible for providing all topsoil, seed, fertilizer and water necessary to establish a full stand of permanent warm season grass. Refer to notes and specifications (this sheet) for topsoil and fertilizer requirements.



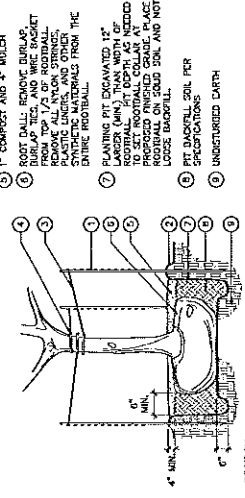
**4 MULTI-TRUNK TREE PLANTING**  
N.T.S.



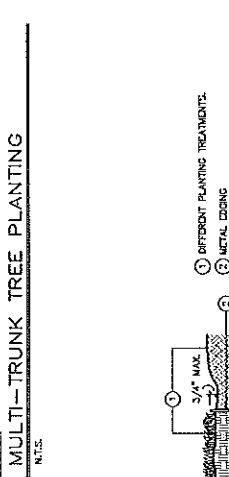
**1 TREE PLANTING**  
N.T.S.



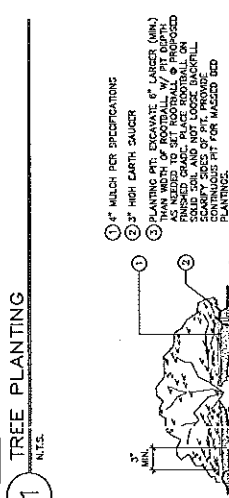
**4 MULTI-TRUNK TREE PLANTING**  
N.T.S.



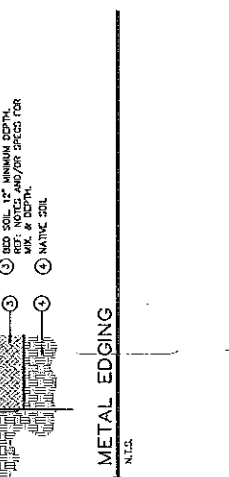
**1 TREE PLANTING**  
N.T.S.



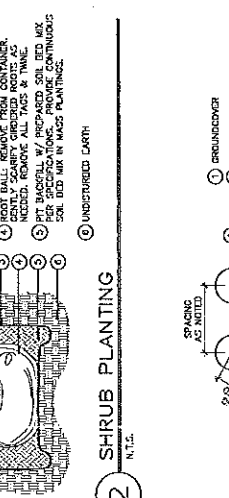
**5 METAL EDGING**  
N.T.S.



**2 SHRUB PLANTING**  
N.T.S.



**3 GROUNDCOVER PLANTING**  
N.T.S.



**3 GROUNDCOVER PLANTING**  
N.T.S.

WARNING: CONTRACTORS IS TO VERIFY PRELIMINARY AND EXISTING UTILITIES PRIOR TO CONSTRUCTION.

811  
 Your safety before.  
 Call before you dig.



## CITY OF KYLE, TEXAS

### Walgreens - Plum Creek

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:**

Walgreens - Plum Creek (SD-11-014)  
1.767 acres; 14,820 square foot building  
Located at the corner of FM 2770 and FM 150  
Applicant: Nomoland Company, LP  
Agent: Travis J. Bousquet, P.E.

- *Public Hearing*
- *P&Z Recommendation to City Council*

**Other Information:**

Please see attachments

**Budget Information:**

N/A

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Site Plan](#)
- [Landscape Plan](#)
- [P&Z Memo](#)

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Cover Memo

Item # 7

## MEMORANDUM

**TO:** Planning and Zoning Commission  
**FROM:** Sofia Nelson, Planning Director  
**DATE:** January 18, 2012  
**SUBJECT:** Site Development Permit  
Walgreens-Plum Creek

### Background

**Request:**

The applicant is requesting approval of a site development permit for the development of a 1.767 acre site. The development of the site is proposed to include a 14,820 square foot Walgreens Pharmacy and approximately 19,240 square feet of landscaping (25% of the site). The property is zoned MXD and located within the Plum Creek PUD overlay district.

**Location:**

The subject property is located at the southeast corner of FM 2770 and FM 150.

### STAFF ANALYSIS AND RECOMMENDATION

**Purpose of Application:**

A site development plan provides detailed graphic information indicating property boundaries, easements, land use, streets, utilities, drainage, off-street parking, lighting, signage, landscaping, vehicle and pedestrian circulation, open spaces, and general conformance with the master plan and ordinances of the city.

**Analysis and Recommendation:**

The subject property is located on the corner of two major roadways identified on the Transportation Master Plan as the northwestern part of the City's Inner Loop. The developed site will include an entrance/ exit on FM 2770 and a restricted right-in-right-out entrance/ exit on FM 150. The site plan also identifies an access point to the adjacent lot to provide for cross access between the two lots. The development of the site will include bicycle parking and a 5' sidewalk around the perimeter of the site for pedestrian access.

**Staff has reviewed the request for adherence to both the Plum Creek PUD site development and zoning requirements and the City of Kyle access and utility requirements and is recommending approval of the request.**



Engine Information:  
 The Boussquet Group, Inc.  
 4719 N. Loop W. Suite 310  
 Houston, TX 77027  
 Phone: 281.566.6817  
 Fax: 281.566.6818  
 Email: info@boussquet.com

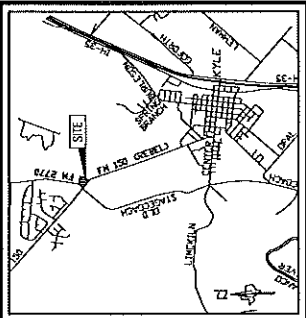


# PROPOSED WALGREENS PHARMACY R.M. 2770 & F.M. 150 KYLE, TEXAS

Sheet	Description
C-2.0	HORIZONTAL CONTROL PLAN

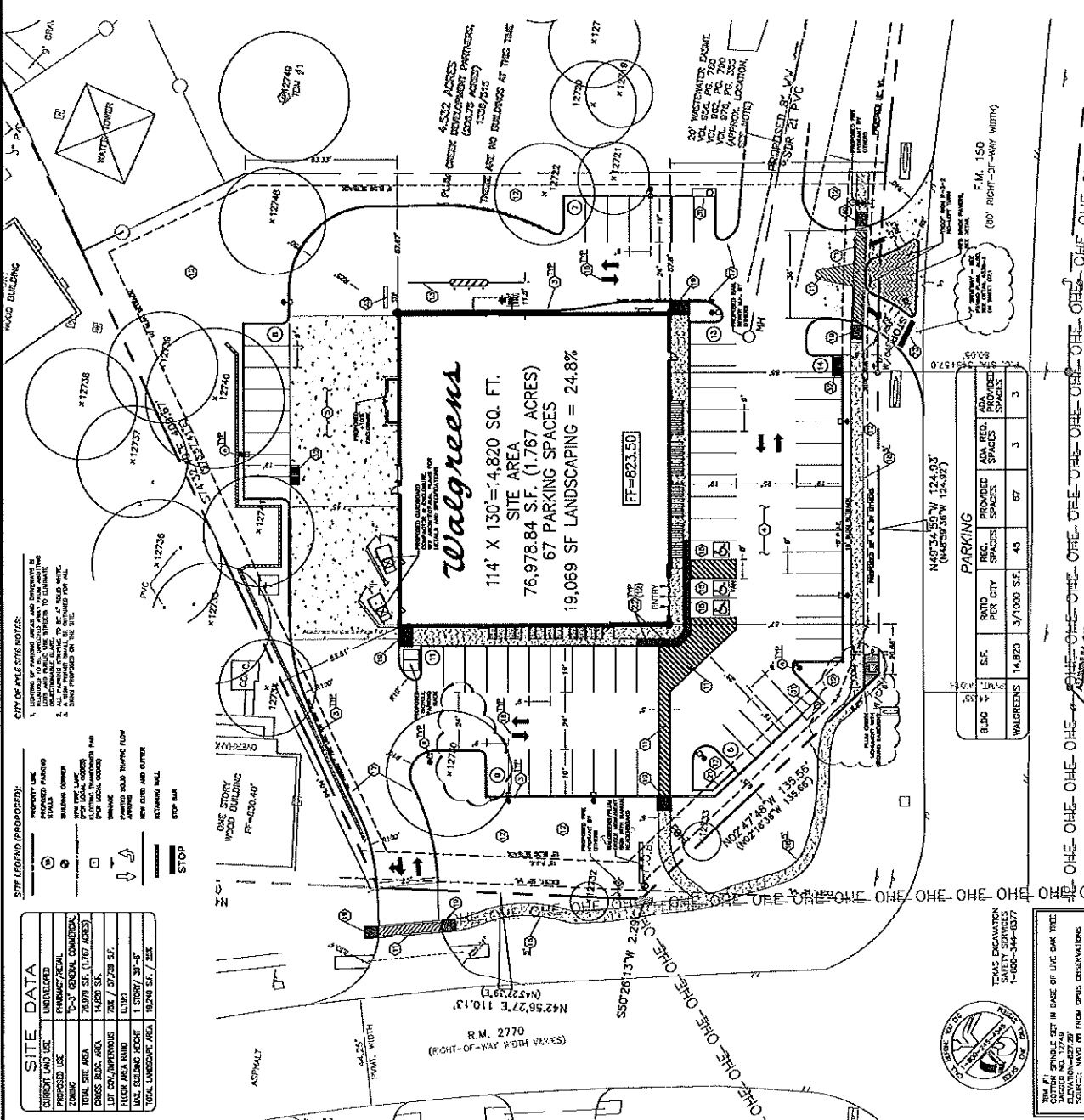
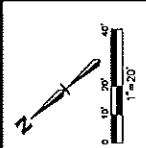
DATE: December 15, 2011  
 PROJECT NUMBER: 110133  
 SHEET NUMBER: C-2.0

C-2.0



**VICINITY MAP**

GENERAL NOTES:  
 1. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AGENCIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE STATE AGENCIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE FEDERAL AGENCIES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COMMUNITY.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE STATE COMMUNITY.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE FEDERAL COMMUNITY.



**OWNERS:**  
 1234 PUBLIC WAY  
 AUSTIN, TX 78701  
 TEL: 512.555.1234  
 FAX: 512.555.1234

**DESIGNER:**  
 THE BOUSSQUET GROUP, INC.  
 4719 N. LOOP WEST, SUITE 310  
 HOUSTON, TEXAS 77027  
 TEL: 281.566.6817  
 FAX: 281.566.6818  
 WWW.BOUSSQUET.COM

**CITY OF THE SITE NOTES:**  
 1. ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AGENCIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE STATE AGENCIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE FEDERAL AGENCIES.  
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE STATE COMMUNITY.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE FEDERAL COMMUNITY.

**SITE DATA**

PROPERTY USE	PROPOSED USE
RETAIL PHARMACY	RETAIL PHARMACY
INDUSTRIAL	INDUSTRIAL
COMMERCIAL	COMMERCIAL
RESIDENTIAL	RESIDENTIAL
CITY ZONING	CITY ZONING
STATE ZONING	STATE ZONING
FEDERAL ZONING	FEDERAL ZONING
LOCAL ZONING	LOCAL ZONING
ADJACENT PROPERTY ZONING	ADJACENT PROPERTY ZONING
ADJACENT PROPERTY USE	ADJACENT PROPERTY USE
ADJACENT PROPERTY OWNER	ADJACENT PROPERTY OWNER
ADJACENT PROPERTY ADDRESS	ADJACENT PROPERTY ADDRESS
ADJACENT PROPERTY PHONE	ADJACENT PROPERTY PHONE
ADJACENT PROPERTY FAX	ADJACENT PROPERTY FAX
ADJACENT PROPERTY WEBSITE	ADJACENT PROPERTY WEBSITE
ADJACENT PROPERTY SOCIAL MEDIA	ADJACENT PROPERTY SOCIAL MEDIA
ADJACENT PROPERTY OTHER	ADJACENT PROPERTY OTHER
ADJACENT PROPERTY NOTES	ADJACENT PROPERTY NOTES
ADJACENT PROPERTY CONTACT	ADJACENT PROPERTY CONTACT
ADJACENT PROPERTY DATE	ADJACENT PROPERTY DATE
ADJACENT PROPERTY STATUS	ADJACENT PROPERTY STATUS
ADJACENT PROPERTY COMMENTS	ADJACENT PROPERTY COMMENTS
ADJACENT PROPERTY SIGNATURE	ADJACENT PROPERTY SIGNATURE
ADJACENT PROPERTY DATE	ADJACENT PROPERTY DATE

**PARKING**

BLDG	NO. OF SPACES	NO. OF SPACES PROVIDED	NO. OF SPACES REQUIRED
WALGREENS	14,820	67	3
TOTAL	14,820	67	3

**UTILITY NOTES:**  
 1. ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AGENCIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE STATE AGENCIES.  
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 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE FEDERAL COMMUNITY.





## CITY OF KYLE, TEXAS

### Applebee's CUP

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:**

Consider a request by NRP Restaurants (Applebee's) for a Conditional Use Permit to construct a 4,893 square foot building located within the Interstate Highway 35 Corridor District.  
1.113 acres; 4,893 square foot building  
Located at 5363 Kyle Center Drive  
Applicant: NRP Restaurants

- *Public Hearing*
- *P&Z Recommendation to City Council*

**Other Information:**

Please see attachments

**Budget Information:**

N/A

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Color Rendering / Elevations](#)

[P&Z Memo](#)

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Sofia Nelson, Planning Director

**DATE:** January 20, 2012

**SUBJECT:** CONDITIONAL USE OVERLAY  
Applebee's

### Background

**Request:**

*The applicant is requesting approval of a Conditional Use permit for the construction of an Applebee's restaurant within the I-35 Overlay District. The proposed building includes the following materials including: red brick veneer, limestone veneer, and EIFs.*

**Location:**

The subject property is located along the southbound access road of I-35, approximately 900 feet south of the intersection of Kyle Pkwy and I-35.

**Overlay District**

The Interstate Highway 35 corridor conditional use overlay district extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

a) The purpose of the of the overlay district is to maintain a high character and quality of community development, to promote compatible uses and standards, to preserve and enhance property values, to promote economic growth, to provide for orderly development, to provide for proper movement of traffic, and to secure the general safety of citizens by regulating the exterior architectural characteristics of structures

(b)The conditional use overlay districts will assist the community to recognize and preserve the distinctive architectural character of this community, which has been greatly influenced by the architecture of an earlier period in this community's history. This purpose shall be served by the regulation of exterior design, use of materials, the finish grade line, ingress and egress, and landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, reacted, enlarged, remodeled, removed, or demolished in the conditional use overlay district.



## **Proposal**

The proposed Applebee's is approximately 4,893 square feet in size and is proposed to sit on a 1.113 acre lot. The restaurant will face IH-35 and the rear of the building will be oriented towards Kyle Center Drive. The front and side elevations of the building have been designed to include a primary building material of EIFs(synthetic stucco) with accent areas of red brick and limestone veneer, as seen throughout the remainder of the surrounding commercial subdivision, along with red canvas canopies over the windows. The rear of the building, the side facing Kyle Center Drive, has been designed to contain an accent "knee wall" of limestone veneer and a small accent of red brick column; however the primary building material in this area is EIFs.

## **STAFF ANALYSIS**

### **COMPREHENSIVE MASTER PLAN GUIDENCE**

The Comprehensive Master Plan identifies the site to be located within the Super Regional Node. The Comprehensive Master characterizes the Super Regional Node as follows:

- Should contain large-scale, institutional, commercial, and retail land uses, with the Seton Medical Center as the key distinguishing feature.
- The aggregation of commercial square footage in this Node should create a significant commercial destination that will be visible to regional travelers along the I-35 corridor.
- The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle.

### **KYLE MARKETPLACE SUBDIVISION DEVELOPMENT STANDARDS AND GUIDANCE**

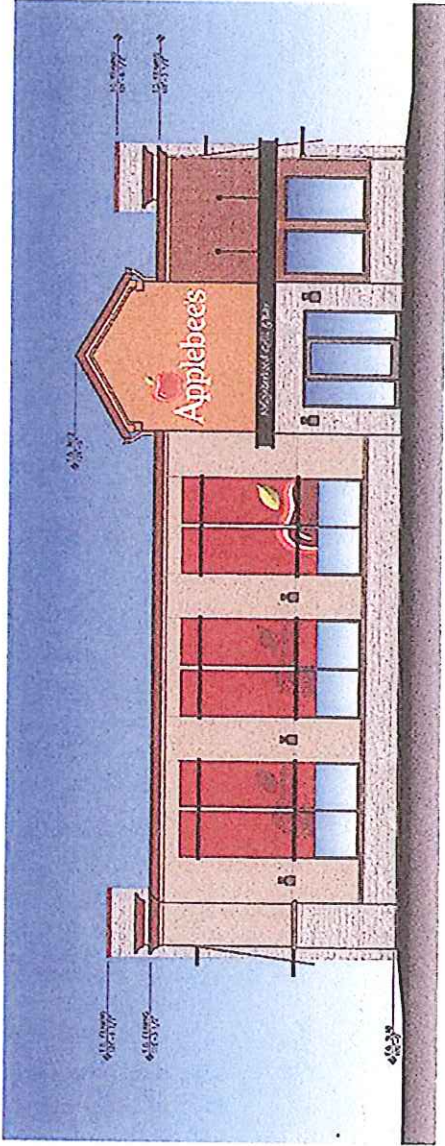
The Kyle Marketplace subdivision identifies the following general design standards for buildings constructed:

- Projects shall be consistent with the design concepts and architectural materials used in the construction of the Kyle City Hall.
- Red brick shall be used throughout the development as a design elements on building facades facing a public street
- The buildings constructed shall have a minimum of 90% masonry walls. Masonry shall be defined as follows:
  - Brick
  - Natural Stone
  - Concrete Masonry Units
  - Stucco/Plaster/Synthetic Stucco to be used in detail applications only
  - Concrete exposed, sandblasted or texture and painted.

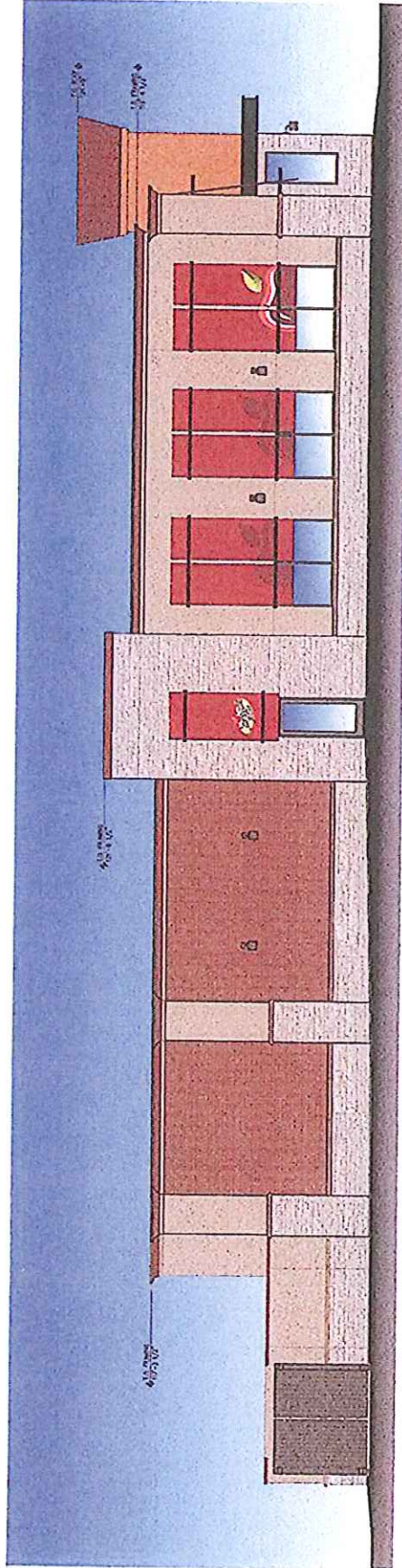
## **STAFF ANALYSIS**

As indicated above the subject property is located in the IH-35 overlay district, a district that not only functions as a gateway into the City of Kyle but also a regional commercial node for both the residents of Kyle and the surrounding communities. As a result of its location the original developers of the subdivision and the City of Kyle outlined development standards for this subdivision that would create a cohesive

development within the subdivision as well as set a standard for development along the I-35 corridor. The attached renderings provided by the applicant do not meet the requirements of utilizing synthetic stucco (EIFs) in only detailed applications. Staff has discussed this requirement with the project architect and the project team is taking steps to adhere to the building material requirements. The applicant has indicated that a revised rendering of the building can be provided by Tuesday morning. As soon as staff receives the revised renderings I will forward those to the Commission as well as have them available for your review at the meeting. Staff has discussed a few different options for meeting the standards with the applicant and feels confident that they will be able to revise the building to meet the required standards.



Front Elevation

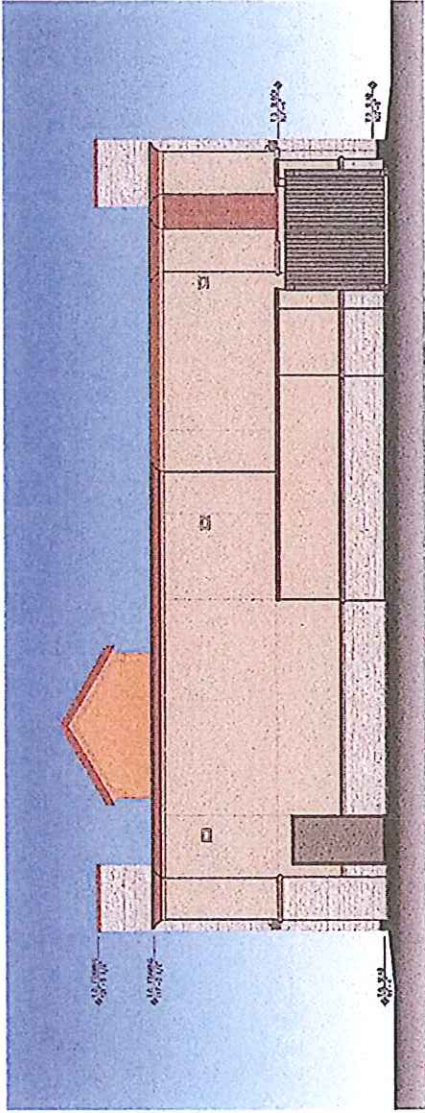


Left Elevation

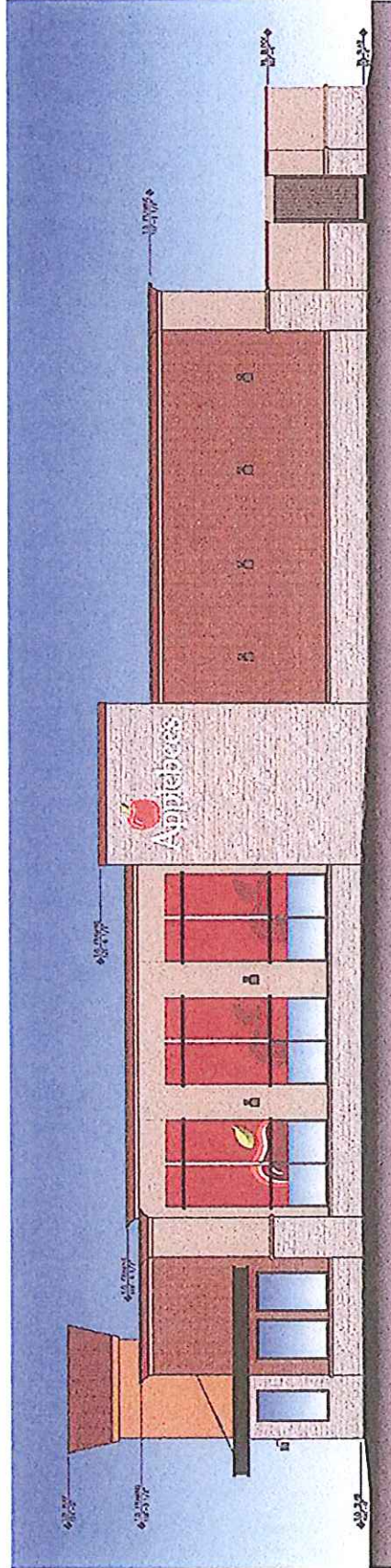


Applebee's  
Kyle, Texas





Rear Elevation



Right Elevation



Applebee's  
Kyle, Texas





# CITY OF KYLE, TEXAS

## IHOP CUP

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:**

Consider a request by ACG Texas, LP (IHOP) for a Conditional Use Permit to construct a 4,676 square foot building located within the Interstate Highway 35 Corridor District.  
0.850 acres; 4,676 square foot building  
Located at 5401 Kyle Center Drive  
Applicant: ACG Texas, LP

- *Public Hearing*
- *P&Z Recommendation to City Council*

**Other Information:**

Please see attachments

**Budget Information:**

N/A

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Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

**Attachments / click to download**

[P&Z Memo](#)

[Color Rendering / Elevations](#)

## MEMORANDUM

**TO:** Planning and Zoning Commission

**FROM:** Sofia Nelson, Planning Director

**DATE:** January 20, 2012

**SUBJECT:** CONDITIONAL USE OVERLAY  
IHOP-Restaurant

### Background

**Request:**

The applicant is requesting approval of a Conditional Use permit for the construction of an IHOP restaurant within the I-35 Overlay District. The proposed building includes the following materials including: red brick veneer, cream color stone veneer, orange colored metal panel, and EIFs.

**Location:**

The subject property is located along the southbound access road of I-35, approximately 900 feet south of the intersection of Kyle Pkwy and I-35.

**Overlay District**

The Interstate Highway 35 corridor conditional use overlay district extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

a) The purpose of the of the overlay district is to maintain a high character and quality of community development, to promote compatible uses and standards, to preserve and enhance property values, to promote economic growth, to provide for orderly development, to provide for proper movement of traffic, and to secure the general safety of citizens by regulating the exterior architectural characteristics of structures

(b)The conditional use overlay districts will assist the community to recognize and preserve the distinctive architectural character of this community, which has been greatly influenced by the architecture of an earlier period in this community's history. This purpose shall be served by the regulation of exterior design, use of materials, the finish grade line, ingress and egress, and landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, reacted, enlarged, remodeled, removed, or demolished in the conditional use overlay district.

## **Proposal**

The proposed IHOP is approximately 4,676 square feet in size and is proposed to sit on a 0.850 acre lot. The restaurant will face IH-35 and the rear of the building will be oriented towards Kyle Center Drive. The front and left side elevations of the building have been designed to include a primary building material of EIFs (synthetic stucco) with accent areas of red brick and cream stone veneer, along with blue metal canopies over the windows. The right side of the building, side facing towards the proposed Applebee's restaurant primarily consists of cream stone veneer, red brick, and an accent cornice of cream colored EIFs. The rear of the building, the side facing Kyle Center Drive, has been designed to contain two accent pillars consisting of cream colored stone veneer with the primary building material in this area being EIFs.

## **STAFF ANALYSIS**

### **COMPREHENSIVE MASTER PLAN GUIDANCE**

The Comprehensive Master Plan identifies the site to be located within the Super Regional Node. The Comprehensive Master characterizes the Super Regional Node as follows:

- Should contain large-scale, institutional, commercial, and retail land uses, with the Seton Medical Center as the key distinguishing feature.
- The aggregation of commercial square footage in this Node should create a significant commercial destination that will be visible to regional travelers along the I-35 corridor.
- The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle.

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  - Stucco/Plaster/Synthetic Stucco to be used in detail applications only
  - Concrete exposed, sandblasted or texture and painted.

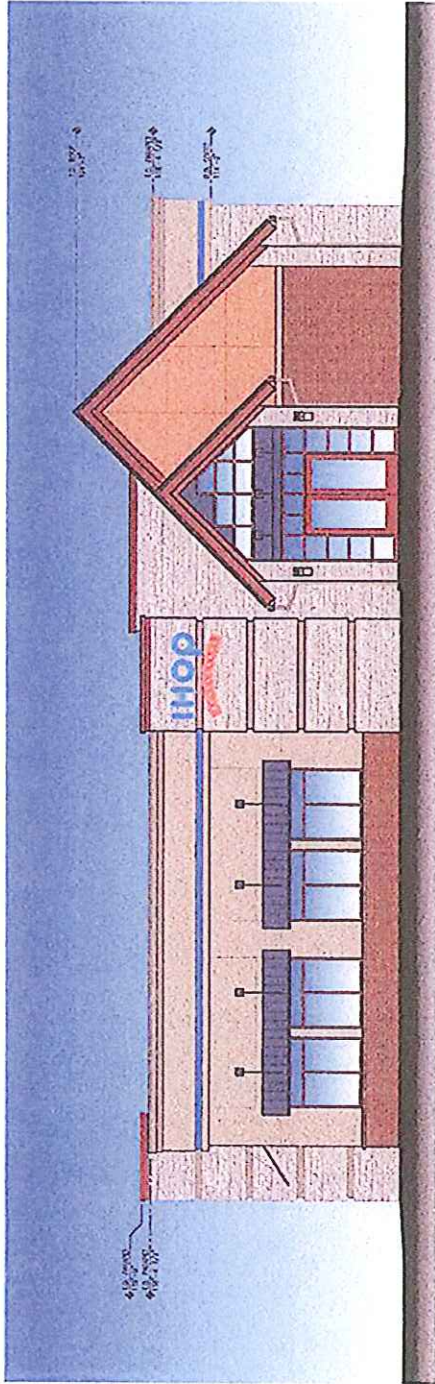
## **STAFF ANALYSIS**

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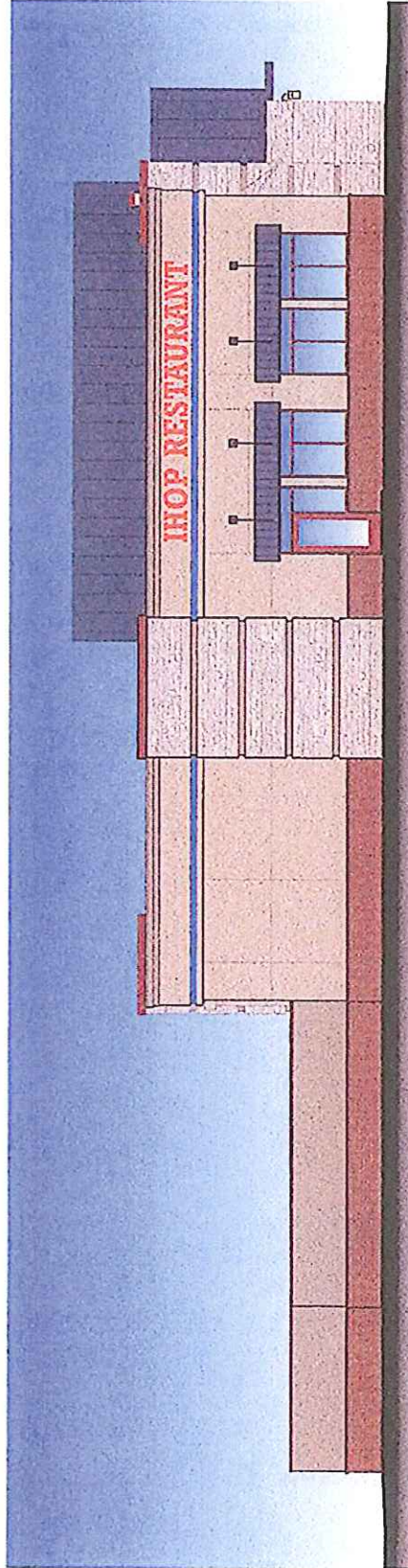
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- STONE - ST-1 SISTERHOLE  
CREAM "OLD GERMAN"
- THIN BRICK - BR-3 - "MASON RED"  
(TO MATCH DEVELOPMENT  
STANDARDS)
- EBS  
EBS-1 PHANTOM BLUE  
EBS-2 OBELISK (MED. TAN)  
EBS-3 BRUSHWOOD (DARK TAN)  
EBS-4 SHIPS AT SEA  
EBS-5 CLASSIC LIBERTY RED
- METAL PANEL  
ACH-1 COPPER PENNY
- STANDING METAL SEAL ROOF  
R-1 AWARD BLUE
- METAL REVEAL  
MT-1 MATCH BRUSHWOOD



Front Elevation



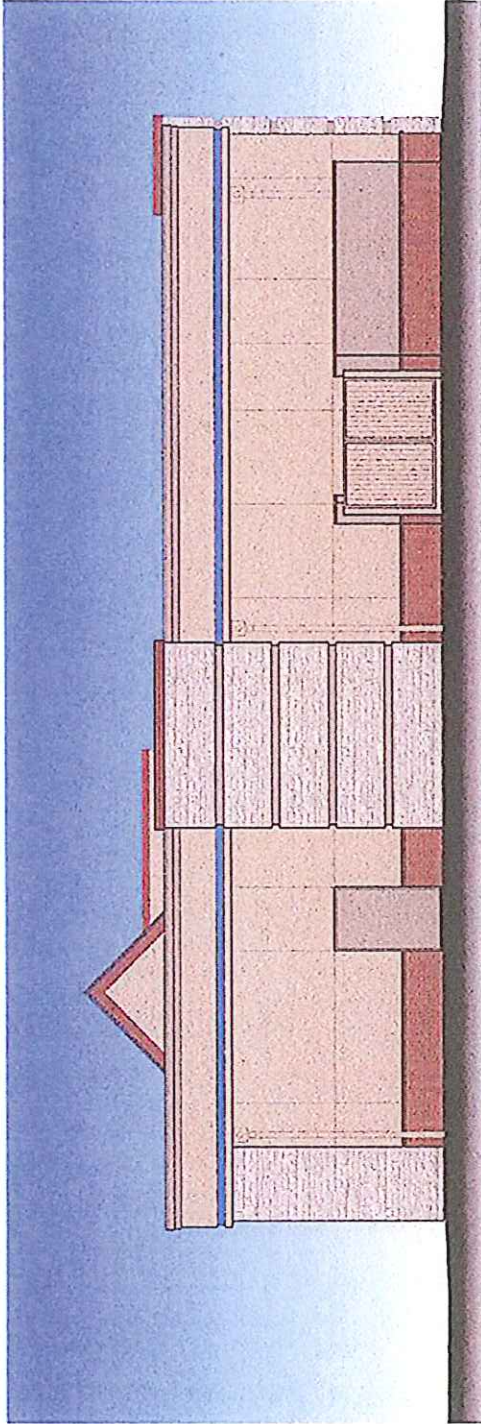
Left Elevation



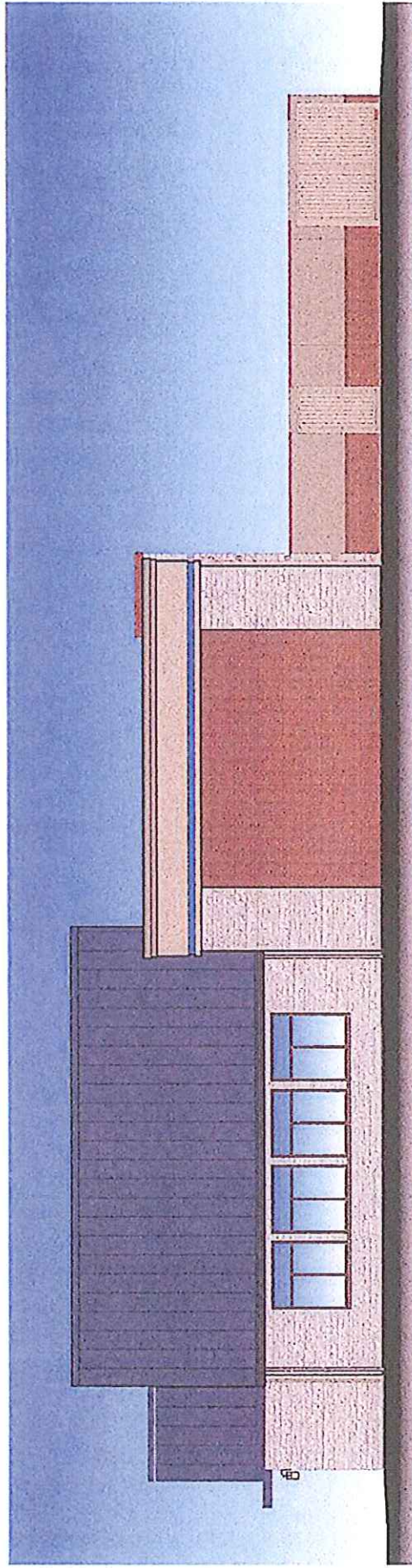
IHOP Restaurant  
Kyle, Texas



- STONE - ST-1 SISTERDALE
- CREAM "OLD GERMAN" # 5
- THIN BRICK - BR-3 - "MEDIUM RED" (TO MATCH DEVELOPMENT STANDARDS)
- EFS
- EF5-1 PHANTOM BLUE
- EF5-2 OBELISK (MED. TAN)
- EF5-3 BRUSHWOOD (DARK TAN)
- EF5-4 SHIPS AT SEA
- EF5-5 CLASSIC LIBERTY RED
- METAL\_PANEL
- ACM-1 COPPER PENNY
- STANDING METAL SEAM ROOF R-1 AWARD BLUE
- METAL\_REVEAL
- MT-1 MATCH BRUSHWOOD



Rear Elevation



Right Elevation



IHOP Restaurant  
Kyle, Texas





# CITY OF KYLE, TEXAS

## Transportation Master Plan

Meeting Date: 1/24/2012  
Date time: 6:30 PM

**Subject/Recommendation:** Update to the Transportation Master Plan to include Bebee Road as a Minor Arterial Road.

- *Public Hearing*
- *P&Z Recommendation to City Council*

**Other Information:** Please see attachments

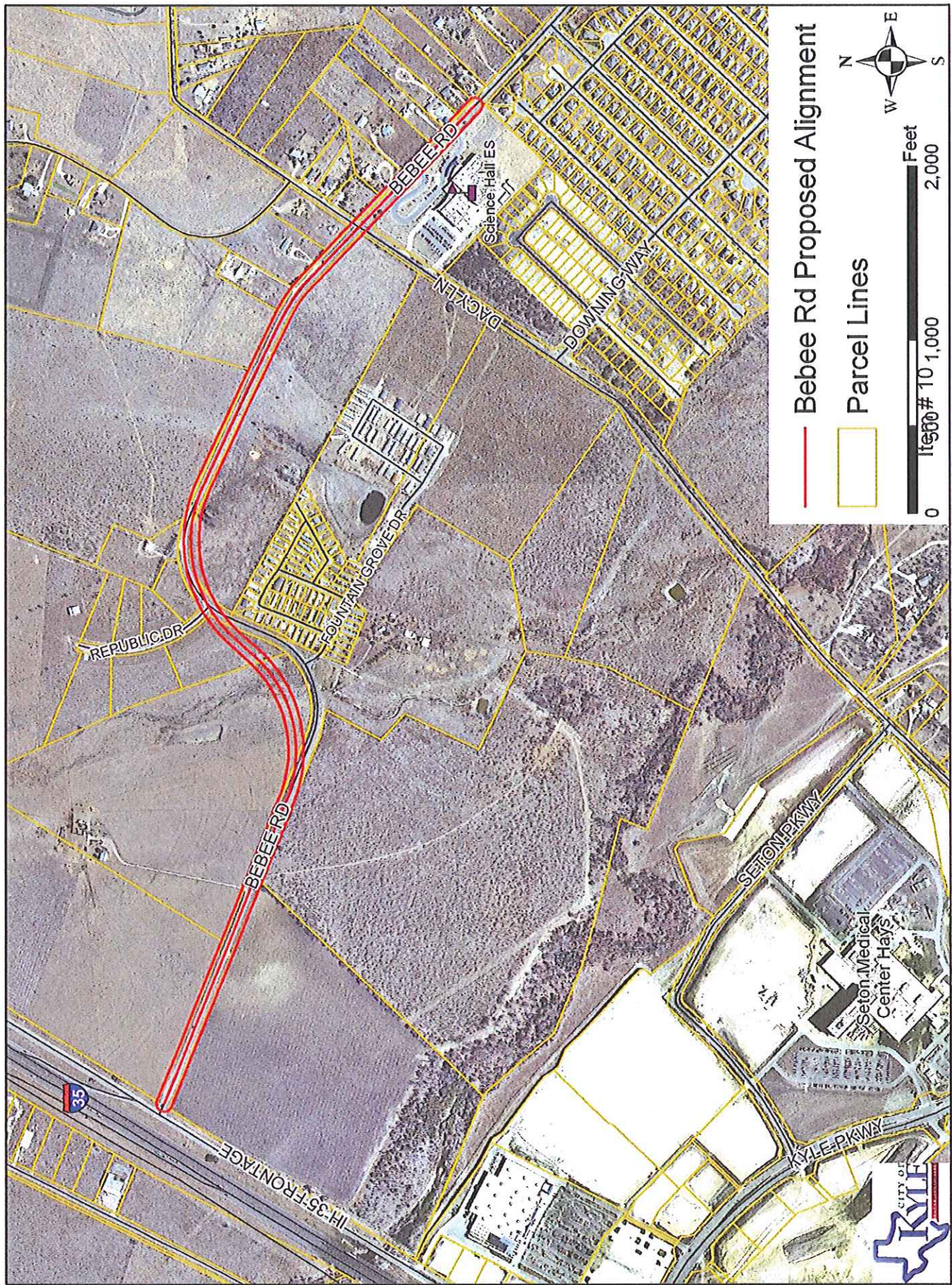
**Budget Information:** N/A

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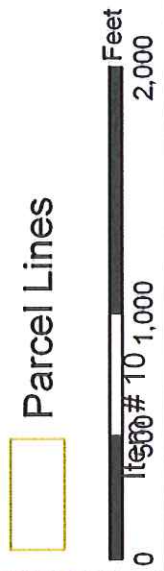
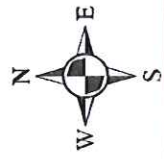
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

#### Attachments / click to download

- [Bebee Road](#)
  - [Transportation Plan 2010](#)
-



Bebee Rd Proposed Alignment



Parcel Lines



# City of Kyle 2010 Comprehensive Plan Transportation Plan

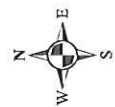
## Legend

- Roadway Type Planned**
- Core Linkage Connection
  - Inner Loop Connection
  - Parkway Loop Connection
  - Regional Connector
  - Rural Approachway Connection
- Dashed Lines: Proposed Pavement  
Solid Lines: Existing Pavement

## Land Use Districts

- Core Area Transition Community
- Employment Community
- Farm Landscape
- Heritage Community
- Historic Core Area Transition
- Mid-Town Community
- New Settlement Community
- New Town Community
- Old Town Community
- Ranch Landscape
- Riparian Landscape
- Sensitive/Sustainable Development
- Super Regional Node
- Regional Node
- Local Node

- Kyle City Limits
- Railroad
- Streets
- Parcel Lines



Map created February 22, 2011

