

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session May 28, 2013 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Cicely Kay
Chairman Dan Ryan
Vice-Chair Pat Fernandez
Commissioner Mike Rubsam
Commissioner Michele Christie
Director of Planning, Sofia Nelson

Lila Knight
Mauricio Quintero-Rangel
Jim Herbert
Joe Lance Stewart
Charles Teeple
Richard Gram
Mike Schroder

CALL MEETING TO ORDER

Chairman Ryan called the meeting to order at 6:30 p.m.

ROLL CALL OF BOARD

Chairman Ryan called for roll call. Commissioner Fulton and Zambrano were absent.

CITIZENS COMMENTS

Chairman Ryan opened the citizens comment period at 6:30 pm and called for comments on items not on the agenda or posted for public hearing. Lila Knight spoke in opposition for item 6C, Variance request for the perimeter road fee for Rojo Subdivision. Chairman Ryan closed the citizens comment period at 6:32 pm.

MINUTES: Planning and Zoning Commission Meeting – April 9, 2013.

Commissioner Rubsam moved to approve the Planning and Zoning Commission Meeting Minutes from April 9, 2013. Commissioner Christie seconds the motion. All votes aye. Motion carried.

CONSENT AGENDA

WINDMILL CENTER SUBDIVISION (FP-12-009) 5.74 ACRES; 3 LOTS LOCATED ON THE EAST SIDE OF IH-35 NORTH OF GOFORTH ROAD INTERSECTION.

HOMETOWN KYLE PHASE 4 SECTION 2 (FP-13-004) 10.464 ACRES; 41 LOTS LOCATED OFF OF CHAPPARO DRIVE ADJACENT TO PHASE II.

THE VILLAS AT CREEKSIDE (FP-13-006) 3.847 ACRES; 30 TOWNHOME LOTS LOCATED AT 104 CREEKSIDE TRAIL.

PLUM CREEK PHASE 1 SECTION 12A – PRELIMINARY (PP-13-002) & FINAL PLAT (FP-13-008) 3.589 ACRES; 2 LOTS, LOCATION: FRONTING ON A PROPOSED EXTENSION OF BENNER APPROXIMATELY 2000 FEET WEST OF FM 1626, SOUTH OF KOHLER'S CROSSING.

HOMETOWN KYLE PHASE 3 SECTION 6 (FP-13-009) 6.88 ACRES; 25 LOTS, LOCATION: EXTENSION OF SWEET GUM DRIVE.

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission).

MEADOWS AT KYLE PHASE TWO (FP-13-010) 14.673 ACRES; 60 LOTS LOCATED ON THE NORTH SIDE OF WINDY HILL ROAD APPROXIMATELY 1 MILE EAST OF IH-35.

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission).

Commissioner Rubsam moved to approve the consent agenda. Commissioner Christie seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION:

SUBDIVISION:

ROJO SUBDIVISION (FP-13-002) 15 ACRES; 5 LOTS LOCATED ON ROLAND LANE APPROXIMATELY 1000 FEET EAST OF CR 136.

Commissioner Rubsam moved to approve the plat with the condition that the granting or resolution of the three (3) variances. Commissioner Kay seconds the motion. All votes aye. Motion carried.

Consider a variance request by Mauricio Quintero- Rangel, on behalf of Daniel Rivera, to Section 41.141 of the City of Kyle code which requires all electrical, telephone, cable television and similar lines shall be placed underground to allow for overhead electric at 1626 Roland Lane Kyle, Texas.

Commissioner Kay moved to deny the variance request. Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

Consider a variance request by Mauricio Quintero- Rangel, on behalf of Daniel Rivera, to Section 41-137 of the City of Kyle code which requires all subdivisions which front on a local or collector street to dedicate land for one-half of the required right-of-way of an adjacent local and collector street and pay the improvements costs or build one-half of the required width of adjacent local and collector streets, including curbs, gutters and storm drainage to not require the payment of the road improvement fee at 1626 Roland Lane Kyle, Texas.

Commissioner Kay moved to deny the variance request. Commissioner Christie seconds the motion. All votes aye. Motion carried.

Consider a variance request by Mauricio Quintero- Rangel, on behalf of Daniel Rivera, to Chapter 41- Subdivisions of the City of Kyle code which requires all plats not considered a short-form plat to submit a concept plan, preliminary plan, and final plat to allow for the submittal of just a final plat for a proposed subdivision located at 1626 Roland Lane.

Commissioner Kay moved to approve the variance. Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

SITE DEVELOPMENT PLANS:

RV LAND (SD-13-006) 10 ACRES; 1 LOT LOCATED AT 23401 N. IH-35.

Chairman Ryan opened the public hearing at 7:07 p.m. and called for comments for or against RV Land (SD-13-006). There were no comments. Chairman Ryan closed the public hearing at 7:07 p.m.

Consider a landscape variance request by Joe Lance Stewart for property located at 23401 N. IH-35 to allow for a reduction in the number and size of trees.

Commissioner Christie moved to approve the site plan with the condition that all outstanding Engineer and Public Works comments be addressed and moved to approve the landscape variance request with the planting of 50 trees and 166 shrubs in lieu of 80 trees 2 inch in caliper at the cost of \$100 per caliper inch and the money shall go to the Parks Department for planting within the City and 93 shrubs would be purchased at a cost negotiated by the Parks Director and also planted within the City.

POST ROAD GAS STATION (SD-13-001) 1.180 ACRES; 1 LOT LOCATED AT 24321 IH-35.

Chairman Ryan opened the public hearing at 7:24 p.m. and called for comment for or against Post Road Gas Station (SD-13-001). There were no comments. Chairman Ryan closed the public hearing at 7:24 p.m.

Commissioner Rubsam moved to approve Post Road Gas Station (SD-13-001). Commissioner Christie seconds the motion. All votes aye. Motion carried.

CONDITIONAL USE PERMIT/CONDITIONAL USE OVERLAY DISTRICT:

CONSIDER A REQUEST BY DR DB KYLE, LP (CHICKEN EXPRESS) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 3,216.33 SQUARE FOOT BUILDING LOCATED WITHIN THE INTERSTATE HIGHWAY 35 ZONING OVERLAY DISTRICT.

Chairman Ryan opened the public hearing at 7:28 p.m. and called for comment for or against the request by DR DB Kyle, LP (Chicken Express) for Conditional Use Permit. There were no comments. Chairman Ryan closed the public hearing at 7:29 p.m.

Vice-Chair Fernandez moved to approve the request by DR DB Kyle, LP (Chicken Express) for a Conditional Use Permit. Commissioner Kay seconds the motion. All votes aye. Motion carried.

ZONING:

CONSIDER A REQUEST BY MARIA CASTILLO TO REZONE APPROXIMATELY 0.95 ACRES FROM 'R-1' RESIDENTIAL-1 TO 'RS' RETAIL SERVICE DISTRICT ON PROPERTY LOCATED AT 905 HIGHWAY 81 NORTH. (Z-13-002)

Sofia Nelson, Director of Planning addressed the Commission and stated that staff's recommendation is to rezone the property to 'CC' Community Commercial instead of 'RS' Retail Service District.

Chairman Ryan opened the public hearing at 7:35 p.m. and called for comments for or against a request by Maria Castillo. Lila Knight addressed the Commission and stated that she is in favor of the rezone to Community Commercial. Chairman Ryan closed the public hearing at 7:26 p.m.

Commissioner Kay moved to deny the request of Retail Services District and Recommended to City Council to rezone the property located at 905 Old Highway 81, north to Community Commercial. Commissioner Christie seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY SOUTH CORRIDOR PARK, LTD. TO REZONE APPROXIMATELY 7.634 ACRES FROM 'RS' RETAIL SERVICE DISTRICT TO 'R-3-3' APARTMENTS RESIDENTIAL 3 ON PROPERTY LOCATED SOUTH OF AMBERWOOD N. AND EAST OF IH-35 FRONTAGE ROAD. (Z-13-005)

Chairman Ryan opened the public hearing at 7:45 p.m. and called for comments for or against a request by South Corridor Park (Z-13-005). Lila Knight addressed the Commission and stated that she is in opposition of the request. Chairman Ryan closed the public hearing at 7:48 p.m.

Vice-Chair Fernandez moved to deny the request of 'R-3-3' Apartments Residential-3 and recommends to City Council to rezone property to 'R-3-2' Multi-Family Residential-2. Commissioner Kay seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY SOUTH CORRIDOR PARK, LTD. TO REZONE APPROXIMATELY 8.03 ACRES FROM 'RS' RETAIL SERVICE DISTRICT TO 'R-3-3' APARTMENTS RESIDENTIAL 3 ON PROPERTY LOCATED NORTH OF AMBERWOOD N. AND EAST OF IH-35 FRONTAGE ROAD. (Z-13-004)

Chairman Ryan opened the public hearing at 8:15 p.m. and called for comments for or against a request by South Corridor Park (Z-13-004). Lila Knight addressed the Commission and stated that she is in opposition of the request. Chairman Ryan closed the public hearing at 8:17 p.m.

Commissioner Rubsam moved to deny the rezone request. Commissioner Kay seconds the motion. Commissioners Kay, Fernandez, Rubsam and Christie vote aye. Chairman Ryan votes nay. Motion carried.

OTHER:

HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION TO THE CITY COUNCIL REGARDING A PROPOSED AGREEMENT WITH THE CITY OF SAN MARCOS FOR ESTABLISHING EXTRATERRITORIAL JURISDICTION (ETJ) BOUNDARIES, TO INCLUDE A PROPOSED RELEASE OF A PORTION OF CITY OF KYLE ETJ TO THE CITY OF SAN MARCOS AND THE RELEASE A PORTION OF SAN MARCOS ETJ TO THE CITY OF KYLE.

Chairman Ryan opened the public hearing at 8:35 p.m. and called for comments for or against the proposed agreement with the City of San Marcos establishing ETJ boundaries. Lila Knight addressed the Commission and stated that the figures in the table included agriculture value and asked that staff analyze the market value of properties. Mike Schroder addressed the Commission asking that the Commission be in favor of the proposed agreement. Chairman Ryan closed the public hearing at 8:41 p.m.

Commissioner Rubsam moved to recommend the proposed agreement with the City of San Marcos establishing ETJ boundaries. Vice-Chair seconds the motion. Commissioners Ryan, Fernandez, Rubsam and Christie vote aye. Commissioner Kay votes nay. Motion carried.

CONSIDER A REQUEST BY JOE LANCE STEWART TO DETERMINE IF A MODIFIED RENDERING OF A PROPOSED BUILDING TO BE LOCATED AT 23401 N. IH-35 IS SIMILAR TO THE APPROVED COLOR RENDERING FOR THE SITE.

Commissioner Rubsam moved to accept the modified rendering. Commissioner Christie seconds the motion. All votes aye. Motion carried.

STAFF REPORT:

Sofia Nelson, Director of Planning addressed the Commission stated P&Z will be receiving a presentation from the Finance Director regarding CIP projects.

ADJOURN

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

The Planning & Zoning Meeting adjourned at 9:00 p.m.

Amelia Sanchez, City Secretary

Dan Ryan, Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: June 20, 2013

SUBJECT: Preliminary Plan
Kensington Trails Subdivision Section 5 PP-12-006

Background

Proposal

The subject property is proposed to be developed as a single family residential subdivision. The proposed section of this subdivision is approximately 36.04 acre. This section consists of 119 single family residential lots, 2 open space/landscape lots and a detention pond lot.

Utilities

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

Zoning

The subdivision is zoned R-1-2.

Parkland and Open Space

The subdivision is compliant with all parkland requirements.

STAFF RECOMMENDATION:

The purpose of a Preliminary Subdivision Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development and the overall compliance of subdivision requirements.

Staff has reviewed the proposed plats and has made the following findings:

- The plat is consistent with all zoning requirements
- The proposed provision and configuration of roads, water, wastewater, and drainage has been reviewed by the City Engineer and has been declared substantially complete.

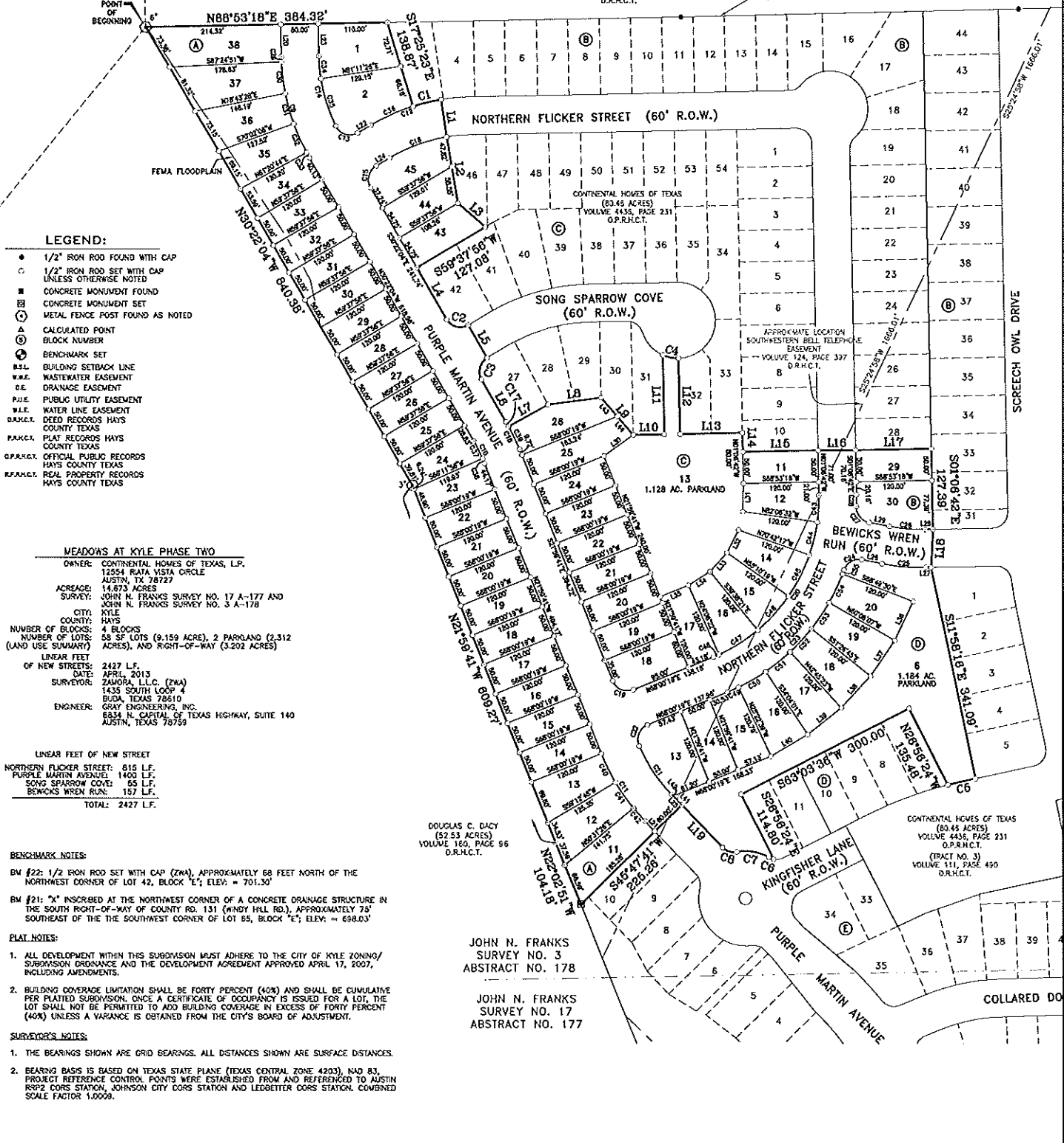
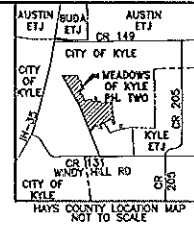
MEADOWS AT KYLE PHASE TWO

SCALE: 1" = 100'
APRIL 2013
HAYS COUNTY, TEXAS



DONALD A. DACY
(52.55 ACRES)
VOLUME 1120, PAGE 711
VOLUME 153, PAGE 93
D.R.H.C.T.

DONALD DACY
TRACT NO. 1
(88.44 ACRES)
VOLUME 334, PAGE 9
D.R.H.C.T.



LEGEND:

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- ⊕ CONCRETE MONUMENT SET
- ⊙ METAL FENCE POST FOUND AS NOTED
- △ CALCULATED POINT
- Ⓢ BLOCK NUMBER
- Ⓢ BENCHMARK SET
- Ⓢ B.L. BUILDING SETBACK LINE
- Ⓢ W.W.E. WASTEWATER EASEMENT
- Ⓢ D.E. DRAINAGE EASEMENT
- Ⓢ P.U.E. PUBLIC UTILITY EASEMENT
- Ⓢ W.L.E. WATER LINE EASEMENT
- Ⓢ D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- Ⓢ P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- Ⓢ O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- Ⓢ R.P.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY TEXAS

MEADOWS AT KYLE PHASE TWO

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
12554 RATA VISTA ORCLE
AUSTIN, TX 78727

ACREAGE: 14.673 ACRES

SURVEY: JOHN N. FRANKS SURVEY NO. 17 A-177 AND JOHN N. FRANKS SURVEY NO. 3 A-178

CITY: KYLE
COUNTY: HAYS

NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 53 SF LOTS (9.159 ACRES), 2 PARKLAND (2.312 (LAND USE SUMMARY) ACRES), AND RIGHT-OF-WAY (3.202 ACRES)

LINEAR FEET OF NEW STREETS: 2427 L.F.

DATE: APRIL 2013
SURVEYOR: ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP 4
BUENA VISTA, TEXAS 78610

ENGINEER: GRAY ENGINEERING, INC.
8334 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759

LINEAR FEET OF NEW STREET
NORTHERN FLICKER STREET: 816 L.F.
PURPLE MARTIN AVENUE: 1400 L.F.
SONG SPARROW COVE: 55 L.F.
BEWICKS WREN RUN: 157 L.F.
TOTAL: 2427 L.F.

BENCHMARK NOTES:

- BM #22: 1/2" IRON ROD SET WITH CAP (ZWA), APPROXIMATELY 68 FEET NORTH OF THE NORTHWEST CORNER OF LOT 42, BLOCK "E", ELEV. = 701.30'
- BM #21: "X" INSCRIBED AT THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE IN THE SOUTH RIGHT-OF-WAY OF COUNTY RD. 131 (WINDY HILL RD.), APPROXIMATELY 75' SOUTHWEST OF THE THE SOUTHWEST CORNER OF LOT 65, BLOCK "E", ELEV. = 698.03'

PLAT NOTES:

1. ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/ SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
2. BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBDIVISION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RP22 CORS STATION, JOHNSON CITY CORS STATION AND LEDBETTER CORS STATION COVERED SCALE FACTOR 1.0009.

JOHN N. FRANKS
SURVEY NO. 3
ABSTRACT NO. 178

JOHN N. FRANKS
SURVEY NO. 17
ABSTRACT NO. 177

PROJECT: MEADOWS AT KYLE PHASE TWO
JOB NUMBER: 13-1008-01
DATE: APRIL 2013
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: W04-P02-SH1.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

ZWA

Zamora, L.L.C.
Professional Land Surveyors

1435 South Loop 4 • Buena, Texas 78610
Telephone: (512) 295-6201 • Fax: (512) 295-6091

PROJECT NO: *
FILE NO:
DATE: APRIL 2013
SCALE: 1" = 100'

DESIGNED BY:
DRAWN BY:
CHECKED BY: JS
REVISED BY:

GRAY ENGINEERING

8334 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9333
TBP FIRM #2946

MEADOWS AT KYLE PHASE TWO

14.673 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABST. NO. 178 HAYS COUNTY, TEXAS

SHEET
1
OF
3

ZWA PLAT No.
13-1008-01

MEADOWS AT KYLE PHASE TWO

LEGAL DESCRIPTION

DESCRIPTION OF A 14.673 ACRE TRACT OF LAND SITUATED IN THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 59.46 ACRE TRACT OF LAND CONVEYED TO CONTINENTAL FOREALS OF TEXAS BY DEED RECORDED IN VOLUME 4435, PAGE 231, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 14.673 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAN, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4-INCH IRON FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 59.46 ACRE TRACT, COMMON WITH THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 14.94 ACRE TRACT OF LAND CONVEYED TO DOUGLAS C. DACY AND DONALD A. DACY OF RECORD IN VOLUME 334, PAGE 9 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALSO AN ANGLE POINT IN THE EAST LINE OF A CALLED 31.96 ACRE TRACT OF LAND CONVEYED TO DONALD A. DACY OF RECORD IN VOLUME 113, PAGE 711 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 169, PAGE 93 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALSO THE NORTH CORNER OF A CALLED 52.91 ACRE TRACT OF LAND CONVEYED TO DOUGLAS C. DACY OF RECORD IN VOLUME 169, PAGE 96 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE N 89°31'17" E, DEPARTING THE EAST LINES OF SAID DACY TRACTS, WITH THE NORTH LINE OF SAID 59.46 ACRE TRACT AND THE SOUTH LINE OF SAID 59.41 ACRE DACY TRACT, COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 354.32 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA);

THENCE DEPARTING THE SOUTH LINE OF SAID 59.41 ACRE DACY TRACT, THE NORTH LINE OF SAID 59.46 ACRE TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AND OVER AND ACROSS SAID 59.45 ACRE TRACT, WITH THE EAST AND SOUTH LINES OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THIRTY-SIX (36) COURSES AND DISTANCES:

1. S 17°23'23" E, FOR A DISTANCE OF 133.87 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT,
 2. 48.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 333.00 FEET, A DELTA ANGLE OF 0°03'27", AND A CHORD BEARING AND DISTANCE OF N 76°33'37" E, 45.29 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 3. S 09°27'53" E, FOR A DISTANCE OF 60.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 4. S 09°36'27" E, FOR A DISTANCE OF 126.37 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 5. S 49°19'57" E, FOR A DISTANCE OF 57.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 6. S 59°37'56" E, FOR A DISTANCE OF 127.68 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 7. S 39°27'04" E, FOR A DISTANCE OF 350.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT,
 8. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 73°23'04" E, 35.35 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 9. S 39°27'04" E, FOR A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT,
 10. 32.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 14°37'59" W, 35.35 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 11. S 53°21'04" E, FOR A DISTANCE OF 77.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT,
 12. 73.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 333.00 FEET, A DELTA ANGLE OF 01°27'19", AND A CHORD BEARING AND DISTANCE OF S 29°45'54" E, 79.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 13. N 41°09'13" E, FOR A DISTANCE OF 79.97 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 14. N 49°33'51" E, FOR A DISTANCE OF 85.26 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 15. S 49°37'03" E, FOR A DISTANCE OF 78.10 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 16. N 85°37'15" E, FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 17. N 81°06'45" E, FOR A DISTANCE OF 125.45 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) FOR A DISTANCE OF 57.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT,
 18. 27.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 24°37'25", AND A CHORD BEARING AND DISTANCE OF S 75°47'59" E, 35.35 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 19. S 01°06'42" E, FOR A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 20. N 85°51'15" E, FOR A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 21. S 01°06'42" E, FOR A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 22. N 85°51'15" E, FOR A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 23. N 89°41'35" E, FOR A DISTANCE OF 60.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 24. N 85°51'15" E, FOR A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 25. S 01°06'42" E, FOR A DISTANCE OF 127.68 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 26. S 02°49'47" W, FOR A DISTANCE OF 60.14 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 27. S 11°59'16" E, FOR A DISTANCE OF 341.69 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT,
 28. 45.72 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1163.48 FEET, A DELTA ANGLE OF 02°14'33", AND A CHORD BEARING AND DISTANCE OF S 77°27'28" W, 45.72 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 29. N 26°56'24" W, FOR A DISTANCE OF 335.43 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 30. S 83°03'35" W, FOR A DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 31. S 26°56'24" E, FOR A DISTANCE OF 114.69 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT,
 32. 8.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 18°59'13", AND A CHORD BEARING AND DISTANCE OF N 69°48'52" E, 8.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT A POINT OF REVERSE CURVATURE TO THE LEFT,
 33. 61.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 49°31'57", AND A CHORD BEARING AND DISTANCE OF N 69°31'24" W, 21.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT A POINT OF REVERSE CURVATURE TO THE RIGHT,
 34. 24.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 36°37'59", AND A CHORD BEARING AND DISTANCE OF N 72°31'18" W, 23.72 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
 35. N 44°27'49" W, FOR A DISTANCE OF 93.79 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AND
 36. S 45°47'41" W, FOR A DISTANCE OF 224.26 FEET TO A CONCRETE MONUMENT FOUND IN THE AFORESAIDED EAST LINE OF THE 52.93 ACRE DACY TRACT, SAME BEING THE WEST LINE OF SAID 59.46 ACRE TRACT, COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.
- THENCE WITH THE EAST LINE OF SAID 52.93 ACRE DACY TRACT, AND THE WEST LINE OF SAID 59.46 ACRE TRACT, COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. N 21°02'51" W, FOR A DISTANCE OF 104.18 FEET TO A 1/2 INCH IRON ROD FOUND,
 2. N 21°32'41" W, FOR A DISTANCE OF 669.27 FEET TO A 3/4 INCH IRON FENCE POST FOUND FOR ANGLE POINT, AND
 3. N 39°23'04" W, FOR A DISTANCE OF 842.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.673 ACRES OF LAND.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	46.33	330.00	0°02'19"	S78°35'47"W	46.29
C2	39.27	25.00	90°00'00"	S75°22'04"E	35.35
C3	39.27	25.00	90°00'00"	S14°37'56"W	35.35
C4	28.79	60.00	24°37'25"	S78°47'59"E	26.59
C5	45.72	1168.48	2°14'32"	S77°25'28"W	45.72
C6	8.23	25.00	18°59'13"	S69°48'02"E	8.23
C7	53.06	75.00	50°31'56"	N80°34'22"W	51.66
C8	24.71	25.00	58°37'56"	S72°31'18"E	23.72
C9	168.50	330.00	29°15'21"	S15°44'23"E	168.68
C10	39.46	270.00	8°22'21"	N28°10'52"W	39.42
C11	127.92	330.00	27°12'38"	S33°08'00"E	127.12
C12	120.89	330.00	20°59'20"	S70°07'36"W	120.21
C13	41.58	25.00	94°50'19"	S72°58'54"E	36.82
C14	115.68	270.00	2°25'03"	S13°19'14"E	114.20
C15	39.27	25.00	90°00'00"	S14°37'56"W	35.35
C16	97.83	270.00	20°45'55"	S70°00'44"W	97.29
C17	7.90	330.00	1°22'19"	N29°40'54"W	7.90
C18	48.23	330.00	8°22'21"	N28°10'52"W	48.18
C19	39.27	25.00	90°00'00"	S65°54'11"E	35.35
C20	325.71	270.00	89°07'02"	N33°28'49"E	308.31
C21	93.04	270.00	1°24'35"	S34°20'11"E	92.58
C22	40.35	25.00	92°28'03"	S21°48'18"W	36.11
C23	278.82	330.00	48°03'45"	N43°58'27"E	268.77
C24	35.38	25.00	81°05'14"	S69°29'12"W	32.60
C25	69.93	330.00	12°08'31"	S85°02'27"E	69.80
C26	57.22	270.00	12°08'31"	S85°02'27"E	57.11
C27	35.38	25.00	81°05'14"	S69°29'12"W	32.50
C28	18.60	330.00	2°14'32"	S28°10'52"W	18.60
C29	8.49	330.00	12°07'27"	S01°06'58"E	8.49
C30	50.05	330.00	8°41'22"	S06°55'51"E	50.00
C31	50.05	330.00	8°41'22"	S15°17'13"E	50.00
C32	50.05	330.00	8°41'22"	S24°16'35"E	50.00
C33	9.87	330.00	14°28'48"	S29°40'20"E	9.87
C34	35.27	270.00	74°13'11"	S94°87'38"E	32.50
C35	78.79	270.00	1°24'35"	S17°10'09"E	78.51
C36	74.58	330.00	12°58'41"	S66°08'17"W	74.40
C37	30.94	270.00	6°34'00"	N27°05'52"E	30.93
C38	8.51	270.00	14°28'31"	N22°53'52"W	8.51
C39	40.32	330.00	7°00'04"	N25°29'43"W	40.30
C40	50.64	330.00	8°47'31"	S78°23'28"E	50.59
C41	50.05	330.00	8°41'22"	S55°07'53"E	50.00
C42	27.24	330.00	4°34'46"	S41°00'09"E	27.23
C43	42.42	270.00	9°00'10"	N03°23'23"E	42.38
C44	53.74	270.00	11°24'15"	N13°36'35"E	53.65
C45	73.20	270.00	15°31'58"	N27°03'42"E	72.97
C46	73.20	270.00	15°31'58"	N42°35'40"E	72.97
C47	73.20	270.00	15°31'58"	N80°07'39"E	72.97
C48	9.95	270.00	2°08'44"	N68°58'59"E	9.95
C49	19.48	330.00	2°22'56"	N68°18'50"E	19.48
C50	50.05	330.00	8°41'22"	N80°18'40"E	50.00
C51	50.05	330.00	8°41'22"	N51°35'18"E	50.00
C52	50.05	330.00	8°41'22"	N42°53'56"E	50.00
C53	50.05	330.00	8°41'22"	N34°12'34"E	50.00
C54	50.05	330.00	8°41'22"	N25°11'11"E	50.00
C55	7.10	330.00	1°13'56"	N09°33'33"E	7.10

LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°20'53"W	60.01
L2	N09°38'29"W	106.37
L3	N49°18'57"W	57.89
L4	N30°22'04"W	85.00
L5	N30°22'04"W	60.00
L6	N30°22'04"W	77.89
L7	S81°00'14"W	70.97
L8	S87°33'51"W	85.25
L9	N40°55'02"W	78.10
L10	S88°53'18"W	50.00
L11	S01°06'42"E	125.46
L12	N01°08'42"E	120.00
L13	S88°53'18"W	100.00
L14	N01°06'42"W	50.00
L15	S88°53'18"W	120.00
L16	S89°41'30"W	60.01
L17	S88°53'18"W	120.00
L18	N02°48'47"E	80.14
L19	S44°12'10"E	93.78
L20	N01°06'42"E	50.92
L21	N44°12'10"W	22.78
L22	S89°37'58"E	24.39
L23	S01°06'42"E	50.92
L24	S89°37'58"W	25.28
L25	N44°12'10"W	22.78
L26	S78°58'11"E	32.10
L27	N88°53'18"E	85.31
L28	N88°53'18"E	12.65
L29	S78°58'11"E	32.10
L30	N54°37'45"E	57.38
L31	N01°18'04"E	44.51
L32	N07°03'42"E	40.54
L33	N42°35'40"E	40.54
L34	N58°07'39"E	40.54
L35	N67°53'08"E	46.71
L36	N05°31'11"E	68.18
L37	N34°12'34"E	68.18
L38	N42°53'56"E	68.18
L39	N51°35'18"E	68.18
L40	N59°37'13"E	68.25
L41	N46°12'10"W	19.02
L42	N44°12'10"W	3.76
L43	N40°55'02"W	30.28
L44	N40°55'02"W	36.82

PROJECT: MEADOWS AT KYLE PHASE TWO
JOB NUMBER: 13-1008-01
DATE: APRIL 2013
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: W02-SH2.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:




Zamora, L.L.C.
Professional Land Surveyors
 1435 South Loop 4 • Buda, Texas 78610
 Telephone: (612) 295-6201 • Fax: (612) 295-6091

PROJECT NO.: *
FILE NO.:
DATE: APRIL 2013
SCALE: 1" = 160'

DESIGNED BY:
DRAWN BY:
CHECKED BY: JB
REVISED BY:

8834 N. Capital of Texas Hwy.
 Suite 140
 Austin, Texas 78759
 (512) 452-0371
 FAX: (512) 454-9933
 T&E FIRM #2946



**MEADOWS AT KYLE
PHASE TWO**
 14.673 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABST. NO. 178 HAYS COUNTY, TEXAS

SHEET
 2
 OF
 3

ZWA PLAT No.
 13-1008-01

MEADOWS AT KYLE PHASE TWO

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE-PRESIDENT, OWNER OF 14.673 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 173 SITUATED IN HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 80.46 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 4456, PAGE 231, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 16.140 ACRES OF LAND TO BE KNOWN AS:

MEADOWS AT KYLE, PHASE TWO

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2013, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
12554 ELVA VISTA CIRCLE
AUSTIN, TEXAS 78727

RICHARD MAIER, VICE-PRESIDENT

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE-PRESIDENT OF CONTINENTAL HOMES OF TEXAS, L.P., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2013, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON _____

GENERAL NOTES:

1. PORTIONS OF LOTS 30-36, BLOCK A, ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP COMMUNITY PANEL NO. 48265C0280F FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2006. NO RESIDENTIAL LOTS ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA.
2. THE PROVISIONS OF THE CITY OF KYLE UNIFIED DEVELOPMENT CODES AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROJECT.
3. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET RIGHTS-OF-WAY. A 6' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES OF ALL SINGLE FAMILY LOTS.
7. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
8. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
9. FOR A MINIMUM TRAVEL DISTANCE OF 26' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF KYLE.
10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
11. OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
13. LOT 13, BLOCK C AND LOT 6, BLOCK D ARE DESIGNATED AS A PARKLAND AND SHALL BE DEEDED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
14. PARKLAND DEDICATION REQUIRED FOR THIS SECTION SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND ASSOCIATED AMENDMENTS.
15. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 6' BOTH SIDES.
16. WATER SERVICE WILL BE PROVIDED BY GOFORTH WATER SUPPLY CORPORATION.
17. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
18. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
19. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
20. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT.

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, G. RENE ZAMORA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

G. RENE ZAMORA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6882
STATE OF TEXAS
ZAMORA, L.L.C. (LLCA)
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512) 295-6201, FAX: (512) 295-6091

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

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

STEVEN D. WIDACKI, P.E. _____ DATE
CITY ENGINEER

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2013 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2013 A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK _____, PAGES _____.

LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

THIS PLAT, MEADOWS AT KYLE PHASE TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, 2013, A.D.

ATTEST:

BY:

LUCEY JOHNSON
MAYOR, CITY OF KYLE, TEXAS

CALE BAESS
PLANNING AND ZONING COMMISSION CHAIR, CITY OF KYLE, TEXAS

STEVEN D. WIDACKI
CITY ENGINEER, CITY OF KYLE, TEXAS

AMELIA SANCHEZ
SECRETARY, CITY OF KYLE, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2013 A.D.

GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN TEXAS 78769
PHONE: (512) 452-0371 FAX: (512) 454-9933
TBP# FIRM # 2916

JOHN D. HINES _____ DATE
REGISTERED PROFESSIONAL ENGINEER NO. 68891

PROJECT: MEADOWS AT KYLE
PHASE TWO
JOB NUMBER: 13-1008-01
DATE: APRIL, 2013
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: WK-P2-S13.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:



Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax: (512) 295-6091



PROJECT NO: *
FILE NO:
DATE: APRIL 2013
SCALE: 1" = 100'

DESIGNED BY:
DRAWN BY:
CHECKED BY: JB
REVISED BY:



8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBP# FIRM # 2916

MEADOWS AT KYLE
PHASE TWO
14.673 ACRES OF LAND OUT OF
THE JOHN N. FRANKS SURVEY
NO. 3 ABST. NO. 178
HAYS COUNTY, TEXAS

SHEET
3
OF
3

ZWA PLAT No.
13-1008-01

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Planning Director

DATE: June 19, 2013

SUBJECT: Site Development Permit- Warm Springs Rehabilitation Hospital

Summary of Request:

The subject property is located at the near the southwest corner of the intersection of Philomena Drive and Kyle Parkway. The subject property is approximately 3 acres and will be developed as a rehabilitation hospital with associated parking, lighting, utilities, and drainage infrastructure. The proposed development is currently zoned Retail Service and is not located within an overlay district.

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.

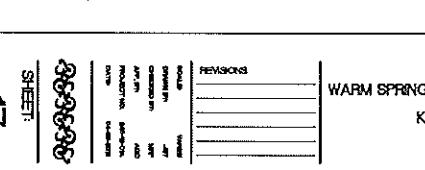
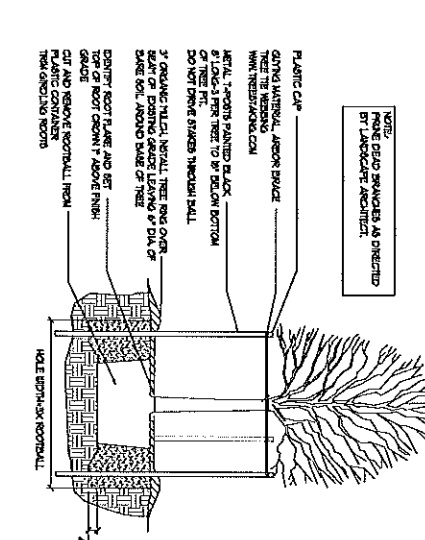
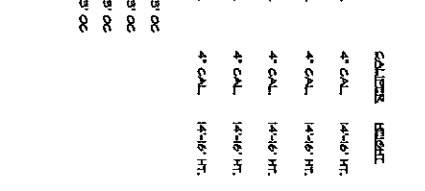
STAFF ANALYSIS AND RECOMMENDATION

The proposed development will have a developed parking lot which will connect to an existing driveway on Philomena Drive and it will also connect to Kyle Parkway approximately 30 feet to the west of the existing driveway. The existing driveway will be removed and revegetated and the new driveway will be installed. The proposed development meets all zoning, landscaping and parking requirements outlined for the retail services zoning designation.

Staff is recommending approval of the request pending the clearance of City Engineer's comments.

PLANTING SCHEDULE

SYMBOL	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CALIBER	HEIGHT
▲	4	COLORED MAIZE / BOTANICAL MAIZE	100 GAL.	4" CAL.	14-16" HT.
○	II	MONTEZUMA CYPRESS / TAXODIUM MICROBIOTUM	100 GAL.	4" CAL.	14-16" HT.
○	IT	LACONIAE BLM / LEUCIS PARVIFLORA	100 GAL.	4" CAL.	14-16" HT.
○	IB	MONTSEY OAK / QUERCUS POLYNEPMA	100 GAL.	4" CAL.	14-16" HT.
○	IB	SHAWNEE RED OAK / QUERCUS SHAWNEE	100 GAL.	4" CAL.	14-16" HT.
○	IB	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	100 GAL.	4" CAL.	14-16" HT.
○	IB	COBOLD MAIZE / BOTANICAL MAIZE	CONT.		
○	22	BIG WATTLE / MULDERSBERGIA LINDENBERGII	3 GAL. 3" OC		
○	40	PRINCE SOUTHERN WAX MYRTLE / MYRTICA PABILLA	3 GAL. 3" OC		
○	44	RED YUCCA / HESPERALOE PARVIFLORA	3 GAL. 3" OC		
○	44	TEXAS SAGE / LEUCONOTUM FRUTICOSUM GREEN GLOVE TM	3 GAL. 3" OC		
○	44	COLORED MAIZE / BOTANICAL MAIZE	CONT.		
○	500	51250 3P BERMUDA GRASS / CYNODON DACTYLON 11P 41P	CONT.		



NOTE: PLANT DIRECTION AS DIRECTED BY LANDSCAPE ARCHITECT.

PLANTING SCHEDULE

1 GRANITE GRAVEL MAINTENANCE STRIP

2 SHRUB PLANTING - POLYBOARD EDGE

3 CANOPY TREE PLANTING - CONTAINER

SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"

SCALE: 1/2"=1'-0"

WARM SPRINGS REHAB HOSPITAL
KYLE, TX

CITY SUBMITTAL
DETAILS + PLANTING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

17

OF 17

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Sofia Nelson, Planning Director
DATE: June 19, 2013
SUBJECT: Site Development Plan- Chicken Express 5493 Kyle Center Drive

Summary of Request:

The subject property is located within the existing Kyle Marketplace shopping center and will be located at the intersection of IH-35 access road and Physicians Way (southern lot)/ also located at the southeast corner of Kyle Center Drive and Physicians Way. The applicant is requesting approval of a site development permit for the construction of an approximately 3,254.78 square foot Chicken Express Restaurant within the I-35 Overlay District. The property is zoned Retail Services "RS" and as a result the use of property is permitted.

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.

Staff Analysis

The proposed development is a fast food drive-thru restaurant. The customer entrance to the facility will be located on the east side of the building. Parking and landscaping will be provided to meet the requirements of the development agreement in place between the City and the shopping center developer.

Staff is recommending approval of the request pending the clearance of City Engineer's comments.

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Sofia Nelson, Planning Director
DATE: June 19, 2013
SUBJECT: Site Development Plan- Brooks Business Connections 6160 FM 2770

Summary of Request:

The subject property is located on the west side of FM 2770 and is bounded on the west by PEC, on the north side by Conley Collision, on the south by the existing Oil/Lube Center, and on the east side by FM 2770. The proposed development consists of a 4,200 square foot retail building and corresponding parking lots, landscaping and drainage. The subject property is zoned Retail Services (RS) and the building is located outside of an overlay district.

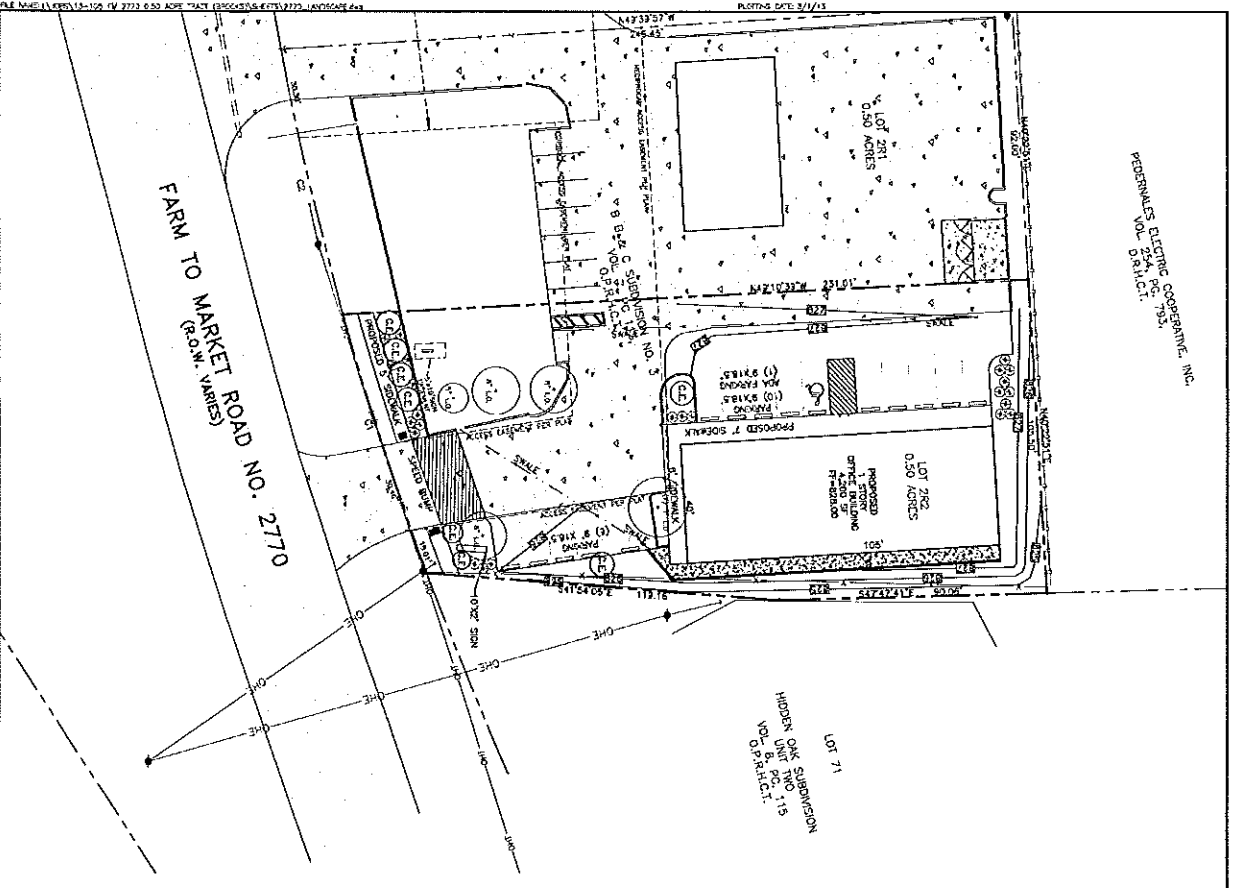
Purpose of Application:

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.

Staff Analysis

Parking and landscaping requirements have been reviewed for compliance with the requirements of the zoning district. Water and wastewater service will be provided by the City of Kyle

Staff is recommending approval of the request pending the clearance of City Engineer's comments.



PERSONNEL ELECTRIC COOPERATIVE, INC.
 P.O. BOX 254, P.O. BOX 703,
 YOUR DRILLING

LOT 71
 HIDDEN OAK SUBDIVISION
 UNIT 119
 D.P.H.C.T.

LANDSCAPE CALCULATIONS: PER CHAPTER 14, ARTICLE V, TITLE 100A, CODE OF ORDINANCES
 TOTAL SITE LANDSCAPING AREA: 21,760 SF
 TOTAL TREE LANDSCAPING AREA: 1,000 SF
 LANDSCAPING COVER: 4.6%

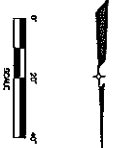
LANDSCAPING	REQUIREMENT	PROVIDED
TOTAL SITE LANDSCAPING AREA	(80) 15% OF 21,760 SF = 1,740 SF	20% OF 21,760 SF = 4,352 SF
TOTAL TREE LANDSCAPING AREA	5% OF 21,760 SF = 1,088 SF	4% OF 21,760 SF = 870 SF
LANDSCAPING COVER	2.3% OF 21,760 SF = 480 SF	4.6% OF 21,760 SF = 1,000 SF

AUTOMATIC IRRIGATION NOTES:

1. ALL SPRINKLER SYSTEMS SHALL BE INSTALLED UNDER THE SUPERVISION OF A STATE OF TEXAS LICENSED IRRIGATION SYSTEM CONTRACTOR SHALL BE INSTALLED FOR THE ENTIRE PERIOD OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IRRIGATION SYSTEMS AND COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IRRIGATION SYSTEMS AND COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IRRIGATION SYSTEMS AND COMPONENTS.
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LANDSCAPE NOTES:

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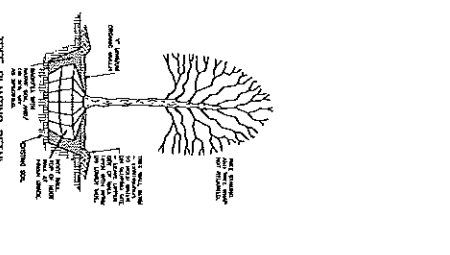
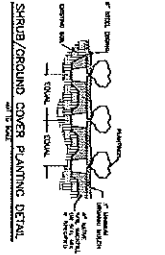


PLANTING TREE TABLE

SIZE	TYPE
6"	LIVE OAK
8"	LIVE OAK
10"	LIVE OAK
12"	LIVE OAK
14"	LIVE OAK
16"	LIVE OAK
18"	LIVE OAK
20"	LIVE OAK

PROPOSED TREE LIST

NUMBER	SYMBOL	COMMON NAME	SIZE
1	(Symbol)	COMMON NAME	SIZE
2	(Symbol)	COMMON NAME	SIZE
3	(Symbol)	COMMON NAME	SIZE
4	(Symbol)	COMMON NAME	SIZE
5	(Symbol)	COMMON NAME	SIZE
6	(Symbol)	COMMON NAME	SIZE
7	(Symbol)	COMMON NAME	SIZE
8	(Symbol)	COMMON NAME	SIZE
9	(Symbol)	COMMON NAME	SIZE
10	(Symbol)	COMMON NAME	SIZE
11	(Symbol)	COMMON NAME	SIZE
12	(Symbol)	COMMON NAME	SIZE
13	(Symbol)	COMMON NAME	SIZE
14	(Symbol)	COMMON NAME	SIZE
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17	(Symbol)	COMMON NAME	SIZE
18	(Symbol)	COMMON NAME	SIZE
19	(Symbol)	COMMON NAME	SIZE
20	(Symbol)	COMMON NAME	SIZE



CLIENTS: BRAD BROOKS P.O. BOX 1531 KYLE, TEXAS 78640 (812) 801-3690	LANDSCAPE PLAN BROOKS BUSINESS CONNECTIONS 6160 F.M. 2770 KYLE, TEXAS		REVISION DESCRIPTION BY DATE
			PROJECT NO. J-154-00 DRAWN BY: J. CHANDLER CHECKED BY: J. CHANDLER DATE: 05/15/10 SCALE: AS SHOWN

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Sofia Nelson, Planning Director
DATE: June 19, 2013
SUBJECT: Site Development Plan- MSI Properties 206 Weldon Johnson Way

Summary of Request:

The subject property is located at 206 Weldon Johnson Way (east of I-35). The subject property is zoned Warehouse(W) and is located within the I-35 Overlay District. The tract will be used for parking services with an associated car rental business that will open on an adjacent property.

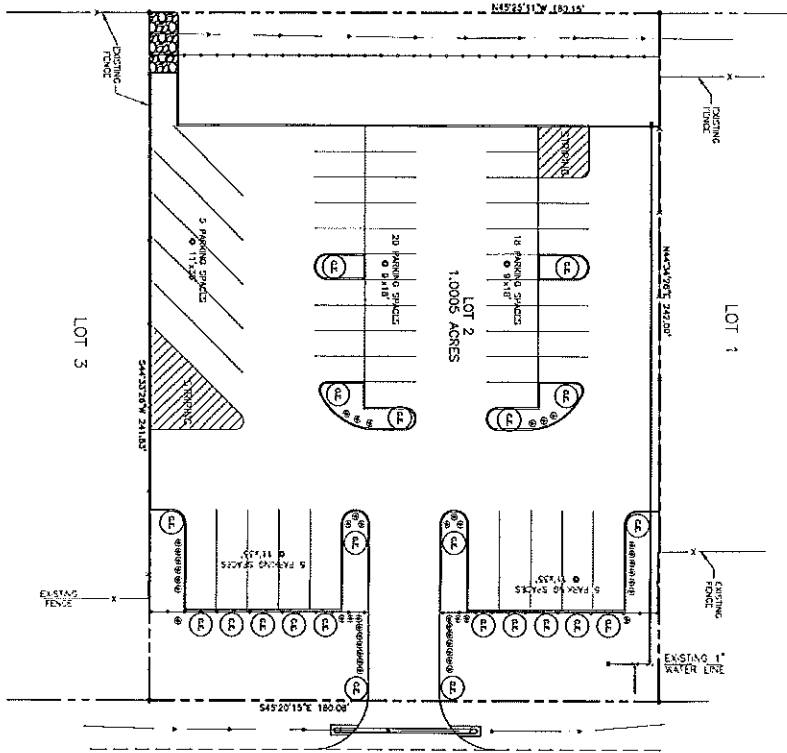
Purpose of Application:

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.

Staff Analysis

Parking and landscaping requirements have been reviewed for compliance with the requirements of the zoning district. Wastewater service will be provided via a on-site septic system and water will be provided by the City of Kyle.

Staff is recommending approval of the request pending the clearance of City Engineer's comments.



(70 ROW)
WELDON JOHNSTON WAY

LANDSCAPE CALCULATIONS: PER CHAPTER 24, ARTICLE 10, THE TEXAS CODE OF ORDINANCES

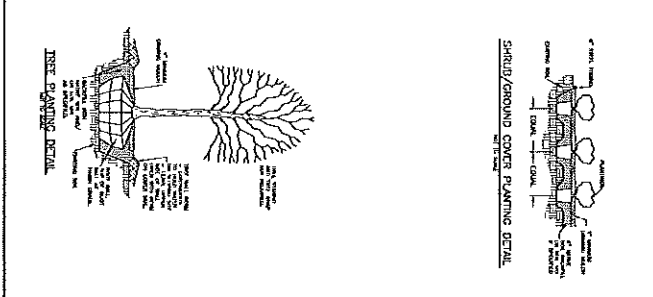
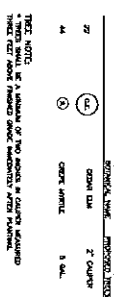
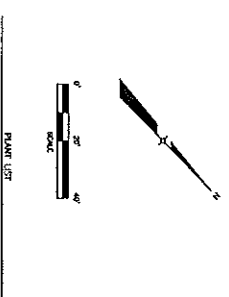
LANDSCAPE	NUMBER	SPACING	PERCENT
TOTAL SITE AREA (MINIMUM)	4,000 SQ. FT.	1000' x 4000'	100%
TOTAL SITE LANDSCAPING AREA	(80) 100' x 100' x 100' = 8,000 SQ. FT.	100' x 100' x 100'	200%
MINIMUM COVER LANDSCAPING	1 TREE AND 2 SHRUBS PER 100 SQ. FT.	1 TREE AND 2 SHRUBS PER 100 SQ. FT.	2 TREES
TOTAL LANDSCAPING COVER	11 TREES AND 22 SHRUBS	22 TREES AND 44 SHRUBS	

ATMOSPHERIC DEPOSITION NOTES:

1. THE DESIGNER SHALL CONSULT WITH THE FOLLOWING OFFICIALS...
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<p>CLIENT: MISCELLANEOUS STEEL INDUSTRIES 400 BUNTON CREEK ROAD KYLE, TEXAS 78840 (512) 750-0324</p>	<p>LANDSCAPE PLAN 206 MSI PROPERTIES 206 WELDON JOHNSTON WAY KYLE, TEXAS</p>	<p>4 CUATRO Consultants, L.T.D. Registered Firm 206 WELDON JOHNSTON WAY KYLE, TEXAS 78840 (512) 750-0324</p>	<p>DATE: MAR. 2013</p> <p>PROJECT: 14-0311-11</p> <p>DESIGNER: HASKETT & ASSOCIATES, INC.</p> <p>SCALE: 1" = 100'</p>
			<p>PROJECT NO. 14-0311-11</p> <p>DATE: 3/1/13</p> <p>SCALE: 1" = 100'</p>

June 20, 2013

Planning and Zoning Commission

Zoning

23045 IH-35

Case Number: Z-13-006

OWNER/APPLICANT: John C. Lewis

AGENT: same as owner

LOCATION: 23045 IH-35 (northbound access road, south of RR150 and north of Weldon Johnson Drive)

COUNTY: Hays County

AREA: 25.10 acres

PROPOSED CITY COUNCIL HEARINGS: First Reading: July 2, 2013
Second Reading: July 16, 2013

EXISTING ZONING: Agriculture (AG) Interim Zoning – assigned at the time of annexation

PROPOSED ZONING: Warehouse (W) - Located within the I-35 Overlay District

SITE INFORMATION:

Transportation: The property has frontage on I-35

Surrounding Zoning:

- *North: Agriculture*
- *East : Warehouse*
- *South: Retail Services and Agriculture*
- *West: I-35*

Future Land Use Designation: Old Town/ Mid Town/ Historic Core/New Settlement

PUBLIC INPUT: Notice of the proposed change was sent to the surrounding property owners, but no responses have been received by the Planning Department.

STAFF ANALYSIS:

Background

The subject property consists of approximately 25 acres and is located along the northbound feeder road, just south of the Kyle Correctional Center. In November 2002 the subject property was annexed into the City and assigned an interim zoning district of Agriculture (Ag). The property is located within the I-35 Overlay District and therefore any non-residential development is subject to the development standards associated with district.

Comprehensive Plan Guidance

The subject property is partially located within following four future land use districts:

- Old Town
- Mid Town
- Historic Core
- New Settlement

June 20, 2013

Planning and Zoning Commission

Zoning

23045 IH-35

Case Number: Z-13-006

The above future land use districts make the following recommendations regarding the use of Warehouse zoning:

- Old Town- Not Recommended
- Mid Town- Not Recommended
- Historic Core- Not Recommended
- New Settlement- Not Recommended

Goals Stated in the Comprehensive Master Plan:

- Ensure physical and natural buffer zones around light industrial uses to filter and clean runoff and possible debris.
- Establish land use transitions to enhance the separation of residential and industrial uses.
- Discourage residential development along I-35 to preserve those parcels for regionally oriented development.

Findings

Staff has reviewed the request and direction provided in the Comprehensive Plan and has made the following findings:

- The warehouse 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 conditions and limitations on uses in the "W" district are as follows:

(1)The use is conducted primarily within an enclosed building or screened area, except for the customary outdoor activities for the specific use listed.

(2)The use is not objectionable because of odor, excessive light, smoke, dust, noise, vibration or similar nuisance; and that such odor, smoke, dust, noise or vibration at the property line does not exceed the permitted levels established by ordinance.

(3)Signs (advertising) must be in compliance with all applicable ordinances.

(4)Establishments located on property that is within 300 feet of any property zoned for a residential use when the commercial use is first established may not to be open to the general public before 6:00 a.m. and must be closed to the general public by 10:00 p.m.

- The warehouse zoning district is not a recommended zoning district in any of the identified future land use districts however, the I-35 Overlay development standards require a higher level of development standards for the development of the property that exceed the requirements of the base warehouse zoning district.

June 20, 2013

Planning and Zoning Commission

Zoning

23045 IH-35

Case Number: Z-13-006

- The Comprehensive Master Plan identifies a requested industrial use to be contingently appropriate adjacent to an existing retail services/ commercial use. While there is not existing commercial development the property to the south is entitled as a Retail Services' zoned property.
- It appears that the I-35 overlay development standards help to ensure the aesthetic policies of the urban design plan.
- It appears that due to the standards associated with the I-35 overlay district the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will not substantially affect the public health, safety, morals, or general welfare.
- The following uses are permitted of in the Warehouse zoning district:

351 1002	Constr.	Air conditioning and heating contractor	W	CM	
2354 1000	Constr.	Brick and stone mason contractor	W	CM	
2349 2000	Constr.	Cable installation contractor	W	CM	
2355 1000	Constr.	Carpentry work contractor	W	CM	
2355 2000	Constr.	Carpet and floor laying contractor	W	CM	
2333 2000	Constr.	Commercial buildings contractor	W	CM	
2357 1001	Constr.	Concrete contractor	W	CM	
2359 9000	Constr.	Construction contractors, NEC	W	CM	
2351 1002	Constr.	Contractor, air conditioning and heating	W	CM	
2354 1000	Constr.	Contractor, brick and stone mason	W	CM	
2349 2000	Constr.	Contractor, cable installation	W	CM	
2355 1000	Constr.	Contractor, carpentry work	W	CM	
2355 2000	Constr.	Contractor, carpet and floor laying	W	CM	
2333 2000	Constr.	Contractor, commercial bldg.	W	CM	
2357 1001	Constr.	Contractor, concrete	W	CM	
2359 9000	Constr.	Contractor, construction NEC	W	CM	
2359 4000	Constr.	Contractor, demolition and wrecking	W	CM	
2354 2000	Constr.	Contractor, drywall and insulation	W	CM	
2353 1000	Constr.	Contractor, electrical	W	CM	
2359 3000	Constr.	Contractor, excavating and foundation	W	CM	
2359 9001	Constr.	Contractor, fencing	W	CM	

June 20, 2013

Planning and Zoning Commission

Zoning

23045 IH-35

Case Number: Z-13-006

2357 1002	Constr.	Contractor, foundation repair	W	CM	
2359 9003	Constr.	Contractor, general	W	CM	
2359 2000	Constr.	Contractor, glass and glazing	W	CM	
2341 1000	Constr.	Contractor, highway and road construction	W	CM	
2351 1004	Constr.	Contractor, lawn sprinkler systems	W	CM	
2351 1003	Constr.	Contractor, mechanical	W	CM	
2352 1000	Constr.	Contractor, paint and wallpaper hanger	W	CM	
2341 1001	Constr.	Contractor, paving (not road)	W	CM	
2351 1001	Constr.	Contractor, plumbing	W	CM	
2356 1000	Constr.	Contractor, roofing and siding	W	CM	
2332 1000	Constr.	Contractor, single-family residence	W	CM	
2359 1000	Constr.	Contractor, steel erectors	W	CM	
2359 9002	Constr.	Contractor, swimming pool	W	CM	
2354 3000	Constr.	Contractor, tile and marble	W	CM	
2349 1000	Constr.	Contractor, utility	W	CM	
2359 4000	Constr.	Demolition and wrecking work	W	CM	
2358 1000	Constr.	Drilling contractor, water well	W	CM	
2354 2000	Constr.	Drywall and insulation contractor	W	CM	
2353 1000	Constr.	Electrical contractor	W	CM	
2359 3000	Constr.	Excavating and foundation contractor	W	CM	
2359 9001	Constr.	Fencing contractor	W	CM	
2355 2000	Constr.	Floor and carpet laying contractor	W	CM	
2357 1002	Constr.	Foundation repair contractor	W	CM	
2359 9003	Constr.	General contractor office	W	CM	
2359 2000	Constr.	Glass and glazing contractor	W	CM	
2351 1002	Constr.	Heating and air conditioning contractor	W	CM	
2341 1000	Constr.	Highway and road construction contractor	W	CM	
2332 1000	Constr.	Home construction contractor	W	CM	
2354 2000	Constr.	Insulation and drywall contractor	W	CM	

June 20, 2013

Planning and Zoning Commission

Zoning

23045 IH-35

Case Number: Z-13-006

2354 1000	Constr.	Mason, brick and stone contractor	W	CM	
2351 1003	Constr.	Mechanical contractors	W	CM	
2352 1000	Constr.	Paint and wallpaper hanging contractor	W	CM	
2341 1001	Constr.	Paving contractors (not road)	W	CM	
2351 1001	Constr.	Plumbing contractor	W	CM	
2332 1000	Constr.	Residential home construction	W	CM	
2341 1000	Constr.	Road and highway construction contractor	W	CM	
2356 1000	Constr.	Roofing and siding contractor	W	CM	
2356 1000	Constr.	Siding and roofing contractor	W	CM	
2332 1000	Constr.	Single-family residence home contractor	W	CM	
2351 1004	Constr.	Sprinkler systems contractor, lawn	W	CM	
2359 1000	Constr.	Steel erectors	W	CM	
2359 9002	Constr.	Swimming pool contractor	W	CM	
2354 3000	Constr.	Tile and marble contractor	W	CM	
2349 1000	Constr.	Utility contractor	W	CM	
2352 1000	Constr.	Wallpaper hanging and paint contractor	W	CM	
2351 1004	Constr.	Water sprinkler systems contractor	W	CM	
2358 1000	Constr.	Water well drilling contractor	W	CM	
2359 4000	Constr.	Wrecking and demolition work	W	CM	
3399 2000	Mfg.	Athletic and sporting goods manufacturing	W	CM	
3371 1000	Mfg.	Cabinet shop	W	CM	
3152 9000	Mfg.	Clothing mfg., NEC	W	CM	
3342 9000	Mfg.	Communication devices manufacturing (not telephone)	W	CM	
3344 1200	Mfg.	Computer, circuit board manufacturing	W	CM	
3341 1300	Mfg.	Computer, computer manufacturing	W	CM	
3344 1301	Mfg.	Computer, cabless semiconductor	W	CM	
3341 1900	Mfg.	Computer, peripheral equip	W	CM	
3344 1300	Mfg.	Computer, semiconductor manufacturing (not 3332 9500)	W	CM	
3332 9500	Mfg.	Computer, semiconductor manufacturing equip	W	CM	

June 20, 2013

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Zoning

23045 IH-35

Case Number: Z-13-006

3344 1302	Mfg.	Computer, semiconductor testing	W	CM	
3341 1301	Mfg.	Computer, terminal manufacturing	W	CM	
3399 1400	Mfg.	Costume jewelry manufacturing	W	CM	
3345 1100	Mfg.	Detection and search and navigation equip	W	CM	
3399 3100	Mfg.	Doll manufacturer	W	CM	
3363 2200	Mfg.	Electrical equip manufacturing, vehicle	W	CM	
3344 1900	Mfg.	Electronic components manufacturing	W	CM	
3344 1700	Mfg.	Electronic connectors manufacturing	W	CM	
3118 1200	Mfg.	Food, bread products	W	CM	
3113 2000	Mfg.	Food, candy products	W	CM	
3118 2100	Mfg.	Food, cookies and chips and snacks	W	CM	
3119 9100	Mfg.	Food, prepared (nonfrozen)	W	CM	
3119 4100	Mfg.	Food, sauces and condiments	W	CM	
3371 2500	Mfg.	Furniture mfg., household	W	CM	
3334 1400	Mfg.	Heating and fireplace equipment mfg.	W	CM	
3371 2501	Mfg.	Household fixtures, NEC	W	CM	
3371 2500	Mfg.	Household furniture mfg.	W	CM	
3345 1300	Mfg.	Industrial measurement products	W	CM	
3399 1300	Mfg.	Jeweler findings manufacturing	W	CM	
3399 1400	Mfg.	Jewelry mfg., costume jewelry	W	CM	
3399 1100	Mfg.	Jewelry mfg., precious metal	W	CM	
3351 2900	Mfg.	Lighting equip, NEC	W	CM	
3327 1000	Mfg.	Machine shop (not auto)	W	CM	
3335 1500	Mfg.	Machine tool and accessories manufacturing	W	CM	
3233 2300	Mfg.	Metal work, ornamental	W	CM	
3149 9900	Mfg.	Sewing gift products	W	CM	
4539 9810	Retail	Chemical retailer, NEC	W	CM	
4442 2001	Retail	Dirt and loam product sales	W	CM	
7224 1003	Retail	Drinking place, nightclub	W	CM	

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Case Number: Z-13-006

4533 1004	Retail	Flea market booth	W	CM	
5311 2000	Retail	Flea market operator	W	CM	
4412 2901	Retail	Heavy equipment sales	W	CM	
4543 1200	Retail	Liquefied petro/bottled gas	W	CM	
7224 1005	Retail	Men's club	W	CM	
4539 3000	Retail	Mobile home dealers	W	CM	
5614 9101	Retail	Mobile home repossession service	W	CM	
7224 1003	Retail	Nightclub	W	CM	
4539 3001	Retail	Portable buildings and mobile office sales	W	CM	
4412 1000	Retail	RV and utility trailer dealers	W	CM	
4412 1000	Retail	Trailer and RV dealers	W	CM	
4412 1000	Retail	Utility trailer and RV dealers	W	CM	
4931 1001	Retail	Warehouse off-site storage (retail and wholesale)	W	CM	
4881 9000	Services	Aircraft service and repair	W	CM	
8113 1001	Services	Armature rewinding shop	W	CM	
5616 1300	Services	Armored car service	W	CM	
4543 9002	Services	Coffee service, office	W	CM	
4922 1000	Services	Delivery services	W	CM	
8123 2000	Services	Laundry, cleaning plant	W	CM	
5617 3001	Services	Lawn and garden services	W	CM	
5311 3000	Services	Miniwarehouse office	W	CM	
4842 2000	Services	Mobile home, transport service	W	CM	
4841 1002	Services	Movers, home and office	W	CM	
5111 1000	Services	Newspaper (publish and print)	W	CM	
4889 9100	Services	Packing and carting service	W	CM	
5617 1000	Services	Pest control	W	CM	
5111 1000	Services	Print, newspaper (publish and print)	W	CM	
5111 9900	Services	Print, publishing and printing	W	CM	
5111 9900	Services	Publishing and printing	W	CM	

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8114 9000	Services	Repair services, NEC	W	CM	
7139 9004	Services	Rifle and pistol range	W	CM	
5617 3002	Services	Tree surgeon and services	W	CM	
5617 4000	Services	Upholstery and carpet cleaning	W	CM	
4542 1000	Services	Vending machine, office	W	CM	
4542 1001	Services	Vending machine equip, various loc.	W	CM	
4931 2000	Services	Warehousing, refrigerated	W	CM	
4931 1000	Services	Warehousing and storage, general	W	CM	
8113 1000	Services	Welding shop	W	CM	
4884 1000	Services	Wrecker service	W	CM	
4855 1000	Transp.	Bus charter service	W	CM	
4852 1000	Transp.	Bus lines	W	CM	
4851 1300	Transp.	Local and suburban transit	W	CM	
4841 1000	Transp.	Local trucking w/o storage	W	CM	
4841 1001	Transp.	Local trucking with storage	W	CM	
0000 4010	Transp.	Railroad side track	W	CM	
4854 1000	Transp.	School buses	W	CM	
4853 1000	Transp.	Taxicab company	W	CM	
4889 9900	Transp.	Transportation services, NEC	W	CM	
4841 2100	Transp.	Trucking, except local	W	CM	
4884 9001	Transp.	Trucking terminal facility	W	CM	
2211 2200	Utilities	Electric companies	W	CM	
4217 3000	Whsale	Air conditioning and heating equipment	W	CM	
4216 2000	Whsale	Appliance wholesaler - electrical	W	CM	
4219 2000	Whsale	Arts and crafts wholesaler	W	CM	
4211 1000	Whsale	Auto wholesaler	W	CM	
4211 2000	Whsale	Automotive parts wholesaler	W	CM	
4228 1000	Whsale	Beer distributor	W	CM	
4224 9001	Whsale	Bottled water distributor	W	CM	

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Case Number: Z-13-006

4213 2000	Whsale	Brick and stone wholesaler	W	CM	
4213 9000	Whsale	Building materials, NEC	W	CM	
4224 3000	Whsale	Dairy products wholesaler	W	CM	
4222 1000	Whsale	Drugs and toiletries wholesaler	W	CM	
4216 1000	Whsale	Electrical equipment and supplies	W	CM	
4216 2000	Whsale	Electrical appliances	W	CM	
4216 9000	Whsale	Electronic parts and equipment	W	CM	
4229 3000	Whsale	Florists and flowers supply, wholesaler	W	CM	
4226 9000	Whsale	Gas, industrial and medical	W	CM	
4224 1000	Whsale	Grocery distributor, wholesaler	W	CM	
4217 1000	Whsale	Hardware wholesaler	W	CM	
4217 3000	Whsale	Heating and ac equipment	W	CM	
4218 4000	Whsale	Industrial supplies	W	CM	
4213 3000	Whsale	Insulation and siding and roofing	W	CM	
4218 5000	Whsale	Janitorial supplies	W	CM	
4219 4000	Whsale	Jewelry wholesaler	W	CM	
4228 2000	Whsale	Liquor and wine wholesaler	W	CM	
4229 2000	Whsale	Magazine and newspaper wholesaler	W	CM	
4213 2000	Whsale	Masonry products wholesaler	W	CM	
4214 5000	Whsale	Medical goods and equipment	W	CM	
4229 2000	Whsale	Newspaper and magazine wholesaler	W	CM	
4221 2000	Whsale	Office supplies wholesaler	W	CM	
4229 5000	Whsale	Paint wholesaler	W	CM	
4221 3000	Whsale	Paper wholesaler	W	CM	
4217 2000	Whsale	Plumbing fixtures and supplies	W	CM	
4224 4000	Whsale	Poultry products wholesaler	W	CM	
4224 8000	Whsale	Produce wholesaler	W	CM	
4214 9000	Whsale	Professional equipment and supplies, NEC	W	CM	
4217 4000	Whsale	Refrigeration equipment	W	CM	

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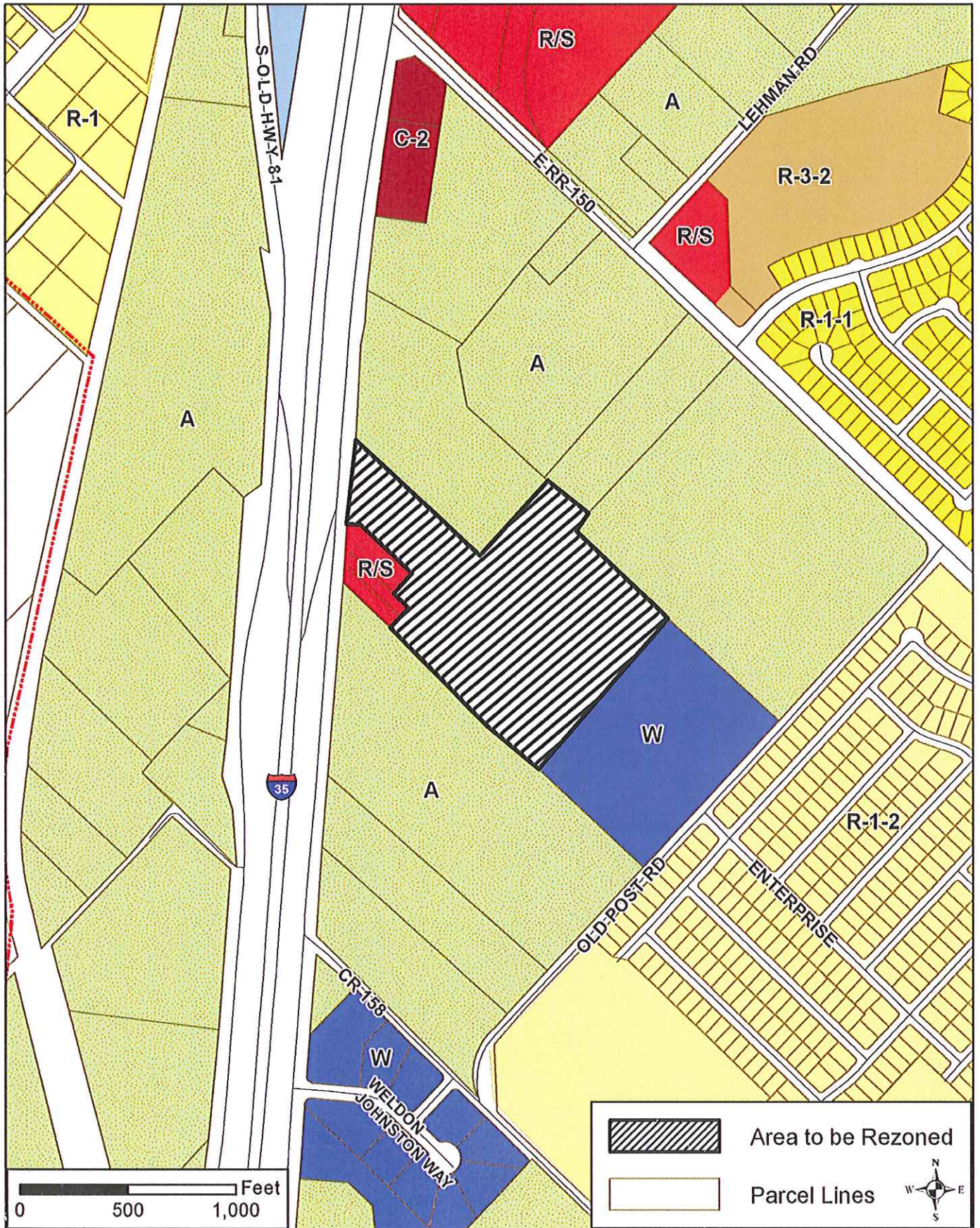
Zoning

23045 IH-35

Case Number: Z-13-006

4214 4000	Whsale	Restaurant equipment and supplies	W	CM	
4213 3000	Whsale	Roofing and siding and insulation	W	CM	
4213 3000	Whsale	Siding and roofing and insulation	W	CM	
4224 9000	Whsale	Soft drinks distributor	W	CM	
4213 2000	Whsale	Stone and brick wholesaler	W	CM	
4211 3000	Whsale	Tire wholesaler	W	CM	
4229 4000	Whsale	Tobacco products wholesaler	W	CM	
4222 1000	Whsale	Toiletries and drugs wholesaler	W	CM	
4229 9000	Whsale	Wholesale trade, NEC			

Exhibit B



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Planning and Zoning Commission

Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-007

OWNER/APPLICANT: D&L Brooks Investment LLC

AGENT: James Knight Real Estate

LOCATION: 1000-1100 block of Rebel Road

COUNTY: Hays County

AREA: 33.90 acres

PROPOSED CITY COUNCIL HEARINGS: First Reading: July 2, 2013
Second Reading: July 16, 2013

EXISTING ZONING: Retail Services (RS)

PROPOSED ZONING: - SINGLE-FAMILY ATTACHED/DETACHED DISTRICT R-1-A, GARDEN HOME

SITE INFORMATION:

Transportation: The property will have frontage on Rebel Drive.

Surrounding Zoning:

- *North: RS*
- *East : R-1(this zoning district is no longer utilized)*
- *South: R-1*
- *West: Currently RS but the property owner is seeking a rezoning to Community Commercial*

Future Land Use Designation: Mid-Town Community

PUBLIC INPUT: Notice of the proposed change was sent to the surrounding property owners, but no responses have been received by the Planning Department.

STAFF ANALYSIS:

Background

The subject property is approximately 33 acres in size and is generally located along FM 150/Rebel Drive, west of the Silverado Subdivision and east of Rebel Drive. The 33 acres subject to the rezoning request share a common property line with the properties located along the western end of Trinity Drive and the western end of Western Drive.

Comprehensive Plan Guidance

The subject property is located within the Mid-Town future land use district. The future land use district identifies the requested zoning district as a conditional zoning district. The intent of the future land use district has been identified to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is

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Planning and Zoning Commission

Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-007

unique to Kyle. New development should accommodate mid- to high-density residential uses. The Comprehensive Plan provides the following goals and guidance:

- Within the Midtown District the preferred residential units per acre is 4-6, conditional units per acre less than 4 and 6.1-15 upa, and greater than 15 upa is not recommended.
- Create integrated and inter-connected mixed use districts.
- Establish commercial centers that provide transition between commercial and residential use

Findings

- The applicant is requesting a less intense zoning district than what the property is currently zoned as.
- The requested zoning will create smaller lots in width and overall size compared to the adjacent single family lots in the Silverado Subdivision.
- The proposed rezoning appears to allow for a more functional transition between residential and commercial land uses.
- The requested rezoning appears to allow for a different housing product that what is currently developed in this general area of the city.
- The single-family attached/detached district R-1-A, garden home allows attached or detached single-family structures with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family residences authorized in this zoning district include those generally referred to as garden homes, patio homes and zero lot line homes.

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

- Garages are required and must be one of the following designs:
 - Detached with a minimum setback of five feet from the front wall of the home facing front property line;
 - May be attached and must have a minimum setback of five feet from the front wall of the home facing front property line; or
 - May be attached and meet minimum front setback requirements, but must face side property line.
 - Each garage must be designed and constructed with a minimum of 480 square feet.
- All buildings and structures, garages, and/or accessory buildings constructed within this district must have all four sides composed of 100 percent brick, stone, hardiplank or other approved masonry product.

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Zoning

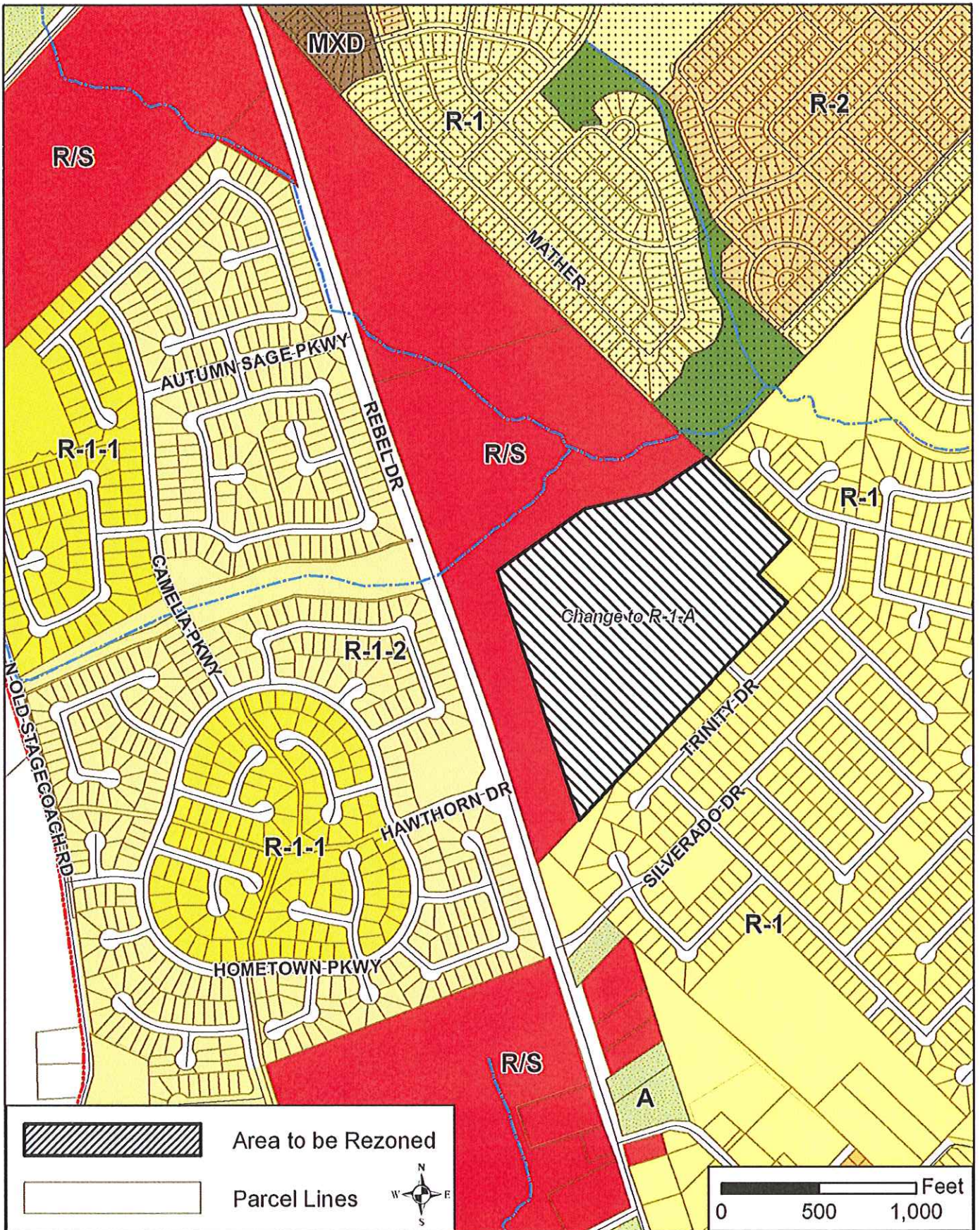
1000-1100 block of Rebel Road

Case Number: Z-13-007

Chart 1

Land Use District	Front Setback (in feet)	Side Setback (in feet)	Corner Lot at Side Street or Alleyway Setback (in feet)	Street Side Yard Setback (in feet)	Rear Setback (in feet)	Min. Lot Square Feet Area	Min. Lot Street Line Width (in feet)	Height Limit (in feet)
A	25	25	25	25	25	43,500	150	45
UE	25	25	25	25	25	22,500	100	45
R-1-1	30 ⁽⁹⁾	7	10	15	25	8,190 ⁽¹⁾	80 ⁽¹⁾	35
R-1-2	30 ⁽⁹⁾	5	10	15	25	6,825 ⁽¹⁾	65 ⁽¹⁾	35
R-1-A	25	5 ⁽²⁾	10	15	15	4,550 ⁽¹⁾	35	35
R-1-T	⁽³⁾	⁽³⁾	10	15	⁽³⁾	2,844 ⁽³⁾	35	35
R-1-C	⁽⁴⁾	⁽⁴⁾	10	15	⁽⁴⁾	9,000 ⁽⁴⁾	80	45
R-2	25 ⁽⁹⁾	7	10	15	25	9,000	80	35
R-3-1	25	15	15	15	25	⁽⁵⁾	80	35 ⁽⁶⁾
R-3-2	25	20	15	15	25	⁽⁵⁾	80	45 ⁽⁷⁾
R-3-3	25	7	15	15	25	⁽¹³⁾	90	45 ⁽⁷⁾
M-1	25	7	15	15	25	8,190	80	35
M-2	25	7	25	25	25	8,190	80	35
CBD-1	25 ⁽⁸⁾	⁽⁸⁾	15	15	⁽⁸⁾	⁽⁸⁾	⁽⁸⁾	35 ⁽⁸⁾
CBD-2	0	0	0	0	0	2,500	25	45
RS	25	10	15	15	15	6,000	50	45
W	25	25	25	25	25	9,000	80	45
CM	25	50	50	50	50	43,500	150	45
E	25	25	15	15	15	6,000	50	45 ⁽¹⁴⁾
TU	25	7	15	15	15	⁽¹⁰⁾	⁽¹⁰⁾	⁽¹⁰⁾
B	25	25	25	15	15	⁽¹¹⁾	⁽¹¹⁾	⁽¹¹⁾
PUD	⁽⁸⁾	⁽⁸⁾	⁽⁸⁾	15	⁽⁸⁾	5 acres	⁽⁸⁾	⁽⁸⁾

Exhibit B



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Planning and Zoning Commission

Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-009

OWNER/APPLICANT: D&L Brooks Investment LLC

AGENT: James Knight Real Estate

LOCATION: 1000-1100 block of Rebel Road

COUNTY: Hays County

AREA: 8.63 acres

PROPOSED CITY COUNCIL HEARINGS: First Reading: July 2, 2013
Second Reading: July 16, 2013

EXISTING ZONING: Retail Services (RS)

PROPOSED ZONING: Community Commercial

SITE INFORMATION:

Transportation: This property has frontage on Rebel Drive

Surrounding Zoning:

- *North: RS*
- *East : RS- Requested to be rezoned R-1-A*
- *South: R-1*
- *West: Rebel Road*

Future Land Use Designation: Mid-Town Community

PUBLIC INPUT: Notice of the proposed change was sent to the surrounding property owners, but no responses have been received by the Planning Department.

STAFF ANALYSIS:

Background

The subject property is approximately 8.63 acres in size and is generally located along FM 150/Rebel Drive(extends approximately 275 feet east of Rebel Road).

Comprehensive Plan Guidance

The subject property is located within the Mid-Town future land use district. The future land use district identifies the requested zoning district as a conditional zoning district. The intent of the future land use district has been identified to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate mid- to high-density residential uses. Stated goals of the comprehensive master plan:

- Encourage socially gathering businesses, such as coffee shops and corner stores
- Establish commercial centers that provide transition between commercial and residential use
- Create integrated and inter-connected mixed use districts

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Planning and Zoning Commission

Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-009

- Promote specialized retail away from I-35
- Ensure that the mix of residential and non-residential uses supports the city's tax needs when reviewing development proposals.

Zoning Requirements

The purpose of the community commercial district [CC] is to provide for slightly more intense commercial uses than allowed in the neighborhood commercial zoning district. The district is established to provide areas for quality retail establishments and service facilities. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Sec. 53-669. - Building placement.

Front Setback** (min. feet)	Side Setback (min. feet)	Side Setback to Residential District (min. feet)	Corner Lot - Side Setback	Rear Setback* (min. feet)	Lot Width (min. feet)	Max. Height
25'	10'	15'	15'	25'	80'	3 stories

* When the rear or side lot line abuts a single family residential zoned lot or property used for a single family residence the rear/side setback shall consist of the following transitional yards:

- A 15-foot wide planting area consisting of one shade tree, two non-deciduous trees, and eight evergreen shrubs per 50 linear feet of lot width.
- Eight-foot privacy fence.

Sec. 53-670. - Design.

- Primary entrances shall face the public street.
- The exterior walls shall be constructed of 100 percent stone, brick, masonry, stucco, masonry veneer, or similar granular product excluding doorways and windows. All walls must include materials and design characteristics consistent with those on the front (wood and metal may be used as accent material).

Sec. 53-672. - Use.

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Planning and Zoning Commission

Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-009

The neighborhood commercial zoning district shall allow professional offices and small businesses serving neighborhood community needs. The following uses shall be permitted:

- Multi-family on the second floor and above shall be permitted by right regardless of base zoning;
- Bed and breakfast up to five rooms;
- Retail;
- Restaurant;
- Religious assembly;
- Art gallery;
- Child care center (outdoor playground allowed);
- Fire/police station;
- Professional office;
- Funeral home;
- Barber/beauty shop;
- Convenience/grocery store;
- Fuel station*;
- Nursing/retirement homes;
- Veterinarian - without outdoor boarding;
- Health and fitness center;
- Restaurant with drive-thru*;
- Financial institution w/ drive-thru banking.

* See special standards.

(Ord. No. 700, § 2(Exh. A), 7-17-2012)

Sec. 53-673. - Special standards.

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Zoning

1000-1100 block of Rebel Road

Case Number: Z-13-009

Size of building: First floors are limited to a maximum of 15,000 square feet.

Permanent outdoor storage shall not be allowed. Outdoor dining shall be allowed. Limited outdoor display shall be allowed with no more than ten percent of the lot area to be used for merchandise (merchandise shall not be left outside overnight). Outdoor displays shall not be allowed in any required off-street parking spaces.

Establishments located on property that are within 300 feet of any property zoned or used for a single-family residential use may not to be open to the general public before 6:00 a.m. and must be closed to the general public by 10:00 p.m. Businesses may utilize extended hours on Friday and Saturday if the following conditions exist:

- If a property is located 150 feet or more from a single-family zoned or used property the business shall be allowed a closing time of midnight, on Friday and Saturday, by right.
- Any property closer than 150 feet from a single-family residentially zoned or used property may apply for a conditional use permit to allow for extended business hours that would allow for a closing time of midnight, on Friday and Saturday.

Fuel stations must adhere to the following requirements:

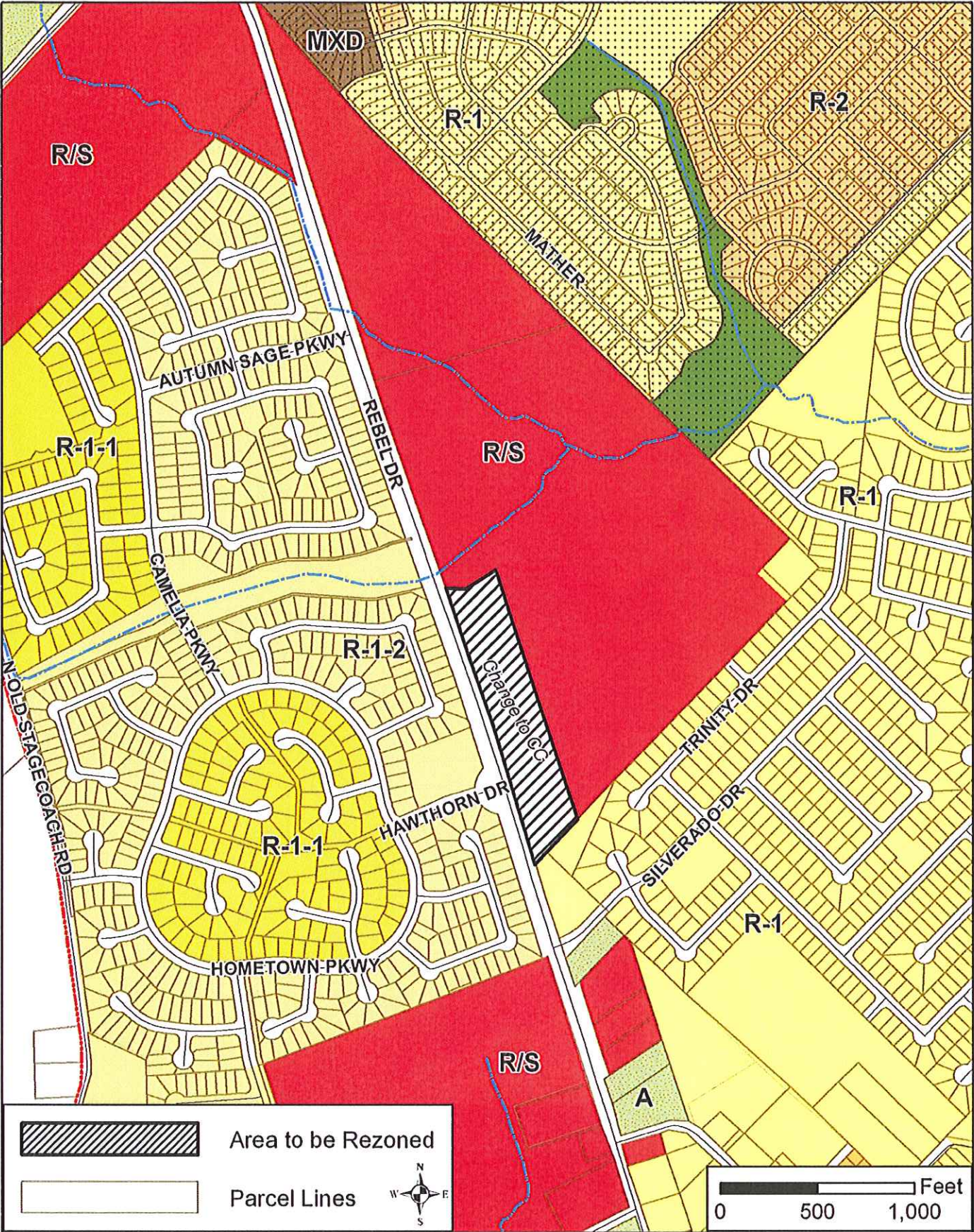
- Fascias of the canopy shall be finished to match the building material and color. Striping and banding of canopies is prohibited.
- No more than eight fuel pumps shall be allowed within the community commercial zoning designation.

Drive-through facilities (speakers, menu boards, or drive-through windows) shall not be located within 75 feet of a residentially zoned property. Drive-through facilities shall not face a public ROW. Drive-through lanes and facilities shall be located to the side and rear of the primary building. A minimum of a ten-foot wide landscape area along the edge of a site where parking areas, drive lanes are adjacent to a public street shall be provided. The landscape area shall include trees, shrubs and/or low walls to screen cars from view while allowing eye level visibility into the site.

Findings

- The requested rezoning is a less intense zoning district than what the property is currently zoned.
- The required site development and building requirements associated with the requested zoning appear to facilitate a more functional transition between the requested residential to the west and the current zoning of Retail Services.
- While specific recommendations for the community commercial zoning district have been discussed they have not been adopted. Based on the general goals stated within the comprehensive master plan the requested zoning district appears to be in keeping with the intent of the future land use district and guidance provided in the comprehensive master plan.

Exhibit B



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Planning and Zoning Commission

Zoning

Case Number: Z-13-008

OWNER/APPLICANT: Kyle Retail Partners

AGENT: City of Kyle

LOCATION: 575 E. RR 150, Building 3

COUNTY: Hays County

AREA: .41 acres

PROPOSED CITY COUNCIL HEARINGS: First Reading: July 2, 2013
Second Reading: July 16, 2013

EXISTING ZONING: R-3-2 Apartments Residential

PROPOSED ZONING: Retail Services (RS)

SITE INFORMATION:

Transportation: This property has access to Lehman Road and E. RR 150

Surrounding Zoning:

- *North: R-3-2*
- *East : R-1-1*
- *South: E. RR-150*
- *West: Retail Services and Lehman Road*

Future Land Use Designation: Regional Node

PUBLIC INPUT: Notice of the proposed change was sent to the surrounding property owners, but no responses have been received by the Planning Department.

STAFF ANALYSIS:

Background

575 RR 150 is located at the corner of Lehman Road and RR 150. The lot as shown in the attached exhibit has two different zoning designations (Retail Services- R/S and R-3-2 multifamily residential 2- please see file labeled zoning exhibit).

When the property was zoned initially in 2002 it was rezoned without a legal description (see ordinance 378-7). The rezoning ordinance simply has an exhibit that was part of the preliminary plat for the subdivision). At the time of the 2002 rezoning the area zoned C-1 was not part of a legal subdivision. The configuration of the property that was reflected in the zoning exhibit later changed in the final plat stage of the subdivision process (that change in lot configuration is what led us to have two zoning designation on 1 legal lot).

In 2005 the City initiated a rezoning for the property zoned C-1 to be rezoned RS (see ordinance 438-24). Again the rezoning ordinance did not have a legal description attached to the ordinance. To further complicate the situation the description that was used in the ordinance was as follows: "*An ordinance of the city of kyle, texas, amending the zoning ordinance by zoning 3.1937 +/- acre tract known as four seasons farm located at lehman road and fm 150 east , from zoning district C-1 to RS*". However at the time the property was platted the legal description of the property was Lot 1 Section 3 of the Four Seasons

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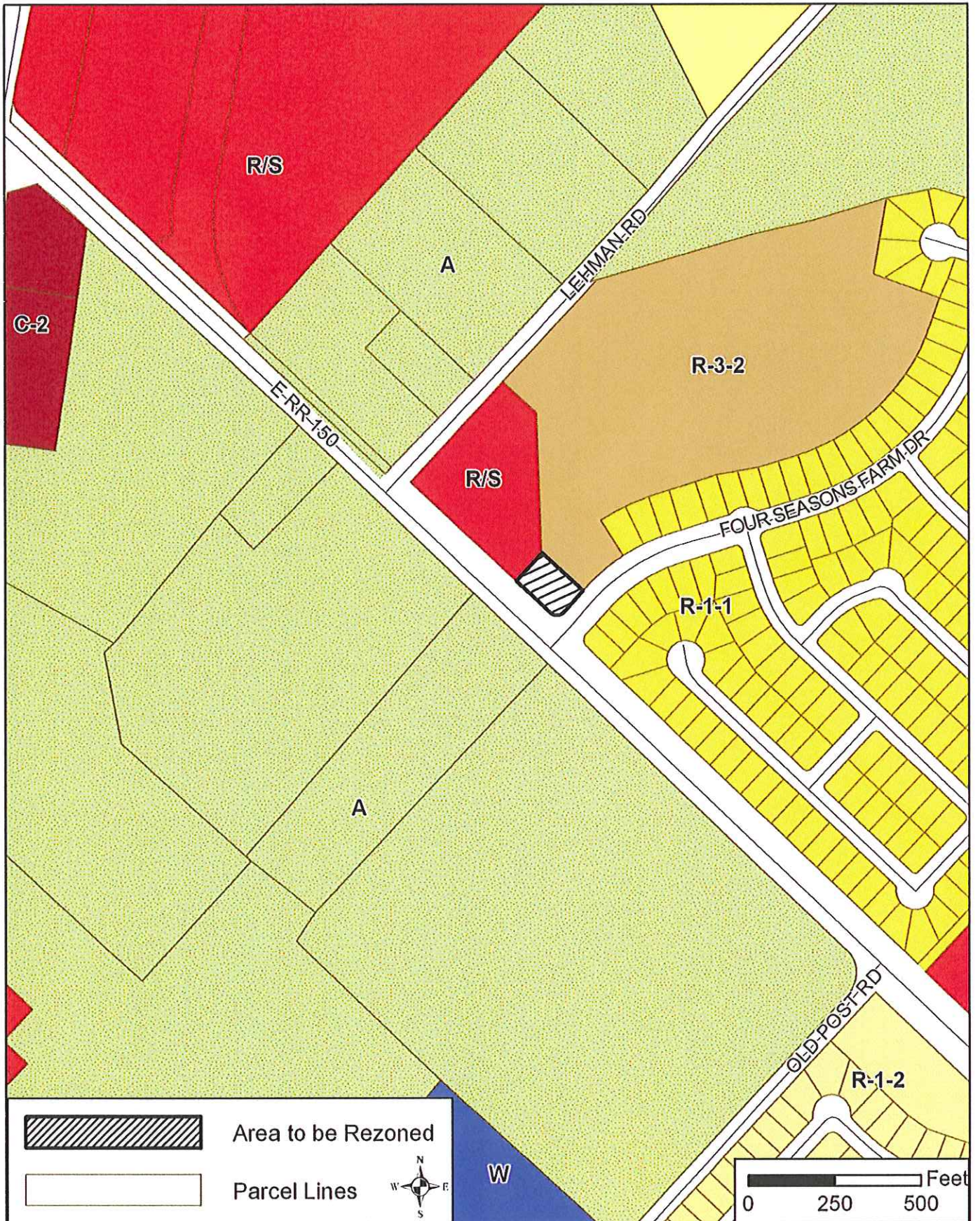
Zoning

Case Number: Z-13-008

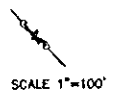
Farm. As a result it appears that not only did the rezoning ordinance not have a legal description it appears that the description they did have was incorrect (see ordinance 438-24 and the attached plat).

The City of Kyle is initiating a rezoning request on the remainder of the lot to ensure the lot has one consistent zoning across the property. It appears that City did not include the correct legal description in the previous city initiated rezoning and staff is working to rectify the error.

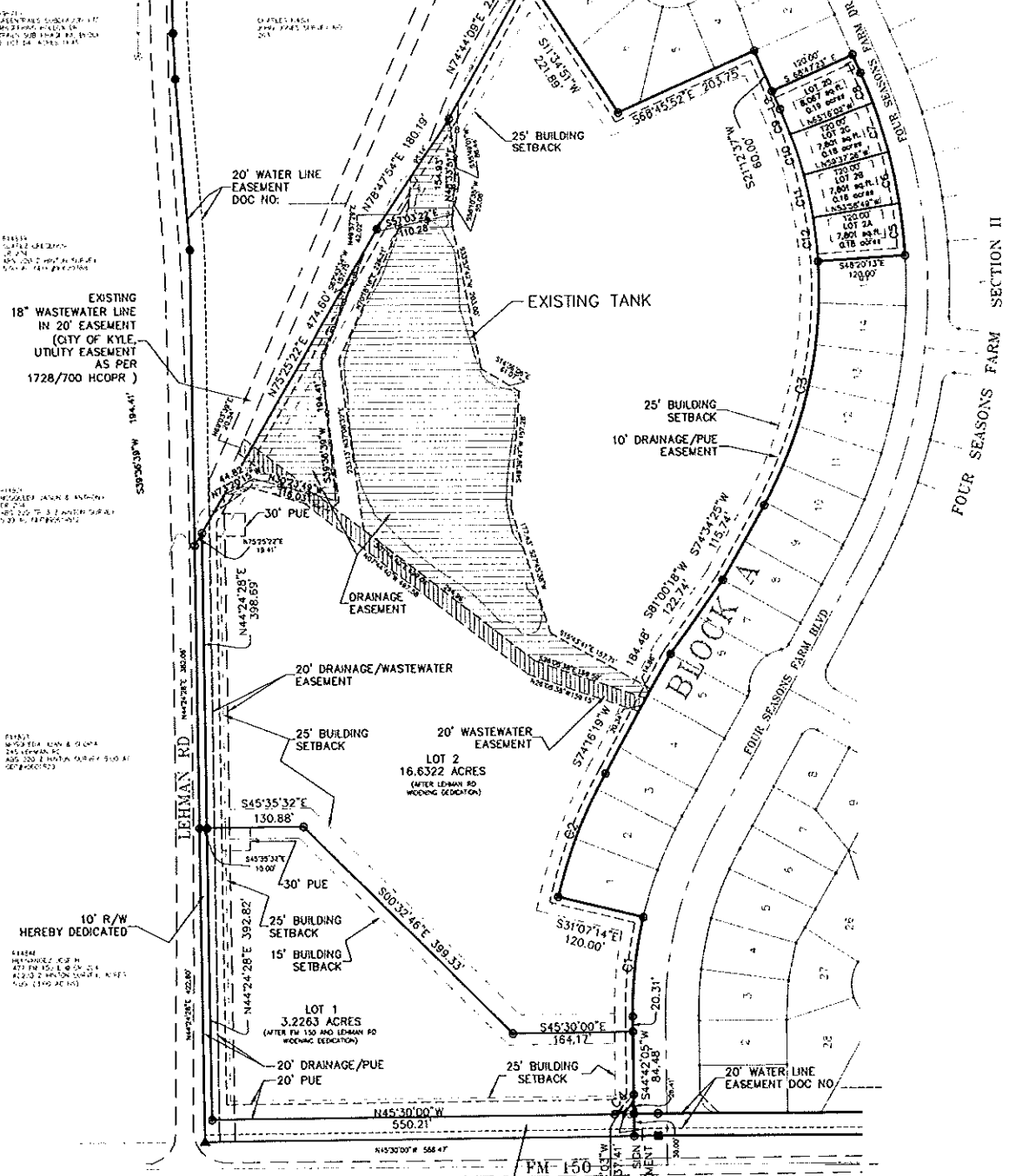
Exhibit B



REPLAT OF FOUR SEASONS FARM SECTION III



SCALE 1"=100'



EXISTING
18" WASTEWATER LINE
IN 20' EASEMENT
(CITY OF KYLE,
UTILITY EASEMENT
AS PER
1728/700 HCDPR)

EXISTING TANK

LOT 1
3.2263 ACRES
(AFTER PM 150 AND LEHMAN RD
WIDENING DEDICATION)

LOT 2
16.6322 ACRES
(AFTER LEHMAN RD
WIDENING DEDICATION)

- LEGEND**
- CONCRETE MONUMENT FOUND
 - ▲ FENCE POST FOUND
 - 5/8" IRON ROD FOUND
 - ⊙ 1/2" IRON ROD SET
 - BUILDING SETBACK LINE
 - - - DRAINAGE EASEMENT
 - - - 100 YEAR FLOODPLAIN
 - - - ELEVATION 661.00
 - - - PLUM CREEK CONSERVATION DISTRICT EASEMENT
 - - - ELEVATION 660.50
- ABBREVIATIONS**
- PUE - PUBLIC UTILITY EASEMENT

- NOTES:**
1. 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(S) WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
 2. 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.
 3. PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
 4. PLACEMENT OF FILL MATERIAL AND STRUCTURES WITHIN 100-YEAR FLOODPLAIN IS PROHIBITED.



4303 Russell Drive
Austin, Texas 78704
Phone: 512-326-2667
Fax: 512-448-0989

APPROVED BY: HV
DRAWN BY: J
DESIGNED BY: HV
CHECKED BY: PP
PLOTTED: 3/31/04

FOUR SEASONS FARM
SECTION III
SHEET 2 OF 2

REPLAT OF FOUR SEASONS FARM SECTION III

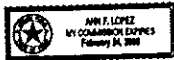
KNOW ALL MEN BY THESE PRESENTS, THAT I CHARLES D. NASH, OWNER OF 222.44 ACRES OF LAND OUT OF THE JOHN JONES SURVEY NO. 263 IN HAYS COUNTY, TEXAS AS CONVEYED TO CHARLES D. NASH BY DEED RECORDED IN VOLUME 200, PAGE 346-348 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 20.5843 ACRES OF LAND OUT OF THE JOHN JONES SURVEY NO. 263 IN HAYS COUNTY, TEXAS TO BE KNOWN AS FOUR SEASONS FARM SECTION III, 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.

THROUGH ERROR AND MISTAKE, THE ORIGINAL PLAT WAS SIGNED BY CDN FARM, LTD., BUT SHOULD HAVE BEEN SIGNED BY CHARLES D. NASH, THE OWNER OF THE PROPERTY. THIS REPLAT ALSO CORRECTS THAT ERROR.

Charles D. Nash 4-6-04
CHARLES D. NASH DATE

STATE OF TEXAS
COUNTY OF HAYS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6 DAY OF APRIL, 2004 BY CHARLES D. NASH.



Ann E. Lopez
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 2-24-08

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, 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.



Dale L. Olson
REGISTERED PROFESSIONAL LAND SURVEYOR
DALE OLSON
NO. 1753 - STATE OF TEXAS
DALE OLSON SURVEYING
711 WATER STREET
BASTROP, TEXAS 78602
512-321-5476

STATE OF TEXAS
COUNTY OF HAYS

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



Hermann Vigl April 17, 2004
REGISTERED PROFESSIONAL ENGINEER
HERMANN VIGL
NO. 50259
VIGL & ASSOCIATES
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
512-326-2667

STATE OF TEXAS
COUNTY OF HAYS

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

Paul D. Miller 4/14/04
CITY ENGINEER

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

James Howard 4/16/04
DIRECTOR OF PUBLIC WORKS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

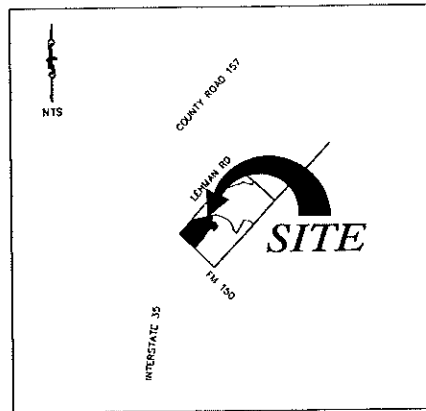
DATED THIS 26 DAY OF April, 2004.

Man Byron
CHAIRPERSON

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF FOUR SEASONS FARM SECTION 3 ADDITION TO THE CITY OF KYLE, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KYLE ON THE 16 DAY OF December, 2004 SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF KYLE, TEXAS.

WITNESS MY HAND THIS 29 DAY OF April, 2004.

Marlene Poulos
CITY SECRETARY



PUBLIC UTILITY INFORMATION

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:
WATER: CITY OF KYLE
101 BURLERSON
KYLE, TEXAS 78640
PHONE: VERIZON WIRELESS
6601 FM 3237
WUMBERLEY, TEXAS 78676

WASTEWATER: CITY OF KYLE
101 BURLERSON
KYLE, TEXAS 78640
ELECTRIC: PEDERNALES ELECTRIC COOP
1810 FM 150 WEST
KYLE, TEXAS 78640

GAZ: TEXAS GAS SERVICE
5613 AVENUE F
AUSTIN, TEXAS 78751

FLOOD NOTE:

NO PORTION OF THIS SUBDIVISION (FOUR SEASONS FARM, SECTION III) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER LOMR DATED AUGUST 18, 2003.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS

I, *Carol* CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF March, 2004, A.D. AT 8:00 O'CLOCK P.M., AND DULY RECORDED ON THE 12 DAY OF March, 2004, A.D. AT 8:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 11 PAGE(S) 229-230

Carol COUNTY CLERK DATE deputy
HAYS COUNTY, TEXAS

NOTES:

- SITE DEVELOPMENT PLAN IN COMPLIANCE WITH CITY OF KYLE ZONING ORDINANCE 378, ARTICLE II, SECTIONS 60 AND 61, THE SPECIFIC REQUIREMENTS FOR EACH ZONING CLASSIFICATION AND SITE DEVELOPMENT ORDINANCE 374 ARE REQUIRED FOR LOT 1 AND LOT 2.
- NO PERMANENT DRAINAGE STRUCTURE SHALL BE CONSTRUCTED WITHIN EASEMENT OVERLAPPING EXISTING 18-INCH WASTEWATER LINE.
- CONSTRUCTION OF SIDEWALK ALONG FRONTAGE OF LOT 2 ADJOINING LEHMAN ROAD IS REQUIRED.

LINE TABLE		
CURVE	LENGTH	BEARING
L1	26.65	S21°12'37"W
L2	26.65	S21°12'37"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHD BEARING	CHD DIST
C1	14°10'41"	134.86	545.00	S51°47'28"W	134.52
C2	15°23'33"	178.65	665.00	S66°34'33"W	178.12
C3	32°36'32"	341.48	600.00	N57°58'03"E	336.89
C4	89°47'55"	41.53	26.50	N89°36'03"E	37.41
C5	5°38'36"	70.92	720.00	N38°50'29"E	70.89
C6	5°38'36"	70.92	720.00	N33°11'52"E	70.89
C7	5°38'36"	70.92	720.00	N27°33'16"E	70.89
C8	3°31'21"	44.27	720.00	N22°58'17"E	44.26
C9	3°31'21"	36.89	600.00	N22°58'17"E	36.88
C10	5°38'36"	59.10	600.00	N27°33'16"E	59.07
C11	5°38'36"	59.10	600.00	N33°11'52"E	59.07
C12	5°38'36"	59.10	600.00	N38°50'29"E	59.07

LOT AREA TABLE	
LOT	AREA - ACRE
1	3.2263
2	16.6322
2A	0.1791
2B	0.1791
2C	0.1791
2D	0.1852

NOTES:

- TOTAL ACREAGE: 20.5810 ACRES
- TOTAL NUMBER OF LOTS: 6
- LOT 1: COMMERCIAL DISTRICT C-1
- LOT 2: RESIDENTIAL DISTRICT R-3-2
- LOT 2A, 2B, 2C & 2D: RESIDENTIAL DISTRICT R-1-1

FOUR SEASONS FARM
SECTION III
SHEET 1 OF 2



4303 Russell Drive
Austin, Texas 78704
Phone: 512-326-2667
Fax: 512-448-0989

APPROVED BY: HV
DRAWN BY: JJ
DESIGNED BY: HV
CHECKED BY: PP
PLATED 3/31/04

ORDINANCE AMENDMENT NO. 378-7

AN ORDINANCE OF THE CITY OF KYLE, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND, ALL KNOWN AS FOUR SEASONS FARM/CHUCK NASH PROPERTY LOCATED AT LEHMAN ROAD AND FM 150 EAST, TRACT ONE 3.1937 ACRES FROM DISTRICT A (AGRICULTURAL) TO DISTRICT C-1 (RESTRICTED COMMERCIAL); TRACT TWO, 21.7319 ACRES FROM DISTRICT A (AGRICULTURAL) TO DISTRICT R-3-2 (MULTI-FAMILY RESIDENTIAL 2), AND TRACT THREE, 74.1485 ACRES FROM DISTRICT A (AGRICULTURAL) TO DISTRICT R-1-1 (SINGLE-FAMILY RESIDENTIAL 1); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and,

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 378, as amended, the City of Kyle Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property located Lehman Road and FM 150 East, Kyle, Hays County, Texas, as more particularly described in Exhibit "A" (the "Property"), Tract One from the current zoning district A to zoning district C-1, Tract Two from the current zoning district A to district R-3-2 and Tract Three from the current zoning district A to district R-1-1. Tract One is accordingly hereby rezoned to district C-1. Tract Two is accordingly hereby rezoned to district R-3-2. Tract Three is hereby rezoned to district R-1-1.

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the

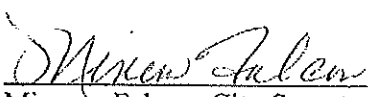
time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this 16 day of April, 2002.

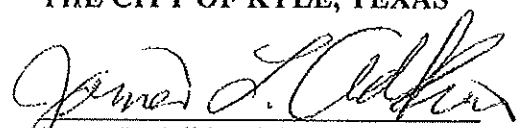
FINALLY PASSED AND APPROVED on this 07 day of May, 2002.

ATTEST:

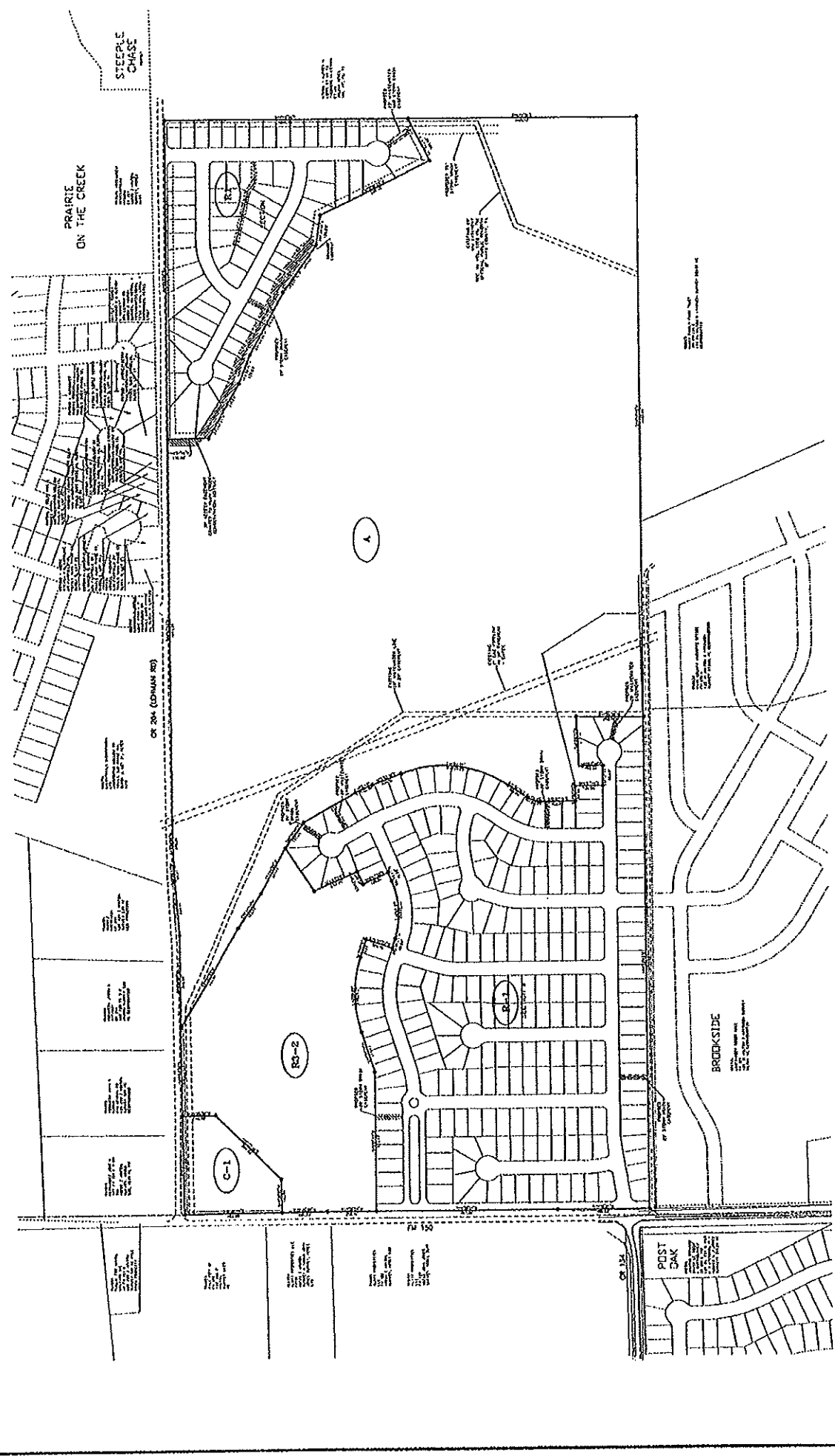
THE CITY OF KYLE, TEXAS



Minerva Falcon, City Secretary



James L. Adkins, Mayor



PRAIRIE
ON THE CREEK

STEEPLE
CHASE

CR 204 (LORDMAN RD)

C-1

B3-2

A

CR 154
POST
OAK

BROOKSIDE

CR 154

CR 154

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

ORDINANCE NO. 438-24

AN ORDINANCE OF THE CITY OF KYLE, TEXAS, AMENDING THE ZONING ORDINANCE BY ZONING 3.1937+/- ACRE TRACT, KNOWN AS FOUR SEASONS FARM LOCATED AT LEHMAN RD AND FM 150 EAST, FROM ZONING DISTRICT COMMERCIAL-RESTRICTED BUSINESS DISTRICT "C-1" TO ZONING DISTRICT RETAIL AND SERVICE DISTRICT "R/S"; PROVIDING FOR CONDITIONS OF ZONING; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, CH. 211 of the TEXAS LOCAL GOVERNMENT CODE, the Municipal Zoning Authority, specifically authorizes zoning functions and procedures for municipalities; and

Whereas, within the past twelve months, the Kyle Planning Commission and City Council have conducted comprehensive planning workshops, and discussions, continuing to review and determine various planning, development, and zoning issues for the future of the city; and

Whereas, after giving ten days written notice to the owners of land within two hundred feet of the property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and,

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. City of Kyle Zoning Ordinance, as amended, the City of Kyle Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Properties. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of properties located within the Four Seasons Farm Subdivision, as more particularly described in Exhibit "A" (the "Property"), from the current zoning district to Retail & Service, "R/S", zoning district. The Properties are hereby rezoned to Retail & Service zoning district.

Section 4. Additional Requirement. The terms, conditions, provisions, and requirements of this Ordinance shall be in addition to and not in lieu of the requirements set forth in any other section or part of the Zoning Ordinance, and of all other ordinances and codes of the City.

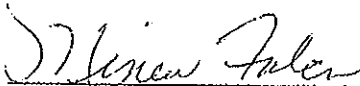
Section 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after the date of its final passage and adoption in accordance with the provisions of the Kyle City Charter.

PASSED AND APPROVED on First Reading this 21st day of December, 2004.

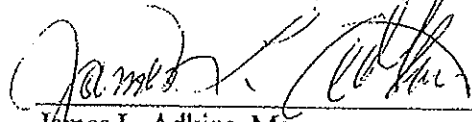
FINALLY PASSED AND APPROVED on this the 4th day of January, 2004. 5

ATTEST:



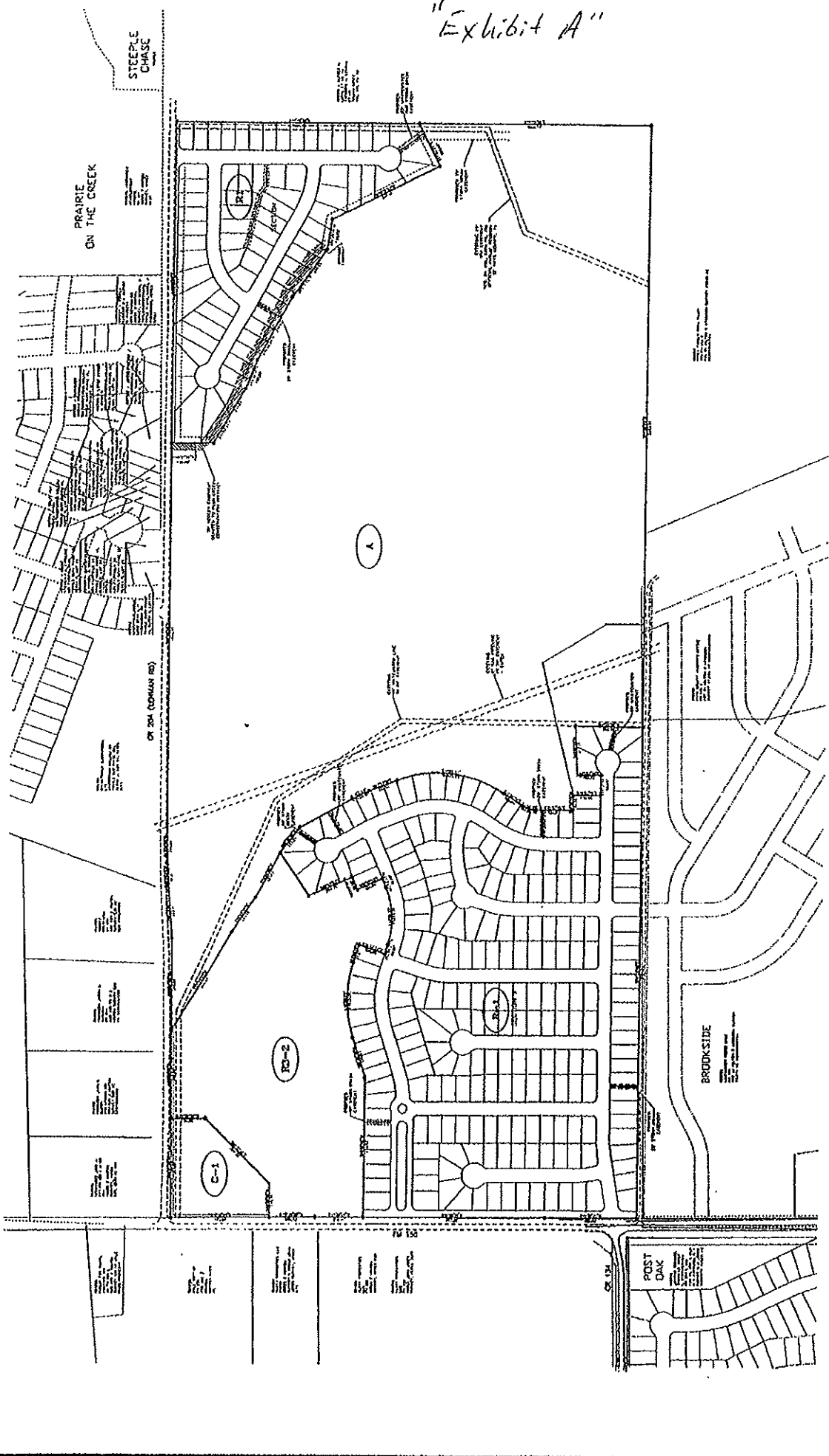
Minerva Falcon, City Secretary

THE CITY OF KYLE, TEXAS



James L. Adkins, Mayor

"Exhibit A"





MEMO

To: Planning and Zoning Commission

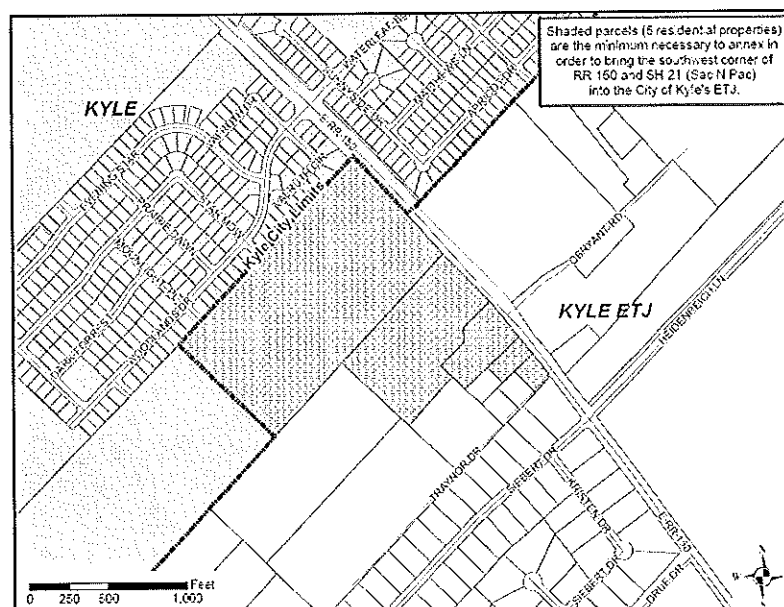
From: Sofia Nelson, Director of Planning

Date: June 18, 2013

Re: **E. RR150 Annexation**

Location

The subject properties consists of 5 residential tracts of land and are located along E. RR 150, east of the Woodlands Subdivision and west of Seibert Drive/ Heindenrich Lane. The 5 properties together consist of approximately 47.2 acres.



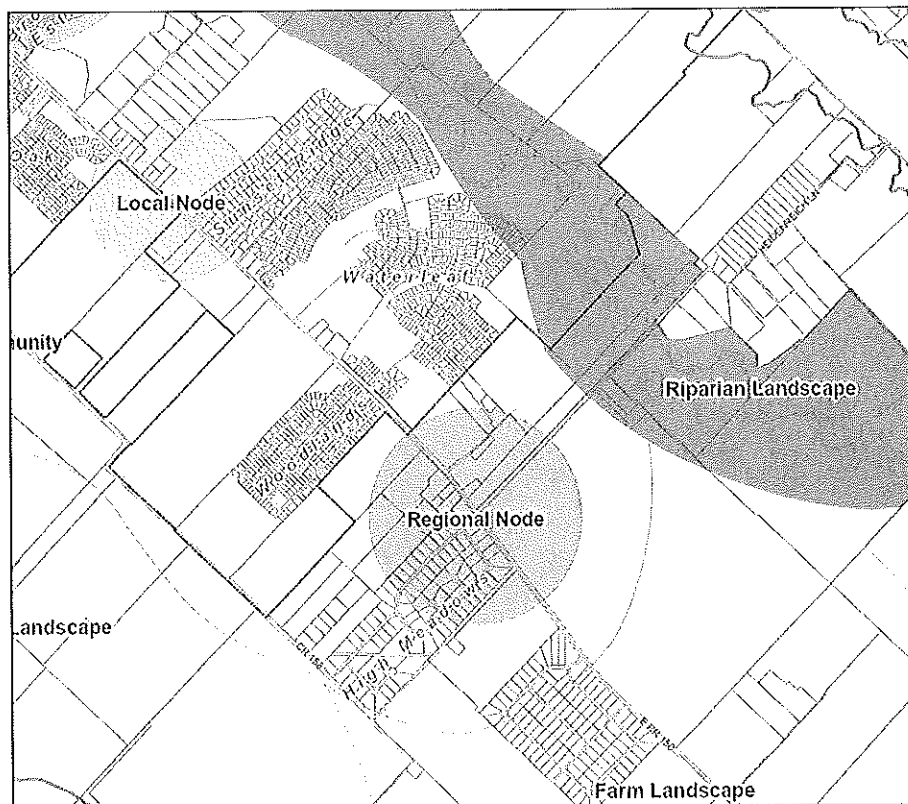
Utilities

The subject properties are located within the County Line water service area and are located approximately 425 feet from the nearest City of Kyle wastewater line. E. RR 150 is a TxDot

maintained roadway and consists of approximately 80' ROW and is classified as a regional connector/ arterial (ultimately the roadway should be designed to consist of 4 lanes at full build out)

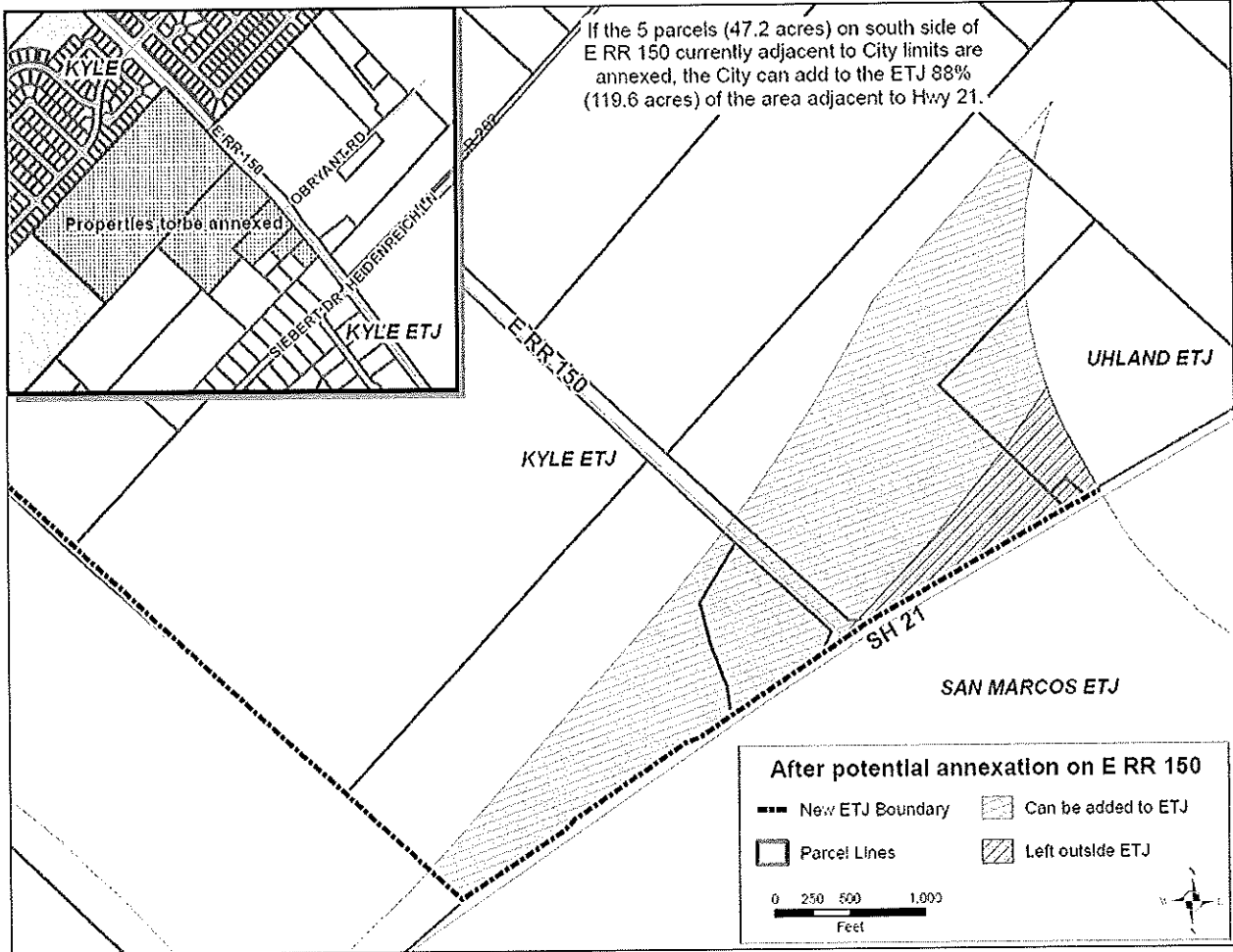
Comprehensive Plan

The Comprehensive Plan generally shows this area to be located within a regional node future land use district. A regional node is identified to be an area with regional scale retail and commercial activity and complemented by regional scale residential uses. Appropriate uses may include grocery stores, retail shopping centers, multi-family housing, and municipal services, such as libraries and recreation centers. The primary goal of a regional node is to capture commercial opportunities necessary to close the City's tax gap.

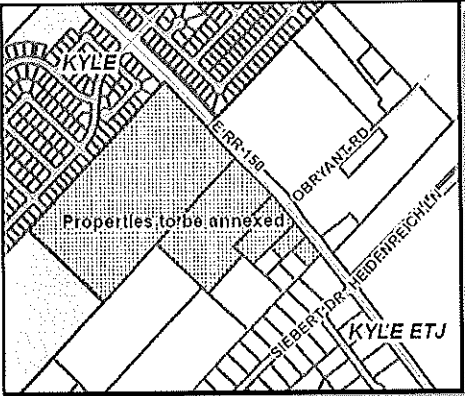


Extension of ETJ

The annexation of the subject property would allow the City of Kyle's ETJ (Extraterritorial Jurisdiction) to extend out to Hwy 21 and RR 150, pending the release of the area from the San Marcos ETJ. While the City Council has identified a goal of annexing properties along RR 150 all the way to Hwy 21 the first step to assure the properties are within the city's ETJ.



If the 5 parcels (47.2 acres) on south side of E RR 150 currently adjacent to City limits are annexed, the City can add to the ETJ 88% (119.6 acres) of the area adjacent to Hwy 21.



KYLE ETJ

UHLAND ETJ

SAN MARCOS ETJ

SH 21

E RR 150

O BRYANT RD

SIEBERT DR

HEDBREICH HILL

Properties to be annexed