

CITY OF KYLE

Planning & Zoning Commission

Kyle City Hall
100 W. Center Street



Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 6:30 PM on November 12, 2013, at Kyle City Hall 100 W Center St for the purpose of discussing the following agenda.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Posted this the 8th day of November prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes: Planning and Zoning Commission Meeting – October 22, 2013**
5. **CONSENT AGENDA:**
 - A. Kensington Trails Subdivision Section 5A – Final Plat (FP-13-001)
12.11 acres; 38 Lots
Location: East end of Downing Way
Applicant: Kensington Place Ventures, LTD.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants
 - B. Kyle 47 Subdivision – Concept Plan (CP-13-002)
42.53 acres; 130 Lots
Located off of Rebel Drive just north of Silverado Subdivision
Owner: Linton C. Brooks
Agent: Geoff Guerrero, Carlson, Brigance & Doering, Inc.
 - C. Plum Creek Phase 1 Section 6E2-1 – Preliminary Plan (PP-13-004)
11.256 acres; 62 Lots
Located between extension of Kirby and extension of Sanders, adjacent to the Golf Course
Owner: Plum Creek Development Partners, Ltd.
Agent: Alan Rhames, P.E., Axiom Engineers, Inc.

- D. Plum Creek Phase 1 Section 6E2-1 – Final Plat (FP-13-011)
11.256 acres; 62 Lots
Located between extension of Kirby and extension of Sanders, adjacent to the Golf Course
Owner: Plum Creek Development Partners, Ltd.
Agent: Alan Rhames, P.E., Axiom Engineers, Inc.
- E. Plum Creek Phase 1 Section 6E-3 – Preliminary Plan (PP-13-006)
4.689 acres; 28 Lots
Located immediately north of the intersection of Fairway and Sanders
Owner: Plum Creek Development Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
- F. Plum Creek Phase 1 Section 6E-3 – Final Plat (FP-13-013)
4.689 acres; 28 Lots
Located immediately north of the intersection of Fairway and Sanders
Owner: Plum Creek Development Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
- G. Meadows at Kyle Phase Four – Final Plat (FP-13-015)
15.800 acres; 57 Single Family Lots, 1 ROW
Located on the north side of Windy Hill Rd and approx. 1 mile east of IH-35
Owner: Continental Homes of Texas, LP
Agent: John D. Hines, P.E., Gray Engineering

(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).

- H. Resubdivision of Lot 22C of Sunrise Acres (SFP-13-003)
4.38 acres; 3 Lots
Located off of Bebee Road between Dacy Lane and Goforth Road
Owner: Guillermo Rodriguez
Agent: Victor Garza, B&G Surveying Inc.

(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).

CONSIDER AND ACT ON:

6. Consider which overlay district the property located at the northwest corner of Old Highway 81 and Center Street shall be developed in conformance with.

7. VARIANCE REQUEST:

- A. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-992 which requires two (2) trees and four (4) shrubs be planted for every 600 square feet of landscaped area to allow one (1) tree for every 1,500 square feet of landscape area at the corner of Amberwood South and IH-35.
- B. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-992 which requires that parking lots have one (1) tree within 50 feet of every parking space to allow one (1) tree within 100 feet of every parking space at the corner of Amberwood South and IH-35.
- C. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-987 which states that trees must be 4” minimum caliper – measured three (3) feet above grade to allow a 3” caliper tree measured 6” above grade for a minimum of 50% of the total trees and 4” caliper trees for above grade for the remaining trees at the corner of Amberwood South and IH-35.
- D. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-990 which requires that 50% of the landscaping is placed between the front property line and the building to allow for 15% of landscaping between the front property line and the building at the corner of Amberwood South and IH-35.

8. ZONING:

- A. Consider a request by Dale & Lanette Lowden to rezone approximately 4.426 acres from “R-1” Single Family to “W” Warehouse District on property located at 1108 Porter Street. (Z-13-016)

- *Public Hearing and Recommendation to City Council*

- B. Consider a request by Blake & Ramona Brown to rezone approximately 2.378 acres from “R-1” Single Family to “W” Warehouse District on property located at 1108-C Porter Street. (Z-13-017)

- *Public Hearing and Recommendation to City Council*

9. **PRESENTATION:**

A. Receive a presentation on the Plum Creek PUD and provide direction to staff on next steps.

10. Staff Report – December meeting scheduled for December 10th.

11. **ADJOURNED**

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC.551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to:(1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Certificate

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

Sofia Nelson 11/8/13
Sofia Nelson, Director of Planning (Month, Day, Year)

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session October 22, 2013 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Cicely Kay	Matt Moore	Dale Lowden
Commissioner Mike Wilson	Keith Schauer	Rex Weigand
Commissioner Alfred Zambrano	April Guerrero	
Commissioner Dan Ryan	Robert Burnham	
Commissioner Shane Arabie	Ramona Brown	
Commissioner Mike Rubsam	Vanessa Jo Park	
Commissioner Irene Melendez	Penny Krug	
Director of Planning, Sofia Nelson	Lynette Lowden	

CALL MEETING TO ORDER

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

ROLL CALL OF BOARD

Commissioner Ryan called for roll call. No one was absent.

CITIZENS COMMENTS

Commissioner 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. There were no comments. Commissioner Ryan closed the citizens comment period at 6:30 pm.

MINUTES: Planning and Zoning Commission Meeting – September 24, 2013.

Commissioner Rubsam stated that the voting results were left off of the Conditional Use Permit (Kyle Marketplace Family Entertainment Center) item.

Commission Rubsam moved to approve the Planning and Zoning Commission Meeting Minutes from September 24, 2013 with the condition that the voting results be added to the Conditional Use Permit for Kyle Marketplace Family Entertainment Center. Commissioner Arabie seconds the motion. All votes aye. Motion carried.

ELECTION OF CHAIR AND VICE-CHAIR:

Commissioner Arabie received the majority of votes for Chair and Commissioner Rubsam received the majority of the votes for Vice-Chair.

APPOINTING A PLANNING AND ZONING LIAISON TO THE LONG RANGE PLANNING COMMITTEE:

Commissioner Zambrano volunteered to be the liaison for the Long Range Planning Committee.

CONSENT AGENDA:

THE VILLAS AT CREEKSIDE II – PRELIMINARY PLAN (PP-13-007) 5.751 ACRES; 24 TOWNHOME LOTS, 1 RETAIL SERVICE LOT.

(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).

BUNTON CREEK SUBDIVISION 6B (FP-13-014) 14.514 ACRES; 56 SINGLE FAMILY LOTS LOCATED OFF OF BUNTON LANE AND TWIN ESTATES DRIVE.

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KENSINGTON TRAILS SECTION 3A – AMENDED PLAT OF LOTS 24-28, BLOCK C (AFP-13-008) 1.27 ACRES; 6 LOTS LOCATED OFF OF BEBEE ROAD BETWEEN KENSINGTON BLVD. AND BLOOMSBURY DRIVE.

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FOSTER PLACE SECTION THREE (AFP-13-009) 3.352 ACRES; 3 LOTS LOCATED OFF OF MATHIAS ROAD AND FOSTER PLACE.

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Commissioner Ryan moved to approve the consent agenda. Vice-Chair Rubsam seconds the motion. All votes aye. Motion carried.

CONSIDER AND ACT ON:

CONSIDER A REQUEST BY TEXAS CINEMA FOR A VARIANCE TO THE MAXIMUM PARKING REQUIREMENTS IN CHAPTER 53, ZONING, ARTICLE II, DIVISION 1, AND SECTION 53-33 FOR A PROPOSED ENTERTAINMENT FACILITY TO BE LOCATED AT 3200 KYLE CROSSING (KYLE TOWNE CENTER).

Matt Claymoore with Claymoore Engineering addressed the Commission to answer any questions or concerns that they may have.

Vice-Chair Rubsam moved to approve the variance request by Texas Cinema to increase the parking to 615 parking spaces. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY TEXAS CINEMA FOR A VARIANCE SECTION 53-992. TO ALLOW A REDUCTION IN REQUIRED TREES FOR PROPOSED ENTERTAINMENT FACILITY TO BE LOCATED AT 3200 KYLE CROSSING (KYLE TOWNE CENTER).

Commissioner Ryan moved to approve the request by Texas Cinema to allow a reduction of trees in the amount of 177 trees. Commissioner Zambrano seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY DDR DB KYLE LP (KYLE MARKETPLACE FAMILY ENTERTAINMENT CENTER) FOR A VARIANCE TO THE MAXIMUM PARKING REQUIREMENTS IN CHAPTER 53, ZONING, ARTICLE II, DIVISION 1 AND SECTION 53-33 FOR AN ENTERTAINMENT FACILITY LOCATED AT 5492 KYLE CENTER DRIVE.

Keith Schauer with Doucet and Associates addressed the Commission to answer any questions that the Commission may have.

Vice-Chair Rubsam moved to approve the variance request by DDR DB Kyle LP (Kyle Marketplace Family Entertainment Center) to allow 567 parking spaces. Commissioner Ryan seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY THE FRIENDS OF THE LIBRARY (KYLE LIBRARY THRIFT SHOP – 100 LOCKHART STREET): LANDSCAPING – FOR AN EXEMPTION FROM THE 15% OF TOTAL LOT AREA REQUIRED TO BE DEVOTED TO LANDSCAPING.

Commissioner Ryan moved to approve the request as written by the Friends of the Library. Vice-Chair Rubsam seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY THE FRIENDS OF THE LIBRARY (KYLE LIBRARY THRIFT SHOP – 100 LOCKHART STREET): PARKING – TO PROVIDE FOR AN ALTERNATIVE PARKING PLAN.

Commissioner Ryan moved to approve the request as written by the Friends of the Library. Commissioner Kay seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY THE FRIENDS OF THE LIBRARY (KYLE LIBRARY THRIFT SHOP – 100 LOCKHART STREET): SIDEWALK – VARIANCE FROM REQUIRED CONSTRUCTION FOR A CBD-2 ZONED PROPERTY.

Sofia Nelson, Director of Planning addressed the Commission and stated that the proposed request will need to go before the Board of Adjustments for action. No action taken from Planning and Zoning Commission.

ZONING:

CONSIDER A REQUEST BY RUBEN AND RACHEL GUERRERO TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 0.485 ACRES FROM 'AG'

AGRICULTURE TO 'RS' RETAIL SERVICE ON PROPERTY LOCATED AT 1101 EAST FM 150. (Z-13-015)

Sofia Nelson, Director of Planning addressed the Commission and stated that staff is recommending assigning original zoning of Community Commercial in lieu of Retail Services.

Chairman Arabie opened the public hearing at 7:09 p.m. and called for comments for or against the request by Ruben and Rachel Guerrero. Rex Weigand addressed the Commission to ask why this property is still zoned agriculture and why wasn't annexed with the last round of annexations. Chairman Arabie closed the public hearing at 7:12 p.m.

Vice-Chair Rubsam moved to assign original zoning of 'CC' Community Commercial in lieu of 'RS' Retail Service. Commissioner Ryan seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY DALE AND LANETTE LOWDEN TO REZONE APPROXIMATELY 4.426 ACRES FROM 'R-1' SINGLE FAMILY TO 'W' WAREHOUSE DISTRICT ON PROPERTY LOCATED AT 1108 PORTER STREET. (Z-13-016)

Chairman Arabie opened the public hearing at 7:16 p.m. and called for comments for or against the request by Dale and Lanette Lowden. Jeff Barton stated for the record that he supports the rezone request. Robert Burnham addressed the Commission and stated that he is opposed to the rezone request and asked the Commission to deny the request. Ramona Brown addressed the Commission and stated that she and her husband Blake Brown are in favor of the rezone request. Chairman Arabie closed the public hearing at 7:19 p.m.

Sofia Nelson, Director of Planning left the Council Chamber at 7:19 p.m. due to being needed at the City Council meeting in the Minerva Falcon Room. Steve Clamons GIS Coordinator filled in for Ms. Nelson.

Dale and Lanette Lowden addressed the Commission and asked that they approve the rezone request. They also stated that they are willing to work with City Staff to find a suitable zoning category for this property.

Commissioner Ryan moved to table this item until the next Planning and Zoning meeting in order to allow City staff to work with the applicant on an alternative zoning. Vice-Chair Rubsam seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY BLAKE AND RAMONA BROWN TO REZONE APPROXIMATELY 2.378 ACRES FROM 'R-1' SINGLE FAMILY TO 'W' WAREHOUSE DISTRICT ON PROPERTY LOCATED AT 1108-C PORTER STREET. (Z-13-017)

Chairman Arabie opened the public hearing at 7:29 p.m. and called for comments for or against the request by Blake and Ramona Brown. Robert Burnham addressed the Commission and stated that he is opposed to the rezone request and asked the Commission to deny the request. Chairman Arabie closed the public hearing at 7:30 p.m.

Commissioner Ryan moved to table this item until the next Planning and Zoning meeting in order to allow City staff to work with the applicant on an alternative zoning. Commissioner Zambrano seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY KYLE VOLUNTEER FIRE DEPARTMENT (HAYS COUNTY ESD #5 – KYLE FIRE DEPARTMENT) TO REZONE APPROXIMATELY 0.075 ACRES FROM ‘R-1’ SINGLE FAMILY TO ‘CBD-2’ CENTRAL BUSINESS DISTRICT-2 ON PROPERTY LOCATED AT 108 S. BURLESON STREET. (Z-13-018)

Chairman Arabie opened the public hearing at 7:33 p.m. and called for comments for or against the request by Kyle Volunteer Fire Department (Hays County ESD #5 – Kyle Fire Department). Vanessa Jo Park and Penny Kruge stated that they both were in favor of the proposed rezone. Chairman Arabie closed the public hearing at 7:35.

Commissioner Ryan moved to approve the rezone from ‘R-1’ to ‘CBD-2’. Commissioner Kay seconds the motion. All votes aye. Motion carried.

STAFF REPORT – NOVEMBER & DECEMBER MEETING DATES

Steve Clamons, GIS Coordinator addressed the Commission and stated that Sofia Nelson, Director of Planning wanted proposed the regular meeting to be held on the second Tuesday of November and December due to the upcoming holidays.

Vice-Chair Rubsam moved to have the regular meetings on the second Tuesday of November and December. Commissioner Ryan seconds the motion. All votes aye. Motion carried.

ADJOURN

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

The Planning & Zoning Meeting adjourned at 7:38 p.m.

Amelia Sanchez, City Secretary

Shane Arabie, Chairman

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Sofia Nelson, Director of Planning
DATE: November 6, 2013
SUBJECT: Kensington Trails Section 5A-Final Plat

BACKGROUND**Site Information and Proposal**

The subject property is approximately 12.11 acres and consists of 38 single family residential lots, 1 open space/landscape lot. The project site is south of Anton Drive and adjacent to section 1 of the subdivision.

Utilities

City of Kyle will provide water and wastewater utilities to the site.

Access

The proposed development will be made accessible via residential streets.

Parkland

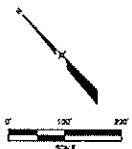
The parkland dedication requirements for this section have been accepted by the City.

STAFF RECOMMENDATION:

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

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

KENSINGTON TRAILS SUBDIVISION SECTION 5A FINAL PLAT

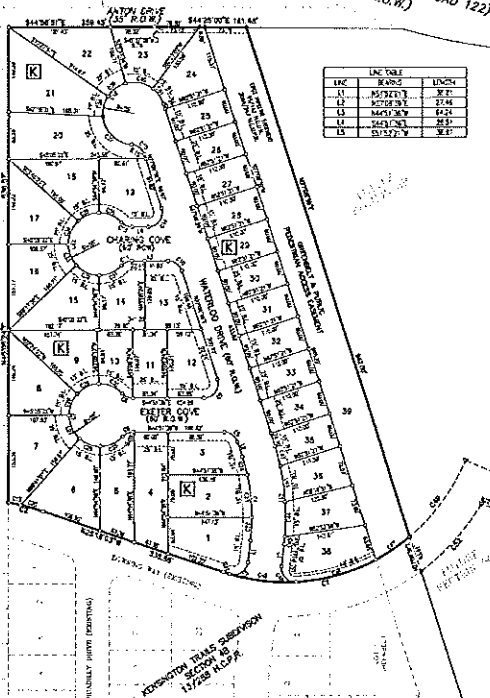
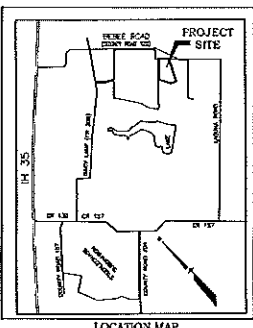


LEGEND

- RESIDENT BENCHMARK (SEE NOTES)
- BENCHMARK (1/2" BY 3/4" DIA.)
- △ BENCHMARK (1/2" BY 3/4" DIA.)
- ▲ PUBLIC UTILITY EQUIPMENT
- PRIVATE EGRESS
- BLDG. W/VE

SUMMARY

TOTAL ACRES = 12.11
 NO. OF RESIDENTIAL LOTS = 36
 LENGTH OF STREETS = 1,313 LF
 AREA OF R.O.W. = 2.16 AC



LINE	LENGTH	AREA	PERIMETER	AREA	PERIMETER
C1	107.24	945.34	107.24	107.24	342.84
C2	61.38	655.28	327.4	107.24	342.84
C3	43.52	25.74	25.74	107.24	342.84
C4	143.59	303.39	76.43	107.24	342.84
C5	37.47	25.20	18.14	26.39	107.24
C6	20.32	25.20	13.78	13.78	107.24
C7	20.32	25.20	14.27	14.27	107.24
C8	20.32	25.20	14.11	14.11	107.24
C9	17.13	25.20	14.11	14.11	107.24
C10	37.47	25.20	18.14	26.39	107.24
C11	20.32	25.20	13.78	13.78	107.24
C12	20.32	25.20	14.27	14.27	107.24
C13	20.32	25.20	14.11	14.11	107.24
C14	17.13	25.20	14.11	14.11	107.24
C15	37.47	25.20	18.14	26.39	107.24
C16	20.32	25.20	13.78	13.78	107.24
C17	20.32	25.20	14.27	14.27	107.24
C18	20.32	25.20	14.11	14.11	107.24
C19	17.13	25.20	14.11	14.11	107.24
C20	37.47	25.20	18.14	26.39	107.24
C21	20.32	25.20	13.78	13.78	107.24
C22	20.32	25.20	14.27	14.27	107.24
C23	20.32	25.20	14.11	14.11	107.24
C24	17.13	25.20	14.11	14.11	107.24
C25	37.47	25.20	18.14	26.39	107.24
C26	20.32	25.20	13.78	13.78	107.24
C27	20.32	25.20	14.27	14.27	107.24
C28	20.32	25.20	14.11	14.11	107.24
C29	17.13	25.20	14.11	14.11	107.24
C30	37.47	25.20	18.14	26.39	107.24
C31	20.32	25.20	13.78	13.78	107.24
C32	20.32	25.20	14.27	14.27	107.24
C33	20.32	25.20	14.11	14.11	107.24
C34	17.13	25.20	14.11	14.11	107.24
C35	37.47	25.20	18.14	26.39	107.24
C36	20.32	25.20	13.78	13.78	107.24
C37	20.32	25.20	14.27	14.27	107.24
C38	20.32	25.20	14.11	14.11	107.24
C39	17.13	25.20	14.11	14.11	107.24
C40	37.47	25.20	18.14	26.39	107.24
C41	20.32	25.20	13.78	13.78	107.24
C42	20.32	25.20	14.27	14.27	107.24
C43	20.32	25.20	14.11	14.11	107.24
C44	17.13	25.20	14.11	14.11	107.24
C45	37.47	25.20	18.14	26.39	107.24
C46	20.32	25.20	13.78	13.78	107.24
C47	20.32	25.20	14.27	14.27	107.24
C48	20.32	25.20	14.11	14.11	107.24
C49	17.13	25.20	14.11	14.11	107.24
C50	37.47	25.20	18.14	26.39	107.24
C51	20.32	25.20	13.78	13.78	107.24
C52	20.32	25.20	14.27	14.27	107.24
C53	20.32	25.20	14.11	14.11	107.24
C54	17.13	25.20	14.11	14.11	107.24
C55	37.47	25.20	18.14	26.39	107.24
C56	20.32	25.20	13.78	13.78	107.24
C57	20.32	25.20	14.27	14.27	107.24
C58	20.32	25.20	14.11	14.11	107.24
C59	17.13	25.20	14.11	14.11	107.24
C60	37.47	25.20	18.14	26.39	107.24
C61	20.32	25.20	13.78	13.78	107.24
C62	20.32	25.20	14.27	14.27	107.24
C63	20.32	25.20	14.11	14.11	107.24
C64	17.13	25.20	14.11	14.11	107.24
C65	37.47	25.20	18.14	26.39	107.24
C66	20.32	25.20	13.78	13.78	107.24
C67	20.32	25.20	14.27	14.27	107.24
C68	20.32	25.20	14.11	14.11	107.24
C69	17.13	25.20	14.11	14.11	107.24
C70	37.47	25.20	18.14	26.39	107.24
C71	20.32	25.20	13.78	13.78	107.24
C72	20.32	25.20	14.27	14.27	107.24
C73	20.32	25.20	14.11	14.11	107.24
C74	17.13	25.20	14.11	14.11	107.24
C75	37.47	25.20	18.14	26.39	107.24
C76	20.32	25.20	13.78	13.78	107.24
C77	20.32	25.20	14.27	14.27	107.24
C78	20.32	25.20	14.11	14.11	107.24
C79	17.13	25.20	14.11	14.11	107.24
C80	37.47	25.20	18.14	26.39	107.24
C81	20.32	25.20	13.78	13.78	107.24
C82	20.32	25.20	14.27	14.27	107.24
C83	20.32	25.20	14.11	14.11	107.24
C84	17.13	25.20	14.11	14.11	107.24
C85	37.47	25.20	18.14	26.39	107.24
C86	20.32	25.20	13.78	13.78	107.24
C87	20.32	25.20	14.27	14.27	107.24
C88	20.32	25.20	14.11	14.11	107.24
C89	17.13	25.20	14.11	14.11	107.24
C90	37.47	25.20	18.14	26.39	107.24
C91	20.32	25.20	13.78	13.78	107.24
C92	20.32	25.20	14.27	14.27	107.24
C93	20.32	25.20	14.11	14.11	107.24
C94	17.13	25.20	14.11	14.11	107.24
C95	37.47	25.20	18.14	26.39	107.24
C96	20.32	25.20	13.78	13.78	107.24
C97	20.32	25.20	14.27	14.27	107.24
C98	20.32	25.20	14.11	14.11	107.24
C99	17.13	25.20	14.11	14.11	107.24
C100	37.47	25.20	18.14	26.39	107.24

4 CUATRO
 CONSULTANTS, LTD.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3601 WILE CROSSING, SUITE B
 KYLE, TEXAS 75140

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 10/18/13

KENSINGTON TRAILS SUBDIVISION SECTION 5A FINAL PLAT

STATE OF TEXAS
 COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, A PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1451 BURNHAM BONE BRAND, TEXAS 75258, OWNER OF 12.11 ACRES OF LAND OUT OF THE JOHN STUART BERRY SURVEY, NO. 14, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED TO KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 3064, PAGE 504, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TO HEREBY SUBDIVIDE 12.11 ACRES TO BE KNOWN AS KENSINGTON TRAILS SUBDIVISION, SECTION 5A, ACCORDING WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND SO HEREBY EGRESS TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

KENSINGTON PLACE VENTURES, LTD.
 BY: INTERMEDIATE GP, LLC
 ITS: GENERAL PARTNER

BY: MARIANE PLANKS
 ITS: MANAGER

THE STATE OF TEXAS

COUNTY OF COLEEN
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2013, BY MARIANE PLANKS, MANAGER OF INTERMEDIATE GP, LLC, GENERAL PARTNER OF KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, SAID PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

NOTES:

- A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR OF ALL LOTS.
- A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT OF ALL LOTS.
- A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE STREET OF CORNER LOTS.
- A 2' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF THE SIDE PROPERTY LINES.
- NO OBJECTS, INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCES, OR LANDSCAPE WHICH WOULD INTERFERE WITH ENJOYMENT OF SUCH WATER SHALL BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
- PROPERTY OWNERS SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- ACCESS TO LANNING WAY FROM LOTS 1, 4, 5, 6, 7, AND 26, BLOCK K SHALL BE MAINTAINED.
- BOUNDARIES SHALL BE SURVEYED ALONG BOTH SIDES OF EVERY STREET SHOWN ON THE PLAT AS A PART OF THE RESIDENTIAL CONSTRUCTION ON EACH LOT. BOUNDARIES SHALL BE A MINIMUM OF FOUR FEET IN WIDTH AND SHALL BE COMPLIANT WITH THE CONSTRUCTION STANDARDS AND ASSIGNMENT REQUIRED BY THE CITY OF KYLE. THE BOUNDARIES MUST BE IN PLACE ON EACH LOT FOR WHICH A CERTIFICATE OF OCCUPANCY IS REQUESTED. ALL CURB AND PARALLEL HANG-ON RAMP SHALL BE CONSTRUCTED WHEN STREETS ARE CONSTRUCTED.
- EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) ARE PLACED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND ALL TREE/SUBS RESPONSIBLE.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOODPLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #18109002759, DATED SEPTEMBER 2, 2008, HAYS COUNTY, TEXAS.

NOTES:

- LOT 26, BLOCK K - GREENBELT AND PUBLIC FEETSTRAH ACCESS EASEMENT IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE KENSINGTON TRAILS ASSOCIATION OF HOMEOWNERS, INC.
- STREETS ARE HEREBY PUBLICLY DEDICATED TO AND SHALL BE PAVED AND MAINTAINED BY THE CITY OF KYLE.
- RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- UTILITY PROVIDERS:
 WATER: CITY OF KYLE
 WASTEWATER: CITY OF KYLE
 ELECTRICITY: FERRIS/ELKS ELECTRIC COMPANY
 TELEPHONE: VERIZON
- ZONING: R-1-2

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 IS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY HEREUNDER BY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MARKERS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

GEORGE E. LUGAS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4100
 STATE OF TEXAS
 CUATRO CONSULTANTS, LTD.
 3601 WILE CROSSING, SUITE B
 KYLE, TEXAS 75140

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.

RUGO BLONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 67871
 CUATRO CONSULTANTS, LTD.
 3601 WILE CROSSING, SUITE B
 KYLE, TEXAS 75140

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.

CITY ENGINEER

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

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 _____ DAY OF _____, 2013.

CHAIRPERSON

I HEREBY CERTIFY THAT THE ABOVE FOREGOING PLAT OF KENSINGTON TRAILS SUBDIVISION, SECTION 5A TO THE CITY OF KYLE, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KYLE ON THE _____ DAY OF _____, 2013. SAID ACTION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF KYLE, TEXAS.

CITY SECRETARY

STATE OF TEXAS
 COUNTY OF HAYS

I, LUIS O. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF INSTRUMENTION WAS FILED FOR RECORD IN MY OFFICE
 ON THE _____ DAY OF _____, 2013, AT _____ A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ PAGE _____

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

LUIS O. GONZALEZ
 COUNTY CLERK
 HAYS COUNTY, TEXAS

4 CUATRO
 CONSULTANTS, LTD.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3601 WILE CROSSING, SUITE B
 KYLE, TEXAS 75140

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 10/18/13

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: November 6, 2013

SUBJECT: Kyle 47 Subdivision-Concept Plan

BACKGROUND**Site Information and Proposal**

The proposed residential/commercial subdivision is approximately 42.5 acres in size and is located along FM 150 (east of the Hometown Kyle Subdivision and west of the Silverado Subdivision). The property is zoned Community Commercial and R-1-A. The developer is currently proposing 130 residential lots and 5 commercial lots. The residential portion of the development is currently planned to be developed as a single phase.

Utilities

City of Kyle will provide water and wastewater utilities to the site.

Access

A single access road off of FM 150 is proposed to be provided to both the commercial tracts and the single family residential portion of the development. The exact location is pending TXDOT approval. A secondary access point is proposed to be located on the south side of the tract via Bowie Drive in the Silverado Subdivision.

Parkland

The developer is proposing to adhere to all parkland requirements.

STAFF RECOMMENDATION:

Concept plan packages are helpful for identifying and resolving potential problems and deficiencies that might otherwise cause the planning and zoning commission to recommend disapproval of a preliminary plan or recommend approval with conditions. The intent of the concept plan is to provide an opportunity for the planning and zoning commission to be provided information and to offer comments relating to the concept plan.

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

- The Subdivision Concept Plat is consistent with all zoning requirements for the property
- The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the plat;

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: November 6, 2013

SUBJECT: Plum Creek Phase 1 Section 6E2-1 Preliminary and Final Plat

BACKGROUND**Site Information and Proposal**

The proposed project consists of 11.3 acres and is bounded by Sanders on the west and by the golf course on the south and east sides. The development will contain sixty single-family residential lots and two private greenbelt lots.

Utilities

City of Kyle will provide water and wastewater utilities to the site. The extension of utilities has been reviewed and approved by the City Engineer and the Public Works Director.

Access

The platting of this property will allow for access off of Sanders and will include the extension of Kirby. A series of alley ways and an additional single family roadway will be constructed per the Plum Creek PUD ordinance.

Parkland

All parkland requirements have been met for this development.

STAFF RECOMMENDATION:

The applicant is requesting approval of both a preliminary plat and a final plat for the subject property. The proposed development is located within the Plum Creek PUD district and the plat is subject to the approval of the Planning and Zoning Commission and City Council. Staff has reviewed the proposed plats and have made the following findings and is recommending approval of the plat:

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

PLUM CREEK PHASE I, SECTION 6E2-1 PRELIMINARY PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT AS, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 200, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 11,283 ACRES TRACT OF LAND IN THE JESSE DAY SURVEY NO. 182, A-152 AND THE HENRY LOLLER SURVEY NO. 19, A-250, HAYS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

1. A PORTION OF A CALLED 2,372 ACRES TRACT OF LAND, DESIGNATED AS TRACT 1-E, IN VOLUME 2126, PAGE 504, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
2. A PORTION OF A CALLED 0,254 ACRES TRACT OF LAND, DESIGNATED AS PARCEL 1-P, IN VOLUME 2325, PAGE 972, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
3. A PORTION OF A CALLED 65,816 ACRES TRACT OF LAND, DESIGNATED AS PARCEL 1, IN VOLUME 2851, PAGE 559, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
4. A PORTION OF A CALLED 3,206 ACRES TRACT OF LAND, DESIGNATED AS PARCEL 2, IN VOLUME 2574, PAGE 220, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 11,283 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 6E2-1 SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY OF KIRBY AND GREENE, ALL ALLEYS, AND SPACES, EASEMENTS (INCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, ED PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: ED PLUM CREEK DEVELOPERS, LTD.
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
BY: BENCHMARK LAND DEVELOPMENT, INC.
A TEXAS CORPORATION, GENERAL PARTNER
BY:
DAVID C. MAIN, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

GREEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.
BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, LIZ O. GONZALES, CLERK OF HAYS COUNTY COURT DEES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2013, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CACKET _____ PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2013, A.D. FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 2013, A.D.

BY: _____
LIZ O. GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

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

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2013.
BY: _____
ATTEST:
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 2013.
BY: _____
ATTEST:
SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

FOR REVIEW ONLY

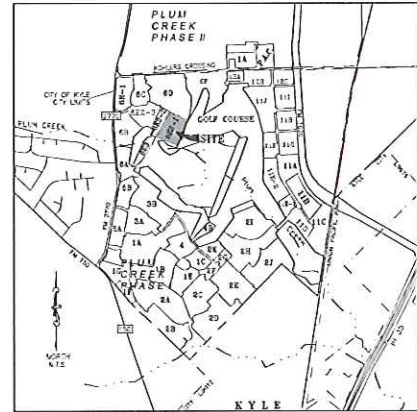
BY: _____
ALAN D. RIAVES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72669 - STATE OF TEXAS
TEPE FIRM NO. F-43
AVIUM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 203
AUSTIN, TEXAS 78750
512-556-9335

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

FOR REVIEW ONLY

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3746 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVE RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1160



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6E2-3) IS CONTAINED IN THE 100 YEAR FLOOD ZONE. FOR FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COMMUNITY-PANEL NUMBER 482030 0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED CLOVR CASE NO. 07-05-0839, DATED MARCH 25, 2008.

FILE: H:\SURVEY\PLUM_CREEK_PHASE I_SECTION 6E2-1\PLAT\6E2-1\PLUM-EE2-1-PLAT.DWG	DATE: 09-26-2013	DRAWN BY: C.T. E.N.	CREW: CA, MK
SCALE: N.T.S.	CHECKED BY: J.D.B.	FB #:	
JOB #: 5526	DRAWING #: PLUM-EE2-1-PLAT	PLAN #: 1126A	
NO	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1160 Fax: (512) 327-6522
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.
TEPE Firm No. F-2266 | TEPIS Firm No. 101206-00

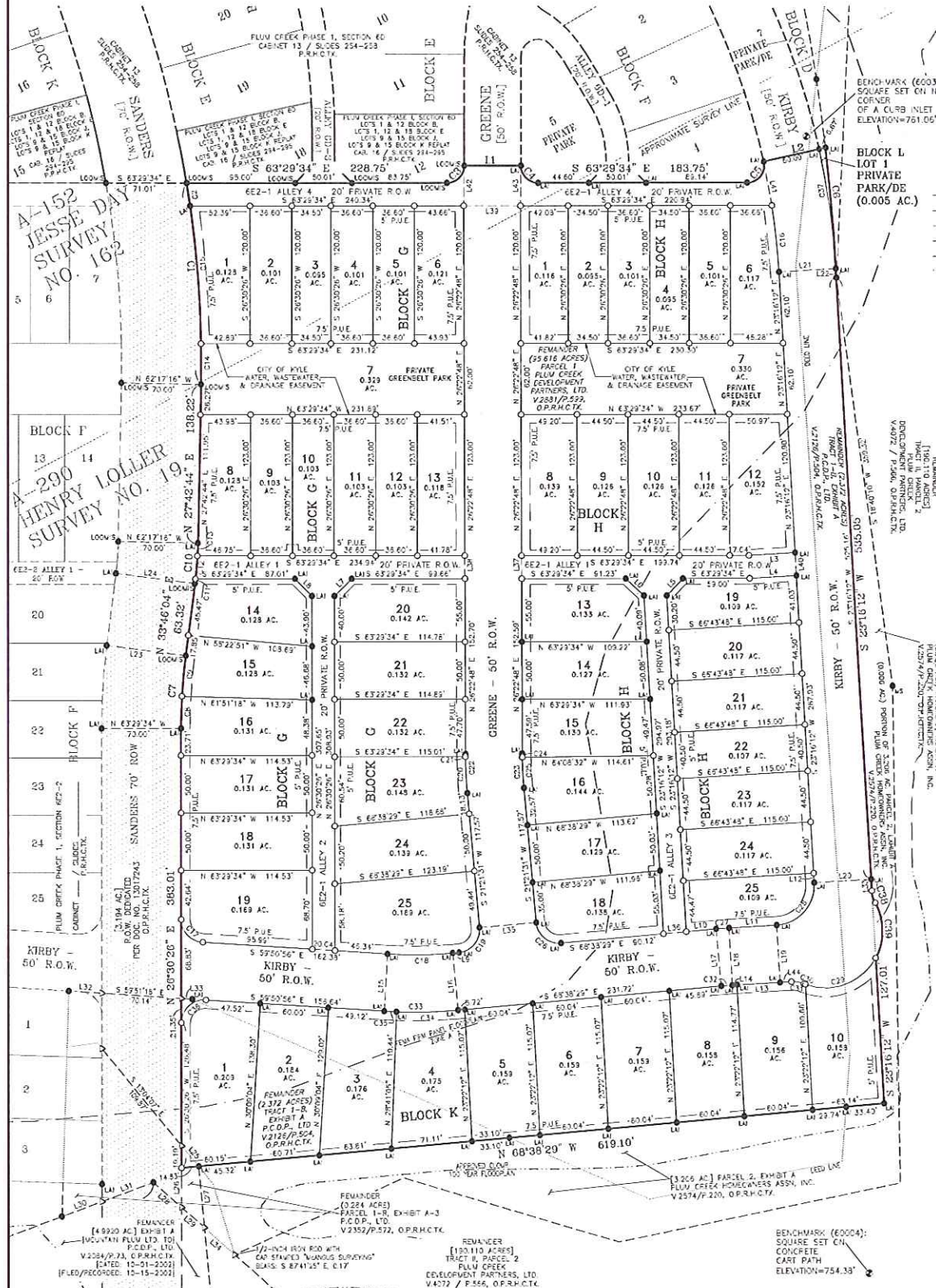
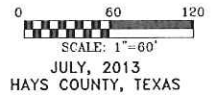
SHEET 1 OF 3
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6E2-1 PRELIMINARY PLAT FOR REVIEW ONLY

BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, OR D
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COINED SCALE FACTOR.
3. THE COINED SCALE FACTOR FOR THIS PROJECT IS 0.999997.

SEE SHEET 3 FOR LINE AND CURVE TABLES



- LEGEND**
- 5" IRON ROD FOUND (U-Via Coroner's Note)
 - LAI 5" IRON ROD w/ PLASTIC CAP STAMPEL "LA" PREVIOUSLY SET
 - LCCWS 5" IRON ROD w/ PLASTIC CAP STAMPEL "LCCWS" PREVIOUSLY SET
 - 5" IRON ROD w/ PLASTIC CAP STAMPEL "500" SET
 - CALCULATED POINT
 - BENCHMARK
 - P.U.E. (Public Utility Easement)
 - LOT & STREET P.O.W. LINE
 - EASEMENT LINE
 - FEMA FIRM PANEL FLOORPLAN
 - APPROVED CLEAR 100 YEAR FLOORPLAN
 - FEED LINE
 - PUBLIC UTILITY EASEMENT
 - RIGHT OF WAY
 - () RECORD INFORMATION
 - [] ADJACENT INFORMATION
 - P.R.H.C.T.K. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T.K. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - CLCUR CONDITIONAL LETTER OF MAP REVISION

FILE: HAYS\REV\PLUM_CK_P1\SECTION-01_SEC-6E2-1\PLAT-6E-2\6E2-1\PLUM-6E2-1-PRELIMINARY PLAT.DWG

DATE: 09-26-2013 DRAWN BY: G.T. EN. CHECKED BY: J.D.R. JOB #: 5508 DRAWING #: PLUM-6E2-1-PLAT PLAN #: 11264

NO	REVISION	BY	DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2101 Bos Cap Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1153 Fax: (512) 327-1082
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.
TBPE Firm No. F-2686 | TBPLS Firm No. 101206-CO

SHEET 2 OF 3

**PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS**

PLAN NO. 11264

PLUM CREEK PHASE I, SECTION 6E2-1

PRELIMINARY PLAT
FOR REVIEW ONLY

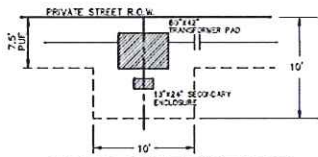
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	960.00'	176.43'	N 22°26'51" E	176.18'
C2	960.00'	20.23'	N 17°47'11" E	20.23'
C3	15.00'	23.56'	N 71°30'26" E	21.21'
C4	15.00'	23.56'	S 18°29'34" E	21.21'
C5	15.00'	26.84'	N 65°14'33" E	23.42'
C6	1755.00'	113.76'	S 21°47'34" W	113.74'
C7	501.00'	63.49'	N 37°05'15" E	63.44'
C8	501.00'	27.93'	S 28°06'17" W	27.93'
C9	501.00'	35.55'	S 31°44'06" W	35.55'
C10	334.00'	35.30'	N 30°44'24" E	35.28'
C11	334.00'	4.14'	N 33°24'45" E	4.14'
C12	334.00'	20.07'	N 31°20'08" E	20.07'
C13	334.00'	11.08'	N 28°39'46" E	11.08'
C14	960.00'	35.74'	N 26°38'45" E	35.74'
C15	960.00'	120.45'	N 21°59'05" E	120.37'
C16	600.00'	59.34'	N 20°29'04" E	59.32'
C17	20.00'	30.14'	S 16°40'16" E	27.37'
C18	375.00'	57.55'	S 64°14'43" E	57.43'
C19	20.00'	31.42'	N 66°21'31" E	28.28'
C20	390.00'	31.88'	S 23°42'01" W	31.87'
C21	390.00'	2.30'	S 28°12'39" W	2.30'
C22	390.00'	34.16'	S 23°52'09" W	34.17'
C23	340.00'	23.80'	S 23°52'09" W	23.79'
C24	340.00'	3.10'	S 25°07'08" W	3.10'
C25	340.00'	26.70'	S 23°36'29" W	26.69'
C26	20.00'	31.42'	S 23°38'29" E	28.28'
C27	350.00'	11.68'	N 67°41'09" W	11.68'
C28	35.00'	54.98'	N 68°16'12" E	49.50'
C29	50.00'	71.85'	S 83°55'00" E	65.65'
C30	50.00'	1.50'	S 41°52'27" E	1.50'
C31	25.00'	11.22'	N 53°52'25" W	11.13'
C32	300.00'	10.01'	N 67°41'09" W	10.01'
C33	425.00'	65.22'	S 64°14'43" E	65.16'
C34	425.00'	54.34'	S 64°58'42" E	54.31'
C35	425.00'	10.88'	S 69°34'55" E	10.88'
C36	20.00'	32.69'	S 73°19'46" W	29.17'
C37	650.00'	105.38'	N 18°37'32" E	105.26'
C38	25.00'	11.22'	S 10°24'49" W	11.13'
C39	50.00'	50.04'	S 26°13'33" W	47.68'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 63°29'34" E	50.00'
L2	S 76°01'08" E	55.67'
L3	S 66°43'48" E	40.55'
L4	S 66°43'48" E	41.12'
L5	N 69°53'19" E	20.61'
L6	S 20°06'41" E	21.63'
L7	N 71°30'26" E	21.21'
L8	N 18°29'34" W	21.21'
L9	S 68°38'29" E	5.23'
L10	S 68°38'29" E	26.33'
L11	S 66°43'48" E	42.04'
L12	N 23°16'12" E	8.40'
L13	S 66°43'48" E	37.93'
L14	S 66°43'48" E	4.13'
L15	N 37°09'04" E	50.00'
L16	N 21°21'31" E	50.00'
L17	S 21°21'31" W	50.00'
L18	S 23°16'12" W	50.00'
L19	S 23°16'12" W	50.00'
L20	S 66°43'48" E	50.00'
L21	S 66°43'48" E	50.00'
L22	N 23°16'12" E	7.87'
L23	N 58°13'56" W	70.00'
L24	S 66°13'56" E	70.00'
L25	S 13°04'07" E	23.18'
L26	N 26°30'26" E	34.49'
L27	S 21°05'32" W	53.63'
L28	S 21°56'27" E	32.92'
L29	S 21°56'27" E	26.49'
L30	S 63°44'31" E	37.91'
L31	S 63°44'31" E	48.35'
L32	S 69°51'16" E	29.33'
L33	N 23°16'12" E	9.89'
L34	S 21°56'27" E	35.40'
L35	N 66°13'23" W	50.00'
L36	S 68°38'29" E	20.01'
L37	N 26°22'48" E	20.00'
L38	S 26°22'48" W	20.00'
L39	N 63°29'34" W	50.00'
L40	S 23°16'12" W	20.00'
L41	S 15°50'24" W	38.93'
L42	N 27°04'16" E	35.00'
L43	S 27°04'15" W	35.00'
L44	S 66°43'48" E	9.89'

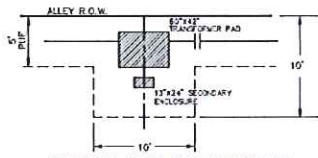
AREA TABLE		
BLOCK	LOT	ACREAGE
G	1	0.126 ACRE
G	2	0.101 ACRE
G	3	0.095 ACRE
G	4	0.101 ACRE
G	5	0.101 ACRE
G	6	0.121 ACRE
G	7	0.329 ACRE
G	8	0.128 ACRE
G	9	0.103 ACRE
G	10	0.103 ACRE
G	11	0.103 ACRE
G	12	0.103 ACRE
G	13	0.118 ACRE
G	14	0.128 ACRE
G	15	0.128 ACRE
G	16	0.131 ACRE
G	17	0.131 ACRE
G	18	0.131 ACRE
G	19	0.169 ACRE
G	20	0.142 ACRE
G	21	0.132 ACRE
G	22	0.132 ACRE
G	23	0.148 ACRE
G	24	0.139 ACRE
G	25	0.189 ACRE
G	6E2-1 ALLEY 4	0.112 ACRE
G	6E2-1 ALLEY 1	0.108 ACRE
G	6E2-1 ALLEY 2	0.154 ACRE
TOTAL BLOCK G		3.709 ACRES

AREA TABLE		
BLOCK	LOT	ACREAGE
H	1	0.116 ACRE
H	2	0.095 ACRE
H	3	0.101 ACRE
H	4	0.095 ACRE
H	5	0.101 ACRE
H	6	0.117 ACRE
H	7	0.330 ACRE
H	8	0.128 ACRE
H	9	0.126 ACRE
H	10	0.126 ACRE
H	11	0.126 ACRE
H	12	0.152 ACRE
H	13	0.133 ACRE
H	14	0.127 ACRE
H	15	0.130 ACRE
H	16	0.144 ACRE
H	17	0.129 ACRE
H	18	0.138 ACRE
H	19	0.103 ACRE
H	20	0.117 ACRE
H	21	0.117 ACRE
H	22	0.107 ACRE
H	23	0.117 ACRE
H	24	0.117 ACRE
H	25	0.103 ACRE
H	6E2-1 ALLEY 4	0.103 ACRE
H	6E2-1 ALLEY 1	0.111 ACRE
H	6E2-1 ALLEY 3	0.147 ACRE
TOTAL BLOCK H		3.581 ACRES

AREA TABLE		
BLOCK	LOT	ACREAGE
K	1	0.209 ACRE
K	2	0.184 ACRE
K	3	0.176 ACRE
K	4	0.175 ACRE
K	5	0.159 ACRE
K	6	0.159 ACRE
K	7	0.159 ACRE
K	8	0.158 ACRE
K	9	0.158 ACRE
K	10	0.158 ACRE
TOTAL BLOCK K		1.692 ACRES
L	1	0.005 ACRE
TOTAL BLOCK L		0.005 ACRE
KIRBY R.O.W.		1.489 ACRE
GREENE R.O.W.		0.787 ACRE
TOTAL 6E2-1		11.263 ACRES



TYPICAL PUE TRANSFORMER PAD DETAIL (PRIVATE STREET R.O.W.)
NOT TO SCALE



TYPICAL PUE TRANSFORMER PAD DETAIL (ALLEY R.O.W.)
NOT TO SCALE

NOTES:

- TOTAL ACREAGE: 11.263 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY (KIRBY AND GREENE) TO BE DEDICATED IN THIS SUBDIVISION IS 2.276 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 THRU ALLEY 4) TO BE DEDICATED IN THIS SUBDIVISION IS 0.735 ACRE.
- TOTAL NUMBER OF LOTS: 61 (58 SINGLE FAMILY LOTS, 2 PRIVATE GREENBELT PARK LOTS, AND 1 PRIVATE PARK/D.E.).
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH REGROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS, AND A 5 FOOT UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL ALLEYS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- SIDEWALKS SHALL BE INSTALLED, IN ACCORDANCE WITH THE CITY OF KYLE'S STANDARDS, ALONG OR WITHIN ALL RIGHT OF WAYS (PUBLIC OR PRIVATE), DRIVES (WHETHER PUBLIC OR PRIVATE), GREEN SPACE, OPEN SPACE AND PARKS ADJOINING EACH LOT CREATED HEREBY BY THE APPLICABLE OWNER OF SUCH LOT AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF SUCH LOT, EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE HEREIN. PLUM CREEK DEVELOPMENT PARTNERS, LTD., ITS SUCCESSORS OR ASSIGNS ("PCDD") SHALL INSTALL ALONG THE EAST SIDE OF KIRBY, NORTH OF LOT 10, BLOCK K TO THE SOUTH CORNER OF LOT 1, BLOCK L, PRIVATE PARK/D.E.

BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK (60032):
MAG-NAIL SET ON CENTERLINE OF CONCRETE HEADWALL WHICH BEARS N19°38'57"E A DISTANCE OF 831.29 FEET FROM THE NORTHEAST CORNER OF 6E2-1 SUBDIVISION ELEVATION=739.80'

BENCHMARK (60033):
SQUARE SET ON NE CORNER OF A CURB INLET ON THE NE R.O.W. OF KIRBY ELEVATION=781.05'

BENCHMARK (60004):
SQUARE SET ON CONCRETE CURB PATH ELEVATION=754.38'

FILE: H:\SURVEY\PLUM_CREEK_PHASE I_SECTION 6E\PLATS\6E-2\6E2-1\PLUM-6E2-1-PRELIMINARY PLAT.DWG			
DATE: 09-26-2013	DRAWN BY: G.T., E.N.	CREW: CAF, MK	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 5508	DRAWING #: PLUM-6E2-1-PLAT	PLAN #: 1126A	
NO.	REVISION	BY	DATE



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Phone: (512) 327-1180 Fax: (512) 327-4682
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TBPE Firm No. F-2986 | TBPLS Firm No. 101205-00

PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6E2-1

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 2003 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND IN THE JESSE DAY SURVEY NO. 18, A-250, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.205 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1, IN VOLUME 2126, PAGE 504, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

- A PORTION OF A CALLED 2.972 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1-E, IN VOLUME 2126, PAGE 504, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
- A PORTION OF A CALLED 0.284 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1-R, IN VOLUME 2325, PAGE 572, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
- A PORTION OF A CALLED 55.616 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1, IN VOLUME 2331, PAGE 559, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

AND PLUM CREEK HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, WITH ITS HOME ADDRESS AT 2003 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND IN THE HENRY LOLLER SURVEY NO. 18, A-250, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.205 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 2, IN VOLUME 2374, PAGE 223, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 11.263 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 6E2-1 SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WOULD HAVE BE SUBDIVIDED HEREIN, PERSEY DELEGATE TO THE USE OF THE PUBLIC FUTURE PUBLIC RIGHT OF WAY OF WISKEY AND GREENE, ALL ALLEYS, AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BOYD C. MAIN, PRESIDENT, AND WHEREAS THE SAID PLUM CREEK HOMEOWNERS ASSOCIATION, INC., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENJAMIN LAND DEVELOPMENT, INC., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT,

PLUM CREEK DEVELOPMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: BOYD C. MAIN, VICE PRESIDENT
A TEXAS LIMITED PARTNERSHIP-P, GENERAL PARTNER
BY: BENJAMIN LAND DEVELOPMENT, INC.
A TEXAS CORPORATION, GENERAL PARTNER

PLUM CREEK HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
BY: BOYD C. MAIN, PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAIN, VICE PRESIDENT OF BENJAMIN LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

BY: _____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAIN, PRESIDENT OF PLUM CREEK HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

BY: _____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:
THAT, LIZ G. GONZALES, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2013, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____, WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2013, A.D.
FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 2013, A.D.

BY: _____
LIZ G. GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

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

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2013.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 2013.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

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

FOR REVIEW ONLY

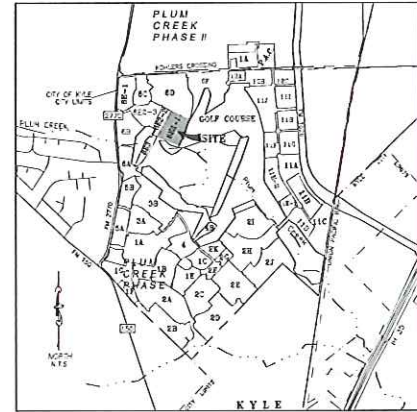
BY: _____
ALAN D. BAUGHN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72069 - STATE OF TEXAS
TEPE FIRM NO. F-43
AECOM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 203
AUSTIN, TEXAS 78750
512-556-9335

STATE OF TEXAS
COUNTY OF TRAVIS

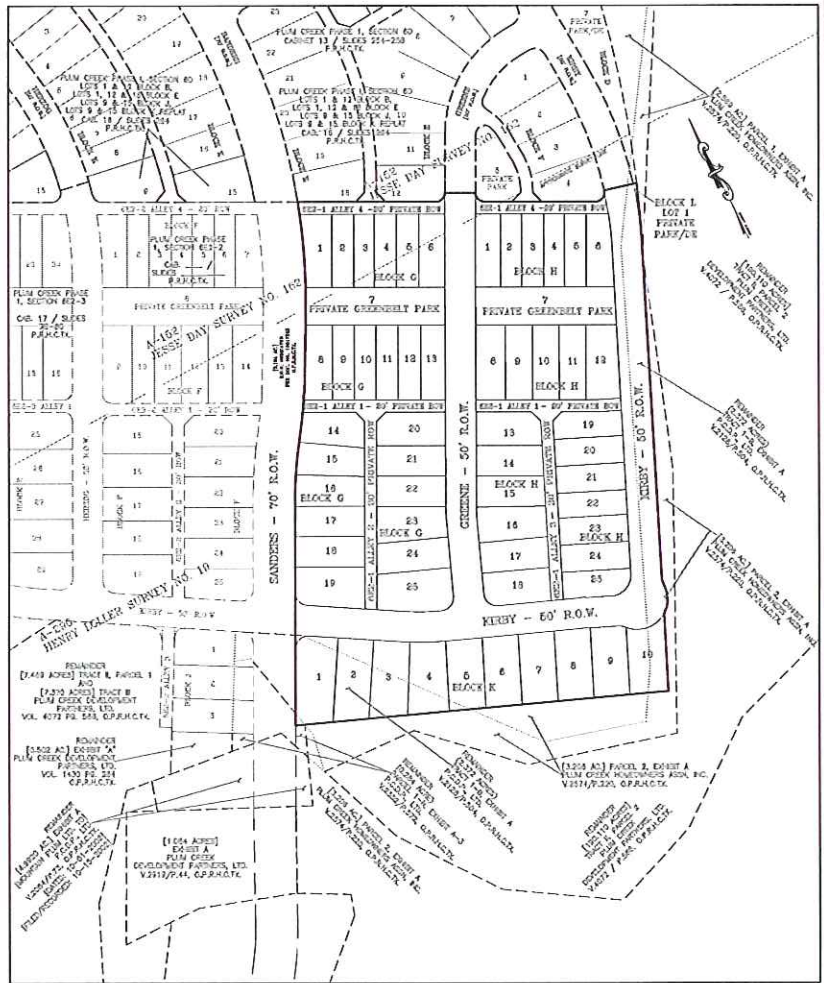
I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW ONLY

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5745 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1101 BEE CAVE RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6E2-3) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COUNTY/PANEL NUMBER 48200 6270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED CLOVE CASE NO. 07-02-08539, DATED MARCH 25, 2008.

FILE: H:\SL\REV\PLUM_CREEK_PHASE I\SECTION-6E2-1\SEC-6E\PLATS\6E-2\6E2-1\PLUM-6E2-1-PLAT.Dwg	DATE: 03-26-2013	DRAWN BY: G.T., E.M.	CFRW: CAF, MK
SCALE: N.T.S.	CHECKED BY: J.D.B.	FB #:	
JOB #: 85508	DRAWING #: PLUM-6E2-1-PLAT	PLAN #: 1128	
NO	REVISION	BY	DATE

Bowman
CONSULTING

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5101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4562
www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TEPE Firm No. F-2986 | TEPLS Firm No. 101206-00

SHEET 1 OF 3
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS

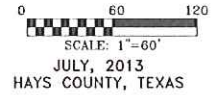
PLUM CREEK PHASE I, SECTION 6E2-1

FOR REVIEW ONLY

BEARING BASIS NOTES:

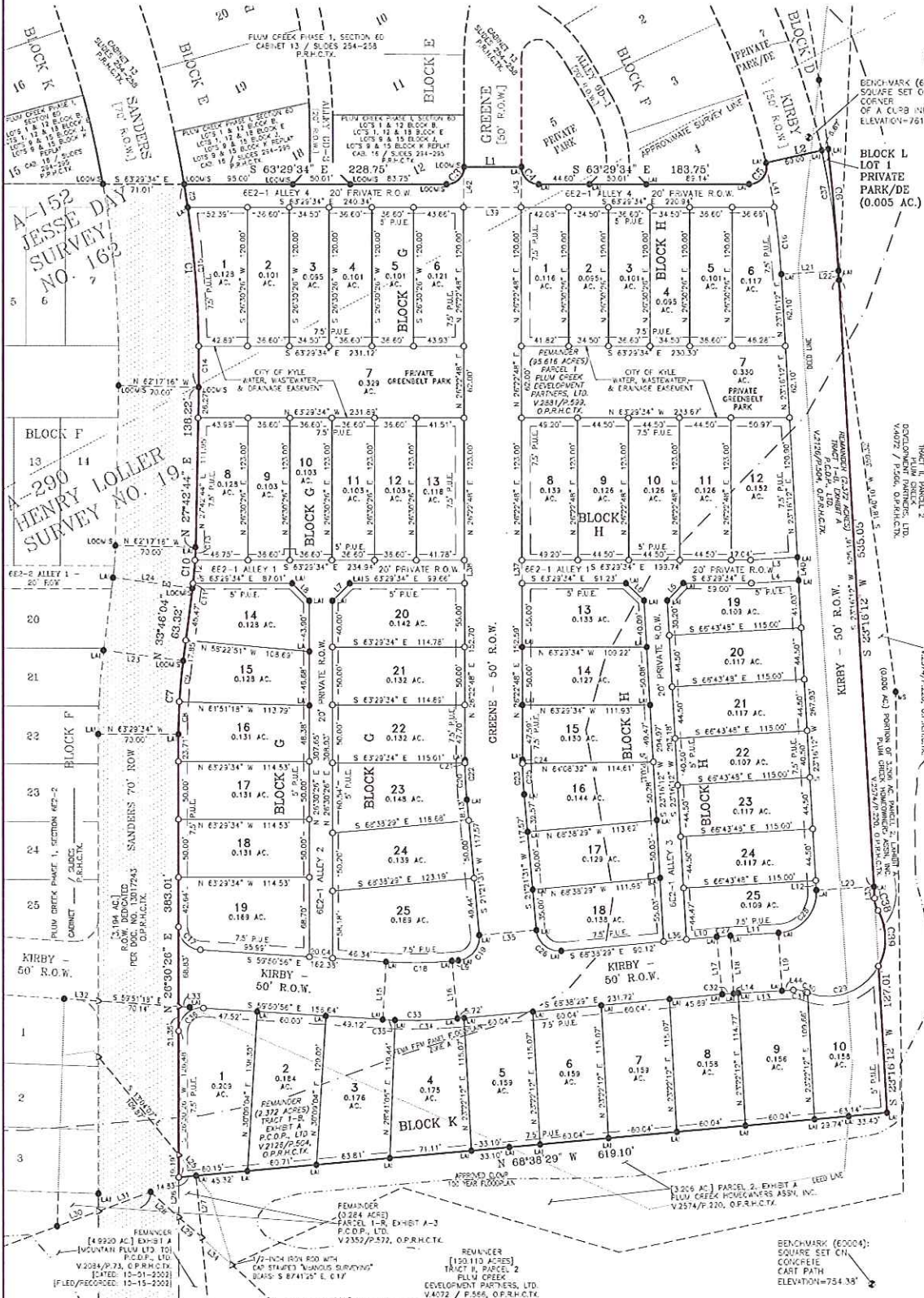
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, NAD83, GRS.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999997.

SEE SHEET 3 FOR LINE AND CURVE TABLES



LEGEND

- 5" IRON ROD FOUND (Unless Otherwise Noted)
- L&L 5" IRON ROD w/ PLASTIC CAP STAMPED "L&L" PROBABLY SET
- L&L 5" IRON ROD w/ PLASTIC CAP STAMPED "L&L" PROBABLY SET
- 5" IRON ROD w/ PLASTIC CAP STAMPED "L&L" PROBABLY SET
- CALCULATED POINT
- EOD-MARK
- P.U.E. (Public Utility Easement)
- LOT & STREET P.C.W. LINE
- EASEMENT LINE
- FEMA FIRM PANEL FLOODPLAIN
- APPROVED CLOUP 100-YEAR FLOODPLAIN
- LEED LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- F.P.O.W. FRONT OF WAY
- () RECORD INFORMATION
- [] ADJUSTER INFORMATION
- P.R.H.C.T.K. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.K. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- CLOUP CONDITIONAL LETTER OF MAP REVISION



FILE: H:\S\J\RY\PLUM_CRK_PHI\SECTION-6E2-1-PLAT\6E2-1-PLAT.DWG	DATE: 03-26-2013	DRAWN BY: G.T. EN.	CREW: CAF, MK
SCALE: 1"=60'	CHECKED BY: J.D.R.	FB #:	
JOB #: 5508	DRAWING #: PLUM-6E2-1-P.AT	PLAN #: 1126	
NO	REVISION	BY	DATE



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 TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 2 OF 3
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6E2-1

FOR REVIEW ONLY

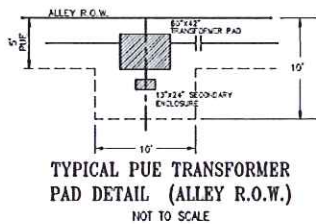
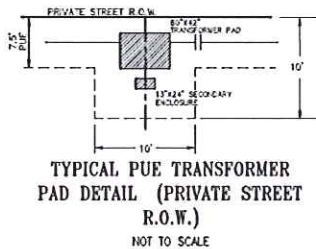
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	960.00'	176.43'	N 22°26'51" E	176.18'
C2	960.00'	20.23'	N 174°7'11" E	20.23'
C3	15.00'	23.56'	N 71°30'26" E	21.21'
C4	15.00'	23.56'	S 18°29'34" E	21.21'
C5	15.00'	28.84'	N 65°14'39" E	23.43'
C6	1755.00'	113.76'	S 21°47'34" W	113.74'
C7	501.00'	63.49'	N 37°08'15" E	63.44'
C8	501.00'	27.93'	S 28°06'17" W	27.93'
C9	501.00'	35.55'	S 31°44'06" W	35.55'
C10	334.00'	35.30'	N 37°44'24" E	35.28'
C11	334.00'	4.14'	N 33°24'45" E	4.14'
C12	334.00'	20.07'	N 31°20'08" E	20.07'
C13	334.00'	11.08'	N 28°39'48" E	11.68'
C14	960.00'	35.74'	N 26°38'45" E	35.74'
C15	960.00'	120.45'	N 21°59'05" E	120.37'
C16	600.00'	58.34'	N 20°29'04" E	58.32'
C17	20.00'	30.14'	S 16°40'16" E	27.37'
C18	375.00'	57.55'	S 64°14'43" E	57.49'
C19	20.00'	31.42'	N 66°21'31" E	28.28'
C20	390.00'	31.88'	S 23°42'01" W	31.87'
C21	390.00'	2.30'	S 25°12'39" W	2.30'
C22	390.00'	34.16'	S 23°52'09" W	34.17'
C23	340.00'	29.80'	S 23°52'09" W	29.79'
C24	340.00'	3.10'	S 25°07'05" W	3.10'
C25	340.00'	26.70'	S 23°35'29" W	26.69'
C26	20.00'	31.42'	S 23°38'29" E	28.28'
C27	350.00'	11.68'	N 67°41'09" W	11.68'
C28	35.00'	54.98'	N 65°16'12" E	49.50'
C29	50.00'	71.88'	S 83°55'00" E	65.85'
C30	50.00'	1.50'	S 41°52'27" E	1.50'
C31	25.00'	11.22'	N 63°52'25" W	11.13'
C32	300.00'	10.01'	N 67°41'09" W	10.01'
C33	425.00'	65.22'	S 64°14'43" E	65.16'
C34	425.00'	54.34'	S 64°38'42" E	54.31'
C35	425.00'	10.88'	S 69°34'55" E	10.83'
C36	20.00'	32.65'	S 73°19'46" W	29.17'
C37	650.00'	105.38'	N 18°37'32" E	105.26'
C38	25.00'	11.22'	S 102°44'49" W	11.13'
C39	50.00'	50.04'	S 26°13'33" W	47.95'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 63°29'34" E	50.00'
L2	S 76°01'08" E	55.67'
L3	S 65°43'48" E	40.55'
L4	S 65°43'48" E	41.12'
L5	N 63°53'10" E	20.61'
L6	S 20°06'41" E	21.80'
L7	N 71°30'26" E	21.21'
L8	N 18°29'34" W	21.21'
L9	S 68°38'29" E	5.29'
L10	S 68°38'29" E	26.30'
L11	S 65°43'48" E	42.04'
L12	N 23°16'12" E	8.40'
L13	S 65°43'48" E	37.90'
L14	S 65°43'48" E	4.13'
L15	N 33°09'04" E	50.00'
L16	N 21°21'31" E	50.00'
L17	S 21°21'31" W	50.00'
L18	S 23°16'12" W	50.00'
L19	S 23°16'12" W	50.00'
L20	S 65°43'48" E	50.00'
L21	S 65°43'48" E	50.00'
L22	N 23°16'12" E	7.87'
L23	N 56°13'56" W	70.00'
L24	S 56°13'56" E	70.00'
L25	S 13°04'07" E	23.18'
L26	N 26°30'26" E	34.49'
L27	S 21°05'32" W	53.63'
L28	S 21°56'27" E	32.92'
L29	S 21°56'27" E	26.49'
L30	S 83°44'31" E	37.91'
L31	S 83°44'31" E	48.35'
L32	S 59°51'18" E	29.33'
L33	N 23°16'12" E	9.89'
L34	S 21°56'27" E	35.40'
L35	N 68°38'29" W	50.00'
L36	S 68°38'29" E	20.61'
L37	N 26°22'48" E	20.00'
L38	S 26°22'48" W	20.00'
L39	N 63°29'34" W	50.00'
L40	S 23°16'12" W	20.00'
L41	S 15°50'24" W	38.93'
L42	N 27°04'16" E	35.00'
L43	S 27°04'15" W	35.00'
L44	S 65°43'48" E	9.89'

AREA TABLE		
BLOCK	LOT	ACREAGE
G	1	0.128 ACRE
G	2	0.101 ACRE
G	3	0.095 ACRE
G	4	0.101 ACRE
G	5	0.101 ACRE
G	6	0.121 ACRE
G	7	0.329 ACRE
G	8	0.128 ACRE
G	9	0.103 ACRE
G	10	0.103 ACRE
G	11	0.103 ACRE
G	12	0.103 ACRE
G	13	0.118 ACRE
G	14	0.128 ACRE
G	15	0.128 ACRE
G	16	0.131 ACRE
G	17	0.131 ACRE
G	18	0.131 ACRE
G	19	0.169 ACRE
G	20	0.142 ACRE
G	21	0.132 ACRE
G	22	0.132 ACRE
G	23	0.148 ACRE
G	24	0.139 ACRE
G	25	0.169 ACRE
G	6E2-1 ALLEY 4	0.112 ACRE
G	6E2-1 ALLEY 1	0.108 ACRE
G	6E2-1 ALLEY 2	0.154 ACRE
TOTAL BLOCK G		3.709 ACRES

AREA TABLE		
BLOCK	LOT	ACREAGE
H	1	0.116 ACRE
H	2	0.095 ACRE
H	3	0.101 ACRE
H	4	0.095 ACRE
H	5	0.101 ACRE
H	6	0.117 ACRE
H	7	0.359 ACRE
H	8	0.139 ACRE
H	9	0.126 ACRE
H	10	0.126 ACRE
H	11	0.126 ACRE
H	12	0.152 ACRE
H	13	0.133 ACRE
H	14	0.127 ACRE
H	15	0.130 ACRE
H	16	0.144 ACRE
H	17	0.123 ACRE
H	18	0.138 ACRE
H	19	0.103 ACRE
H	20	0.117 ACRE
H	21	0.117 ACRE
H	22	0.107 ACRE
H	23	0.117 ACRE
H	24	0.117 ACRE
H	25	0.109 ACRE
H	6E2-1 ALLEY 4	0.103 ACRE
H	6E2-1 ALLEY 1	0.111 ACRE
H	6E2-1 ALLEY 3	0.147 ACRE
TOTAL BLOCK H		3.581 ACRES

AREA TABLE		
BLOCK	LOT	ACREAGE
K	1	0.209 ACRE
K	2	0.184 ACRE
K	3	0.176 ACRE
K	4	0.175 ACRE
K	5	0.159 ACRE
K	6	0.159 ACRE
K	7	0.159 ACRE
K	8	0.158 ACRE
K	9	0.158 ACRE
K	10	0.158 ACRE
TOTAL BLOCK K		1.692 ACRES
L	1	0.005 ACRE
TOTAL BLOCK L		0.005 ACRE
KIRBY R.O.W.		1.459 ACRE
GREENE R.O.W.		0.787 ACRE
TOTAL 6E2-1		11.263 ACRES



NOTES:

- TOTAL ACREAGE: 11.263 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY (KIRBY AND GREENE) TO BE DEDICATED IN THIS SUBDIVISION IS 2.276 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 THRU ALLEY 4) TO BE DEDICATED IN THIS SUBDIVISION IS 0.735 ACRE.
- TOTAL NUMBER OF LOTS: 61 (58 SINGLE FAMILY LOTS, 2 PRIVATE GREENBELT PARK LOTS, AND 1 PRIVATE PARK/D.E.).
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH REGROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS, AND A 5 FOOT UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL ALLEYS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- SIDEWALKS SHALL BE INSTALLED, IN ACCORDANCE WITH THE CITY OF KYLE'S STANDARDS, ALONG OR WITHIN ALL RIGHT OF WAYS (PUBLIC OR PRIVATE), DRIVES (WHETHER PUBLIC OR PRIVATE), GREEN SPACE, OPEN SPACE AND PARKS ADJOINING EACH LOT CREATED HEREBY BY THE APPLICABLE OWNER OF SUCH LOT AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF SUCH LOT, EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE HEREIN. PLUM CREEK DEVELOPMENT PARTNERS, LTD., IT SUCCESSORS OR ASS'NS ("PCD") SHALL INSTALL ALONG THE EAST SIDE OF KIRBY, NORTH OF LOT 10, BLOCK K TO THE SOUTH CORNER OF LOT 1, BLOCK L, PRIVATE PARK/D.E.

BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK (60032):
MAG-NAIL SET ON CENTERLINE OF CONCRETE HEADWALL WHICH EARS N19°38'57"E A DISTANCE OF 631.29 FEET FROM THE NORTHEAST CORNER OF 6E2-1 SUBDIVISION ELEVATION=759.80'

BENCHMARK (60033):
SQUARE SET ON NE CORNER OF A CURB INLET ON THE NE R.O.W. OF KIRBY ELEVATION=781.05'

BENCHMARK (6004):
SQUARE SET ON CONCRETE CURB PATH ELEVATION=754.38'

FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6\SEC-6E\PLATS\6E-2\6E2-1\PLUM-6E2-1-PLAT.DWG	DRAWN BY: G.T. F.J.H.	CREW: CAF, MK
DATE: 09-26-2013	CHECKED BY: J.O.B.	FB #:
SCALE: 1"=40'	DRAWING #: PLUM-6E2-1-PLAT	PLAN #: 1126
JOB #: 5508		
NO	REVISION	BY DATE



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TBPE Firm No. F-29856 | TBPLS Firm No. 101206-00

FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6E2-1
HAYS COUNTY, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Sofia Nelson, Director of Planning
DATE: November 8, 2013
SUBJECT: Plum Creek Phase 6E 3 Preliminary Plat and Final Plat

BACKGROUND

Site Information and Proposal

The proposed residential subdivision is approximately 4.7 acres in size and is located between the Plum Creek golf course and west of Sanders and immediately north of the intersection of Fairway and Sanders. Development of this property will include 28 courtyard type residential lots and 2 park lots.

Utilities

City of Kyle will provide water and wastewater utilities to the site.

Access

Access to the property will take place via Sanders Street and private access easements/alley ways.

Parkland

All parkland dedication requirements for this development have been adhered to.

STAFF RECOMMENDATION:

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

- The plat appears to be in conformance with the Plum Creek PUD subdivision and zoning requirements.
- The construction plans have been reviewed by the City Engineer and Public Works Director and appear to be substantially complete and are pending minor revisions.

PLUM CREEK PHASE I, SECTION 6E3

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 210 CONGRESS AVENUE, SUITE 201, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 4359 ACRE TRACT OF LAND IN THE HAYS COUNTY SURVEY NO. 9, A-250, HAYS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

1. A PORTION OF A CALLED 0502 ACRE TRACT OF LAND IN VOLUME 1400, PAGE 284, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
2. A PORTION OF A CALLED 0502 ACRE TRACT OF LAND IN VOLUME 1400, PAGE 284, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
3. A PORTION OF A CALLED 45920 ACRE TRACT OF LAND IN VOLUME 2584, PAGE 73, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
4. A PORTION OF A CALLED 5437 ACRE TRACT OF LAND DESIGNATED AS TRACT 2-A, IN VOLUME 3224, PAGE 801, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND VOLUME 2064, PAGE 33, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
5. A PORTION OF A CALLED 0284 ACRE TRACT OF LAND DESIGNATED AS PARCEL 1-A, IN VOLUME 2552, PAGE 322, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
6. ALL OF A CALLED 1046 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 2, IN VOLUME 2681, PAGE 595, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
7. A PORTION OF A CALLED 0321 ACRE TRACT OF LAND DESIGNATED AS PARCEL 3, IN VOLUME 2081, PAGE 595, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND
8. A PORTION OF A CALLED 1084 ACRE TRACT OF LAND IN VOLUME 2519, PAGE 44, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBSIDIVISION SAID 14619 ACRES AS SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 6E3 SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC RECORD FILED HEREON BY ME AND JAMES GASKINS (CONJUGAL LANDSCAPE AREA WITHIN EASEMENTS, PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WE HEROF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNED, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BEN PLUM CREEK DEVELOPERS, LTD., THE PRESENT DAILY AUTHORIZED GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: BEN PLUM CREEK DEVELOPERS, LTD.
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
BY: BENCHMARK LAND DEVELOPMENT, INC.
A TEXAS CORPORATION, GENERAL PARTNER
BY: DAVID C. WANN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:
THAT LIZ O. GONZALES, CLERK OF HAYS COUNTY COURT, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2013, I.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CAUSE _____ PAGES) WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS _____ DAY OF _____, 2013, A.C.

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 2013, A.C.
BY: LIZ O. GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

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

BY: _____
CHAIRPERSON

THIS PLAN (PLUM CREEK PHASE I, SECTION 6E3) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.
DATE: THIS _____ DAY OF _____, 2013

BY: _____
WITNESS:
SECRETARY

THIS PLAN (PLUM CREEK PHASE I, SECTION 6E3) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.
DATE: THIS _____ DAY OF _____, 2013

BY: _____
WITNESS:
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

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

FOR REVIEW ONLY

BY: NEAR D. PHARES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72293 - STATE OF TEXAS
BPE FIRM NO. 11-43
WOMAN ENGINEERS INC.
3216 RESEARCH BLVD., ST. 210
AUSTIN, TEXAS 78710
512-524-9135

STATE OF TEXAS
COUNTY OF TRAVIS

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

FOR REVIEW ONLY

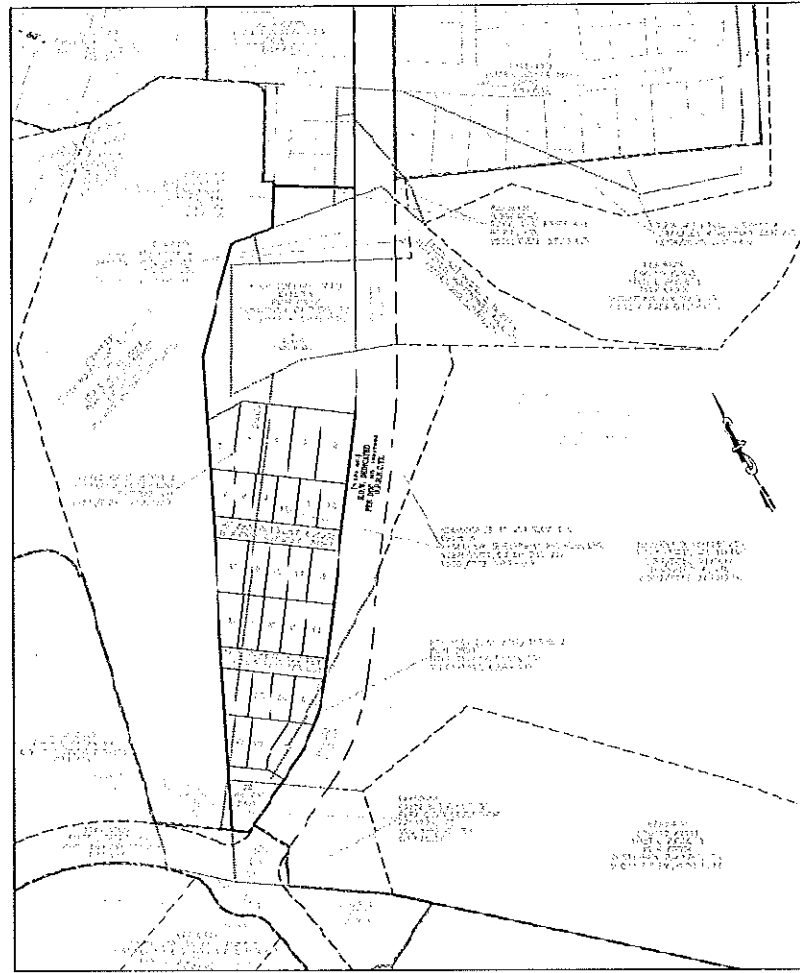
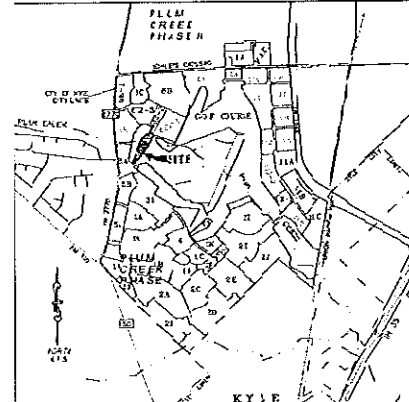
BY: JOHN S. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5748 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
310 BIE QUAIL RD., SUITE 100
AUSTIN, TEXAS 78746
512-321-1180

FILE: 4\SURVEY\PLUM_CRC_PH\SECTION-6E3_SECTION-6E3-PLAN1\PLAN1.DWG	DATE: 07-21-2013	DRAWN BY: G.T., E.M.	CHECKED BY: J.J.B.	CREW: C.A., A.K.
SCALE: N.T.S.	JOB # 00340	PROJECT # PLUM-CR-6E3-PAT	PLAN # 1112	
PCP, LTD. REVIEW & APPROVAL	DATE: _____	INITIALS: _____		
SCLOVY FORMS REVIEW & APPROVAL	DATE: _____	INITIALS: _____		



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1101 Brentwood Road, Suite 100, Austin, Texas 78758
Phone: (512) 321-1180 Fax: (512) 327-4522
www.bowmanconsulting.com O. Bowmar Consulting Group, Ltd.
BPE Firm No. F-21866 | TPLS firm no. 101216-00

SHEET 1 OF 4
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6E3
HAYS COUNTY, TEXAS



FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6E3) IS CONTAINED IN THE 100 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS UNINCORPORATED AREA, COMMUNITY-PANEL NUMBER 48299-0170, EFFECTIVE DATE SEPTEMBER 1, 2005 AS MODIFIED BY AFR/FWS/018 CASE NO. 07-01-03882, DATED MARCH 23, 2008

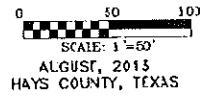
PLUM CREEK PHASE I, SECTION 6E3

FOR REVIEW ONLY

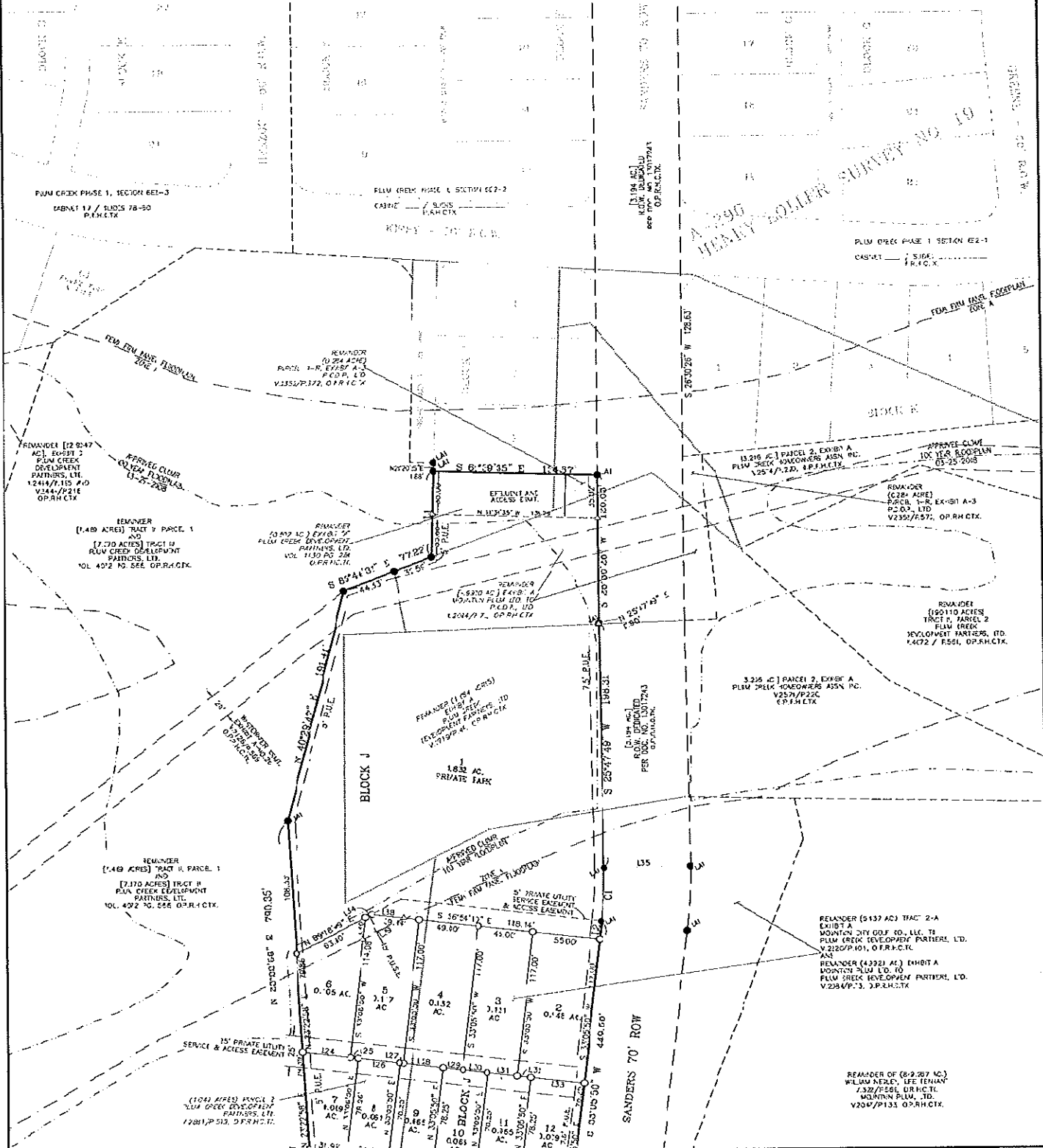
BEARING BASIS NOTES:

1. LEAD NG. BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRS.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999957.

SEE SHEET 3 FOR LEGEND AND SHEET 4 FOR LINE AND CURVE TABLES.



0 50 100
SCALE: 1" = 50'
AUGUST, 2015
HAYS COUNTY, TEXAS



FILE H:\SURVEY\PLUM_CREEK_PHASE_I_SECTION_6E3_SECTION_6E3E3\PLUM-C-3-PLT.DWG		
DATE: 08-01-2013	DRAWN BY: G. J. N.	TCRIM: CAF MK
SCALE: 1"=50'	CHECKED BY: J. O. B.	TB #: _____
DJD #: 780418	DRAWING #: PLUM-C-3-FINAL	PLAN #: 122
RDG, L'D, REV & APPROVA	DATE: _____	INITIAL: _____
BORROW NOTES REVIEW & APPROVAL	DATE: _____	INITIAL: _____



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TBPE Firm No. F-2198 | T3PLS Firm No. 1(212)6-01

SHEET 2 OF 4
**FINAL FLAT
PLUM CREEK
PHASE I - SECTION 6E3
HAYS COUNTY, TEXAS
FOR REVIEW ONLY**
PLAN NO. 1122

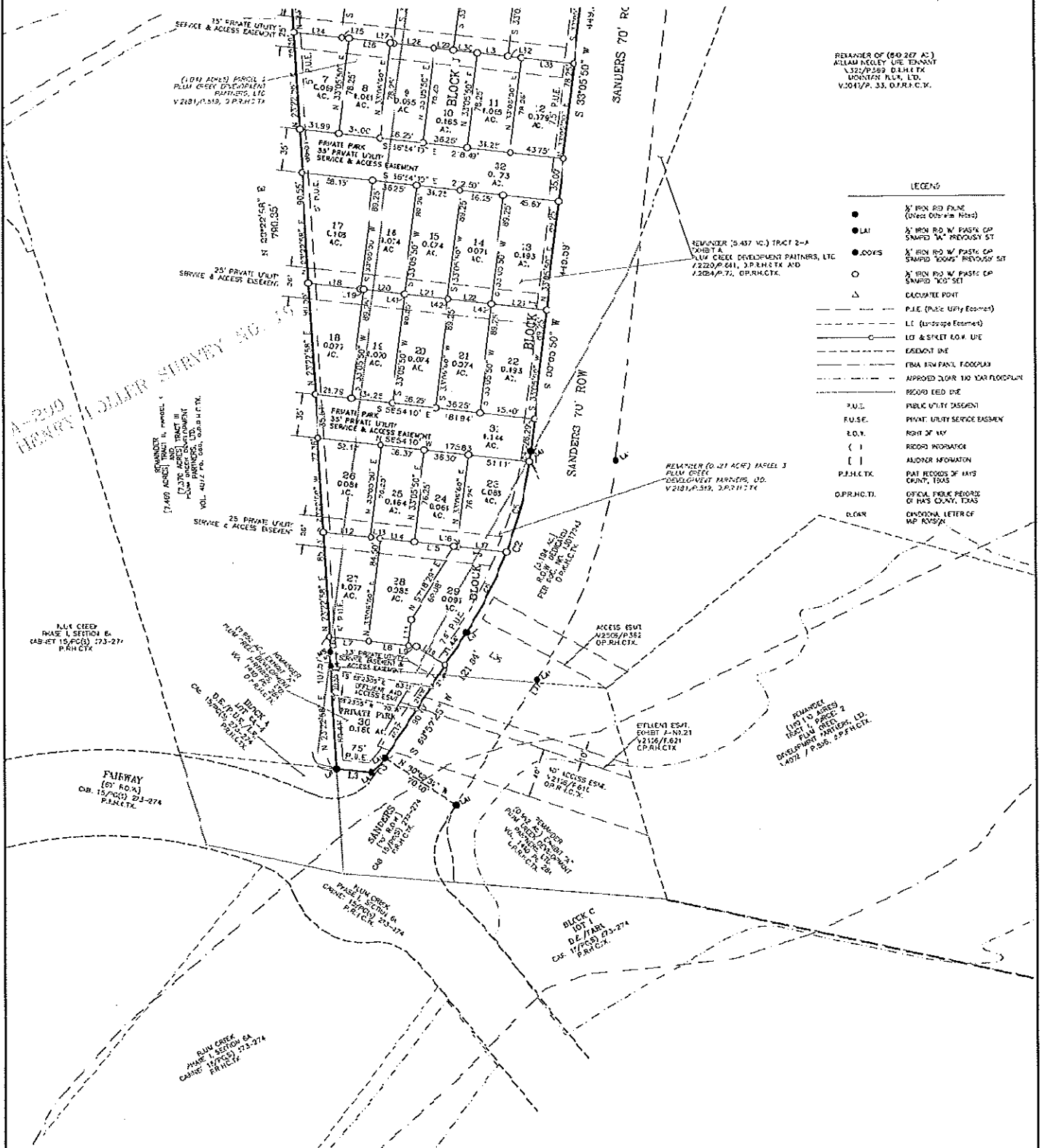
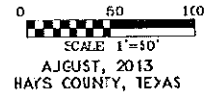
PLUM CREEK PHASE I, SECTION 6E3

FOR REVIEW ONLY

BEARING BASIS NOTES

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH ZENITH, ZONE 14D13, GRID.
2. DISTANCES SHOWN HEREIN ARE BASED ON SURFACE MEASUREMENTS TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COORDINATE SCALE FACTOR.
3. THE COORDINATE SCALE FACTOR FOR THIS PROJECT IS 0.9991907.

SEE SHEET 4 OF 4 FOR LMC AND CURVE TABLES.



LEGEND

●	1/2" IRON ROD PLUMB (Unless Otherwise Noted)
● L&I	1/2" IRON ROD W/ PASTE CP SAMPED "M" PREVIOUS ST
● DOGS	1/2" IRON ROD W/ PASTE CP SAMPED "DOGS" PREVIOUS ST
○	1/2" IRON ROD W/ PASTE CP SAMPED "CO" SET
△	CALCULATE POINT
---	P.U.E. (Public Utility Easement)
---	L.E. (Landscape Easement)
---	LO & STREET COV. LINE
---	EASEMENT LINE
---	IRMA ERM PANEL FOOTCURL
---	APPROVED CLEAR 100 YEAR FLOODPLAIN
---	RECORD L&E LINE
---	P.U.E. PRIVATE UTILITY EASEMENT
---	F.U.S.E. PRIVATE UTILITY SERVICE EASEMENT
---	R.O.V. RIGHT OF WAY
()	ALIGNED INFORMATION
[]	ALIGNED INFORMATION
P.S.H.C.T.X.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.T.X.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
D.E.A.R.	CONCORDIA LETTER OF MAP RECORD

FILE: H:\SURVEY\PLUM_CK_PHASE I_SECTION 6E3_SECTION PLATS\6E3\PLUM-6E3-PLAT.DWG
 DATE: 07-23-2013 DRAWN BY: G.T. E.P. CHECKED BY: J.J.B.
 SCALE: 1"=50' DRAWING: PLUM-6E3-RAT PLAN #: 1122
 JOB # 004 0
 PCIP, L.T.C. REVIEW & APPROVAL DATE: INTW:
 B.C. LOW HOMES REVIEW & APPROVAL DATE: INTW:
 DATE: 07-16-2013 15:58:26

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 3101 Bee Cave Road, Suite 100 Austin, Texas 78746
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 BCP: Firm No. F-2966 IBFLS Firm No 101106-00

SHEET 3 OF 4
FINAL PLAT
PLUM CREEK
 PHASE I - SECTION 6E3
 HAYS COUNTY, TEXAS
 PLAN NO. 1:22

PLUM CREEK PHASE I, SECTION 6E3

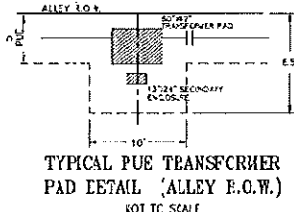
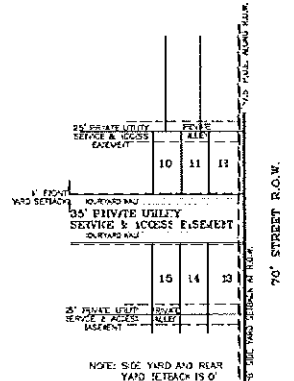
FOR REVIEW ONLY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 21°21'25" E	73.03'
L2	S 37°05'50" W	11.53'
L3	S 5°26'34" W	21.17'
L4	S 27°22'58" W	2.69'
L5	S 27°21'58" E	11.81'
L6	S 27°21'58" E	12.24'
L7	S 57°54'10" E	32.31'
L8	S 57°54'10" E	32.23'
L9	S 57°54'10" E	2.25'
L10	S 3°27'01" E	23.44'
L11	S 37°05'50" E	21.43'
L12	S 57°54'10" E	33.07'
L13	S 57°54'10" E	1.79'
L14	S 57°54'10" E	21.57'
L15	S 57°54'10" E	33.07'
L16	S 57°54'10" E	1.23'
L17	S 57°54'10" E	42.44'
L18	S 57°54'10" E	42.87'
L19	S 57°54'10" E	1.20'
L20	S 57°54'10" E	34.03'
L21	S 57°54'10" E	33.03'
L22	S 37°05'10" E	35.03'
L23	S 57°54'10" E	45.40'
L24	S 57°54'10" E	31.34'
L25	S 57°54'10" W	6.00'
L26	S 57°54'10" E	34.00'
L27	S 57°54'10" E	1.50'
L28	S 57°54'10" E	31.73'
L29	S 57°54'10" E	13.23'
L30	S 57°54'10" E	23.04'
L31	S 57°54'10" E	23.00'
L32	S 57°54'10" W	11.23'
L33	S 57°54'10" E	43.73'
L34	N 87°11'45" E	1.25'
L35	S 61°12'10" E	73.00'
L36	S 37°02'35" E	73.00'
L37	S 57°52'25" W	11.54'
L38	S 57°54'10" E	23.94'
L39	S 81°12'49" W	37.70'
L40	S 37°05'50" W	13.05'
L41	S 57°54'10" E	1.20'
L42	S 57°54'10" E	1.20'
L43	S 57°54'10" E	1.20'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	335.00'	43.72'	S 27°22'10" W	43.61'
C2	348.00'	59.39'	S 16°51'35" W	157.93'
C3	4000'	16.76'	S 71°57'29" W	14.64'
C4	348.00'	8.71'	N 33°19'12" E	6.71'
C5	348.00'	77.16'	N 41°03'18" E	75.95'
C6	348.00'	73.32'	N 53°15'44" E	73.31'

NOTES

- TOTAL ACREAGE: 4.639 ACRES.
- TOTAL NUMBER OF LOTS: 30
RESIDENTIAL: 28
PARK: 2
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 309.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, FEES/TRAFFIC RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUL, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH GROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC STREETS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF HILL FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- HOME BUILDER IS RESPONSIBLE FOR INSTALLING SIDEWALK IN COURTYARD AND ALONG FRONTAGE OF ALL PRIVATE OR PUBLIC STREETS. DEVELOPER IS RESPONSIBLE FOR SIDEWALK ALONG PARK STREET FRONTAGE.



FILE: P:\SURVEY\PLUM_CREEK_SECTION_6E3_SECTION_6E3\PLANS\6E3E3.PLT
 DATE: 07-21-2013 DRAWN BY: GT, E.N. CHECKED BY: J.P.B. DATE: 07-21-2013
 SCALE: N.T.S. TRACING: P:\CADD\6E3-PAT PLAN #: 1122
 JOB #: 08343
 FOR REVIEW & APPROVAL DATE: INTA: _____
 HIGLOV MOVIS REVIEW & APPROVAL DATE: INTA: _____

Bowman CONSULTING
 Bowman Consulting Group Ltd
 2010 Bay Oaks Road, Suite 100, Austin, Texas 78756
 Phone: (512) 327-1181 Fax: (512) 327-4092
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
 TBRE Firm No. F-2986 | TEPLS Firm No. 10 206-30

SHEET 4 OF 4
FINAL PLAT
 PLUM CREEK
 PHASE I - SECTION 6E3
 HAYS COUNTY, TEXAS



MEMO

To: Planning and Zoning Commission

From: Sofia Nelson, Director of Planning

Date: November 6, 2013

Re: Overlay District Precedence- northwest corner of Center Street and Hwy 81

Background:

Section 53-981 of the City Code identifies the creation of four conditional use overlay districts. The overlay districts were created with the intention of creating high character and quality of community development, to promote compatible uses and standards, to preserve and enhance property values, to promote economic growth, to provide for orderly development, to provide for proper movement of traffic, and to secure the general safety of citizens by regulating the exterior architectural characteristics of structures and the characteristics of the property as a whole throughout each of the conditional use overlay districts. *The four conditional use overlay districts established are as follows (more overlay districts have been established since the adoption of this specific ordinance):*

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

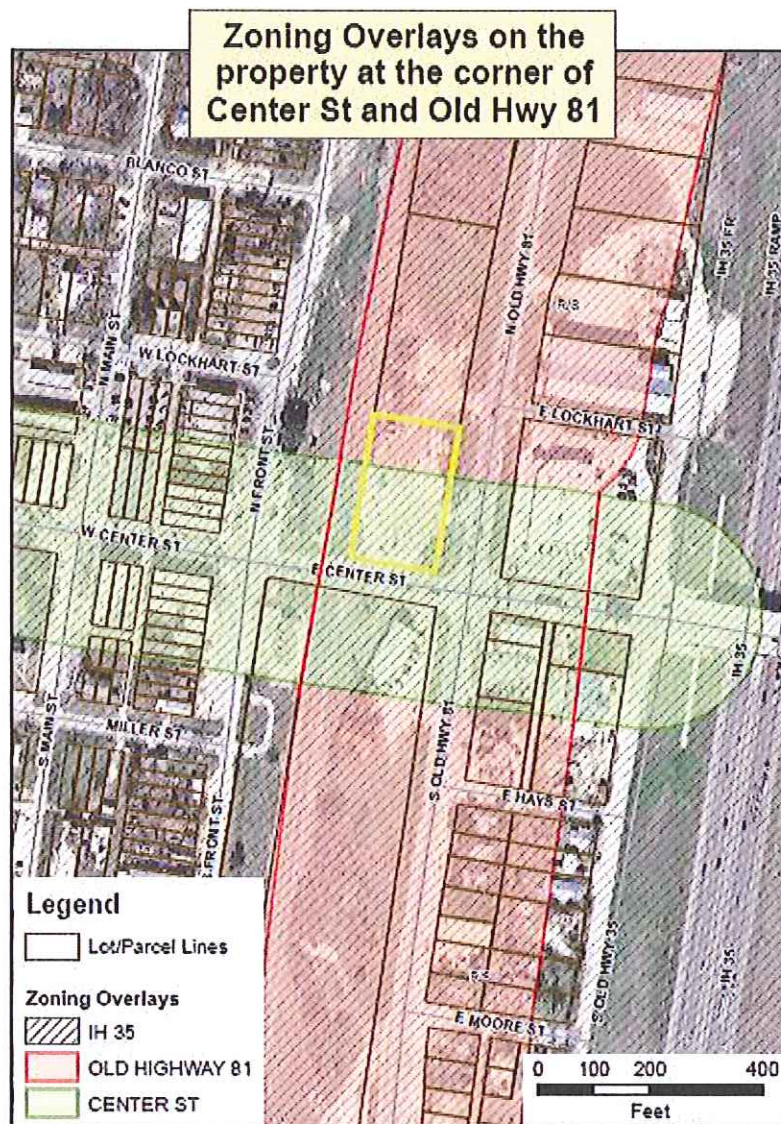
(2)*The Old Highway 81 overlay district.* The Old Highway 81 corridor conditional use overlay district (the Old Highway 81 overlay district) extends from the intersection of Burleson Street and Old Highway 81 on the north to the intersection of Opal Lane and Old Highway 81 on the south, and includes all real property within 200 feet from the outer most edge of the highway right-of-way of Old Highway 81;

(3)*The Center Street overlay district.* The Center Street conditional use overlay district (the Center Street overlay district), Center Street is also known as Farm-to-Market Road No. 150, extends from the intersection of Center Street and I-35 on the east to the intersection of Center Street and Rebel Drive on the west, and includes all real property within 200 feet from the centerline of Center Street; and all real

property within all central business district-1 (CBD-1) and central business district-2 (CBD-2) zoning districts; and

(4) *The Rebel Drive overlay district.* The Rebel Drive conditional use overlay district (the Rebel Drive overlay district), Rebel Drive is also known as Farm-to-Market Road No. 150, extends from the intersection of Rebel Drive and Center Street on the south to the northernmost city limit boundary at Rebel Drive on the north, and includes all real property within 400 feet of the outer most edge of the street right-of-way of Rebel Drive.

As depicted in below exhibit there are parcels that are located within two or more overlay districts. While the review of the location and necessity of each overlay district is on the Planning and Zoning Commission work plan due to other projects the review of the overlay districts has not been a project that we have been able to commence work on.



Request:

As demonstrated in the above exhibit the northwest corner of Hwy 81 and Center Street is located in the following three overlay districts: the Center Street Overlay District, the IH-35 Overlay District, and the Hwy 81 Overlay District. Prior to being able to start the development process the property owner must request a determination from the Planning and Zoning Commission as to which overlay district the property should be developed in conformance with. The property is currently zoned Retail Services and would allow for commercial development. If the Commission determines the property should be subject to the I-35 standards a site plan would be required but a conditional use permit would not be required (developer would be subject to the development standards included in the I-35 ordinance). If the Commission determines the property should not be subject to the I 35 overlay district then a conditional use permit with a color rendering would be required.

Comprehensive Plan Guidance:

As identified in the above explanation of overlay districts the conditional use overlay districts are primarily created to monitor exterior architectural characteristics of structures. As result of the goal of the overlay districts the most appropriate section of the comprehensive plan to seek guidance from would be the urban design plan. The urban design plan identifies the subject property to be located within the urban core along a core linkage roadway and provides the following guidance:

Staff Recommendation: Staff is recommending requiring a conditional use permit for the proposed development for the following reasons:

- Due to the number of overlay districts located on this property
- The development guidance provided in the comprehensive plan appears to call for a more urban development style for this location than is created through the I-35 Overlay District development standards.
- Through the conditional use permit process the Planning and Zoning Commission has the ability to work with the developer to create a development that is more in keeping with the comprehensive master plan.



MEMO

To: Planning and Zoning Commission

From: Sofia Nelson, Director of Planning

Date: November 6, 2013

Re: Kyle Multi-family Community Variance Requests

Background

The subject property is located at the intersection of Amberwood South and I 35 (south of Amberwood South). The subject property is approximately 7.634 acres and is zoned R-3-2 (multi-family 21 units per acre). Based on the size of the property and the approved density the maximum number of units allowed on the site is 160 units. As part of the site development process the applicant is seeking the following variances from the Planning and Zoning Commission:

- Landscaping Requirements

1. The required number of plantings: The landscaping ordinance requires 2 trees and 4 shrubs for every 600 square feet of landscaped area. The applicant is requesting 1 tree for every 1,500 square feet.
2. Plantings within a parking lot: The landscape ordinance requires a parking space is more than 50 feet away from the trunk of a tree. The applicant is proposing a variance to allow 1 tree within 100 feet of every parking space.
3. Caliper of trees: The landscape ordinance requires trees shall be a minimum of four inches in caliper. The applicant is proposing 50% of trees be 3" in caliper and 50% of the trees to 4" in caliper.
4. Location of landscaping: The landscape ordinance requires fifty percent of the required landscaped area and required plantings shall be installed between the front property lines and the building being constructed. The applicant is proposing 15% of the landscaping be installed between the between the front property lines and the building being constructed

- Parkland Dedication- the applicant is requesting a 50% reduction in City park fees *** This item requires a recommendation from the park advisory committee and will come to you at your next meeting for action****

Staff Analysis and Recommendation

Variances at a Glance		
	Required	Variance Request
Number of Trees	220- 4inch caliper trees	70 trees(35- 4 inch trees and 35- 2inch trees)
Distance of a parking space from a tree	50	100
% of landscaping in front of the building and the front property line	50	15

Sec. 53-989 of the City code allows exceptions to the landscape ordinance to be granted by the planning and zoning commission and/or council to require a lesser amount of landscaping if the aesthetic, buffering and environmental intent of this chapter is met, and the reduction of the landscape area results in the preservation of natural features having comparable value to the reduced landscape requirements.

In reviewing the landscape variance request staff has made the following findings:

- Due to the odd lot shape and the placement of the buildings along the western property line and along Amberwood South Drive the landscaped area is limited.
- While there appears to be limited space for landscaping between the front property line and the buildings the landscape plan appears to show space for additional plantings between buildings, around the detention area, and along the southern property line.
- The applicant has stated the reasoning for the variances surround the water availability for landscaping and has stated in the attached variance request " designing to the current code would not in our opinion, represent a responsible and sustainable approach to City of Kyle's current water predicament."

- While city staff understands the concerns of the applicant with regards to water availability it does not appear that the applicant has demonstrated the use of the most drought tolerant ground covering, shrubs and trees (the type of trees, shrubs and ground covering has not been included in the landscape plan).
- The stated purpose of the landscape ordinance is as follows: in conjunction with the other requirements of this chapter, to promote and support the orderly, safe, attractive and healthful development of land located within the community, and to promote the general welfare of the community by preserving and enhancing ecological, environmental and aesthetic qualities, through established requirements for the installation and maintenance of landscaping elements and other means of site improvements in developed properties. The following are additional factors considered in establishing the requirements of the landscape ordinance:

(1) Paved surfaces, automobiles, buildings and other improvements produce increases in air temperatures, a problem especially noticeable in this southern region, whereas plants have the opposite effect through transpiration and the creation of shade. Likewise, impervious surfaces created by development generate greater water runoff causing problems from contamination, erosion and flooding. Preserving and improving the natural environment and maintaining a working ecological balance are of increasing concern. The fact that the use of landscape elements can contribute to the processes of air purification, oxygen regeneration, water absorption, water purification, and noise, glare and heat abatement as well as the preservation of the community's aesthetic qualities indicates that the use of landscape elements is of benefit to the health, welfare and general well-being of the community and, therefore, it is proper that the use of such elements be required.

(2) The city experiences frequent droughts and periodic shortages of adequate water supply; therefore, it is the purpose of this article to require the use of drought resistant vegetation that does not consume large quantities of water. (See section 53-1231, grow green plant guide for native and adapted landscape plants.)

Staff is recommending the following:

- Due to the limited planting space between the front property line and the proposed buildings staff is recommending approval of the request for a reduced percentage of landscaping between the front property line and building.
- As identified above it appears the landscaping plan allows for additional areas where trees can be planted. Staff is recommending the tabling of the remainder of the variance requests to allow the applicant time to review the additional space available for planting and to identify ground cover, tree and shrub types to be used on the site.

Sofia Nelson,
Director of Planning
P.O. Box 40
Kyle, TX 78640

RE: Proposed Amberwood Development

Dear Sofia:

As previously discussed, The Marcus Organization is working on the development of a multifamily community in Kyle, Texas. This 160 unit property will provide high quality "market rate" housing to existing and future residents. These apartment homes will help satisfy the increased demand for rental housing that is needed in the area, due the continued economic expansion that Kyle is experiencing.

We would like to present a number of requests which if approved would provide variances to the proposed project. They are as follows,

1. We would like to request a change in the parking requirements for the project. Current requirements call for (2) spaces per living unit and an extra half space for each additional bedroom for a multifamily property (Chapter 53, Section 53-263). This would require 329 parking spaces for the project. Our reasoning in support of this request is that we have a very small site of 7.63 acres. The zoning was already set at the lower density of 21 units per acre due to the location. We are looking to incorporate a number of quality amenities on site as well as extensive landscaping, a maintenance building and appropriate trash receptacles. In order to accomplish such, we are requesting that the rate be reduced to 1.5 spaces per single bedroom unit instead of two spaces per single bedroom unit and an extra half space for each unit above two (2) would remain. This would provide 293 parking spaces for 160 units.
2. We would like to request a 50% reduction in the City of Kyle Park Fee. Our primary reason for this request is that our development will incorporate many amenity features often found in local park development thus lessening the burden placed on the Kyle Park system. Our design will include a resort style pool, a sport court, and Barbeque and picnic areas. Building layout will support facility use by shaping open space with relaxing areas for rest and play.
3. We would like to request a change in the landscape requirements for the project. Listed below, are the City of Kyle's current landscape requirements. We have placed our requests for change following each particular requirement.

- *Chapter 53, Section 53-992 requires that two (2) trees and four (4) shrubs be planted for every 600 square feet of landscaped area.*

Current code would require approximately 200+ trees to be planted on the property and 400+ shrubs. As already stated the site is small and with amenities and parking included it makes the placement of this many trees and shrubs difficult if not impossible. In addition due to water restrictions, drought conditions and limited services our landscape design features a low water xeriscape planting approach for better water management and maintenance. A design incorporating the current code would not, in our opinion, represent a responsible and sustainable approach to the City of Kyle's current water predicament. We are requesting modification of this standard to provide one (1) tree for every 1,500 square feet of landscaped area, which we believe more than adequately populates the site with responsible and beautiful landscaping.

- *Chapter 53, Section 53-992 requires that parking lots have one (1) tree within 50 feet of every parking space.*

We are requesting modification of this standard to provide one (1) tree within 100 feet of every parking space. See additional comments above. Once again we are designing the site to minimize parking visibility utilizing landscaping methods that are practical and responsible to water management.

- *Chapter 53, Section 53-987 states that trees must be 4" minimum caliper – measured three (3) feet above grade.*

We are requesting that this standard be modified to allow for a 3" minimum caliper tree, as measured based upon industry standards (American Nursery Standards - measure 6" above grade) for a minimum of 50% of total trees and 4"+ caliper for remaining 50% of trees.

- *Chapter 53, Section 53-990 requires that 50% of the landscaping is placed between the front property line and the building.*
- We are requesting a variance to allow a more even distribution of landscaping throughout the site. Currently, the Amberwood subdivision located behind the site has a tree lined entrance which is located in the front of our property. Our landscape design would like to respect this feature and support it in an appropriate way with additional landscaping. This code would in our opinion invite

Director of Planning

an “over abundance” of plantings that would alter the look and affect of the current landscaping. In addition this code would also shift plantings away from areas that possibly are more deserving. We are requesting that the amount of planting be reduced to 15%.

We thank you in advance for your consideration of this matter and remain excited about being a part of the tremendous growth that is occurring in your community. If you have any questions, please do not hesitate to call me at the number listed below.

Sincerely,

Dennis Young
Executive Project Manager
254.319.7694 C

Sofia Nelson

From: Grayum, Richard
Sent: Thursday, November 07, 2013 12:41 PM
To: Sofia Nelson
Cc: Dennis Young
Subject: RE: Variances for Zoning

Categories: Red Category

Sofia,

If there is anything else you need related to these variance requests, please do not hesitate to contact the project architect, Dennis Young at (254) 319-7694 or myself.

We are hopeful we can receive your recommendation for these variances and if not, we would like to discuss our reasons for requesting them.

One of our concerns that is not explicitly stated in the request is water availability required for the landscaping during this drought.

Regards,
Richard

HUITT-ZOLLARS, INC.

Richard Grayum, P.E., LEED AP
3701 Executive Center Drive
Suite 101
Austin, Texas 78731
Phone 512.231.1119, extension 10419
Cell 512.844.8632
Fax 512.231.1129
www.huitt-zollars.com

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From: Sofia Nelson [<mailto:snelson@cityofkyle.com>]
Sent: Thursday, November 07, 2013 11:09 AM
To: Grayum, Richard
Subject: RE: Variance for Zoning

What is the status of the updated information you indicated you will be sending on the landscaping request?

From: Grayum, Richard [<mailto:rgrayum@Huitt-Zollars.com>]
Sent: Thursday, November 07, 2013 8:59 AM
To: snelson@cityofkyle.com
Cc: Dennis Young
Subject: Variance for Zoning

Sofia,

I looked through the City of Kyle's Code of Ordinance and Section 53-1198 says that variances to the Zoning Ordinance should be routed through the Board of Adjustments.

Sec 53-1198

http://library.municode.com/HTML/14183/level3/PTIICOOR_CH53ZO_ARTIXAD.html#PTIICOOR_CH53ZO_ARTIXAD_S53-1198BOAD

All landscaping variances should go through P&Z.

Sec. 53-989

http://library.municode.com/HTML/14183/level3/PTIICOOR_CH53ZO_ARTVLASCRE.html#PTIICOOR_CH53ZO_ARTVLASCRE_S53-989EX

Please let us know how to proceed with our request.

Regards,
Richard

HUITT-ZOLLARS, INC.

Richard Grayum, P.E., LEED AP
3701 Executive Center Drive
Suite 101
Austin, Texas 78731
Phone 512.231.1119, extension 10419
Cell 512.844.8632
Fax 512.231.1129
www.huitt-zollars.com

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Sofia Nelson

From: Grayum, Richard
Sent: Thursday, November 07, 2013 11:45 AM
To: Sofia Nelson
Cc: Dennis Young
Subject: RE: Variance for Zoning

Categories: Red Category

Sofia,

We will have at least 100 more shrubs than are required. We will adjust the table on the compliance plan to show this and reissue.

The trees will be measured three feet above grade (DBH) and not 6" above grade as stated in the letter.

Let me know if you need additional information.

HUITT-ZOLLARS, INC.

Richard Grayum, P.E., LEED AP
3701 Executive Center Drive
Suite 101
Austin, Texas 78731
Phone 512.231.1119, extension 10419
Cell 512.844.8632
Fax 512.231.1129
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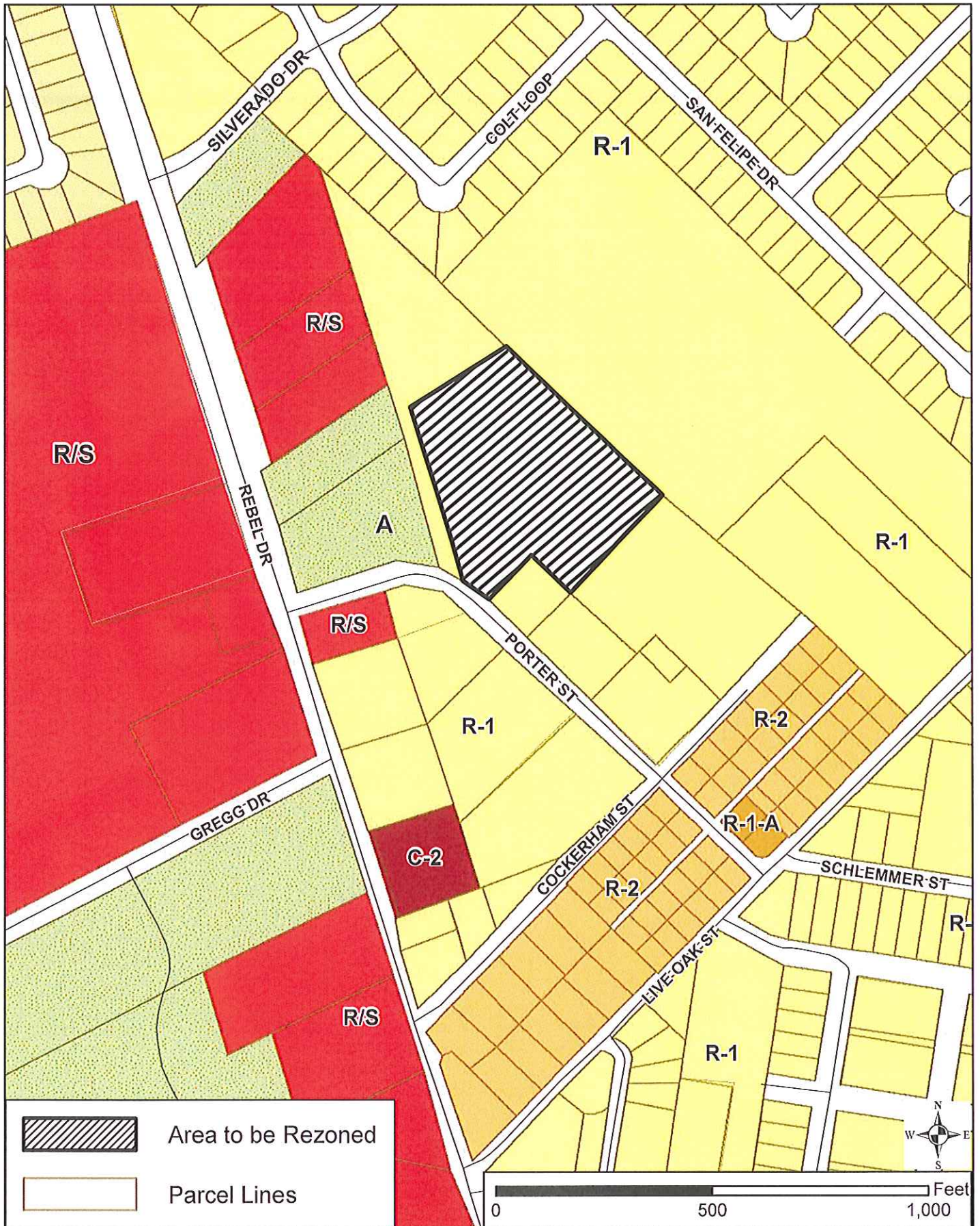
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To: snelson@cityofkyle.com
Cc: Dennis Young
Subject: Variance for Zoning

Sofia,

I looked through the City of Kyle's Code of Ordinance and Section 53-1198 says that variances to the Zoning Ordinance should be routed through the Board of Adjustments.
Sec 53-1198

Exhibit B



Item 8A

October 22, 2013	Planning and Zoning Commission
Zoning	
Case Number: Z-13-016	

OWNER/APPLICANT: Dale and Lanette Lowden

LOCATION: 1108 Porter Road

COUNTY: Hays County

AREA: 4.826

PROPOSED CITY COUNCIL HEARINGS: First Reading: November 5, 2013
Second Reading: November 19, 2013

EXISTING ZONING: R-1 (zoning category from previous zoning ordinance)

PROPOSED ZONING: Warehouse "W"

SITE INFORMATION: The subject property fronts on Porter Street and is currently developed with a gravel parking area, metal storage building, and outdoor storage yard.

Surrounding Zoning:

- o *North: R-1 (zoning designation allowed under previous zoning ordinance; this designation is no longer part of the current zoning ordinance)*
- o *South: R-1 and Agriculture*
- o *East : R-1 and Townhomes*
- o *West: currently R-1; the property owner is seeking a rezoning to Warehouse concurrently with this zoning request.*

Future Land Use Designation: Historic Core Area and Midtown

PUBLIC INPUT: Notice of the proposed change was sent to property owners within 200' of the subject property. Under the new notification requirements a sign was also posted on the sign.

STAFF ANALYSIS:

Background

As identified above the property is currently developed and used as an outdoor storage facility, office, and indoor warehouse. The property owner would like to make improvements to the property that includes both site improvements and building improvements. Because the property is considered a legal non-conforming if the property owner would like to exceed the scope of the below non-conforming requirements the property must first come into conformance with the zoning requirements and then development requirements.

Sec. 53-1139. **Nonconforming** structures. Where a lawful structure exists on the effective date of the adoption or amendment of the ordinance from which this chapter is derived, that could not be built under the terms of this article by reason of restrictions on permitted use, area, lot coverage, height, years, its locations on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

(1) No such **nonconforming** structure may be enlarged or altered in a way which increases its structural nonconformity, but any structure or portion thereof may be altered to decrease its structural nonconformity.

(2) Should such **nonconforming** structure or **nonconforming** portions of a structure be damaged by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with this chapter.

(3) Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

Sec. 53-1140. **Nonconforming** uses.

(a) A **nonconforming** use may be continued as long as it remains otherwise lawful, subject to the following provisions:

(1) No existing structure devoted to a **nonconforming** use shall be enlarged, extended, constructed or reconstructed.

(2) The use of the structure shall only be changed to a use permitted in the district in which it is located.

(3) A **nonconforming** use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the **nonconforming** use was discontinued, and such use was not discontinued for a period of 90 days or more; provided that if a use is discontinued temporarily for remodeling of a building and a building permit for the remodeling is taken out within 60 days from the date the use is discontinued the period shall be 180 days from the from the date the use is discontinued.

(4) Any **nonconforming** use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to any land outside such building.

(5) Removal or destruction of a structure containing a **nonconforming** use shall eliminate the **nonconforming** use status. The term "destruction" means, for the purpose of this subsection, damage equal to more than 50 percent of the replacement cost of the structure.

(6) A **nonconforming** use shall not terminate upon any sale or conveyance of the property so long as the **nonconforming** use continues through any sale or conveyance.

(b) *Repairs and maintenance.* On any **nonconforming** structure, or **nonconforming** portion of a structure, containing a **nonconforming** use, repairs and maintenance shall be performed to

maintain the structure in compliance with the electrical, plumbing and building codes; provided that such repairs and maintenance shall be subject to the following conditions and limitations:

(1) No work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing, to an extent exceeding 25 percent of the current replacement cost of such structure or **nonconforming** portion of such structure.

(2) If 50 percent or more of the **nonconforming** structure containing a **nonconforming** use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

Comprehensive Plan Guidance

This property is split by both the Historic Core Area and Midtown future land use districts. Both future land use districts are intended to be developed predominantly residentially.

Proposed Zoning District

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 permitted uses include those that primarily serve other commercial and industrial enterprises. No building or land shall be used, and no building hereafter shall be erected, maintained, or structurally altered, except for an allowed use. The conditions and limitations on uses in the Warehouse 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 be open to the general public before 6:00 a.m. and must be closed to the general public by 10:00 p.m.

October 22, 2013

Planning and Zoning Commission

Zoning

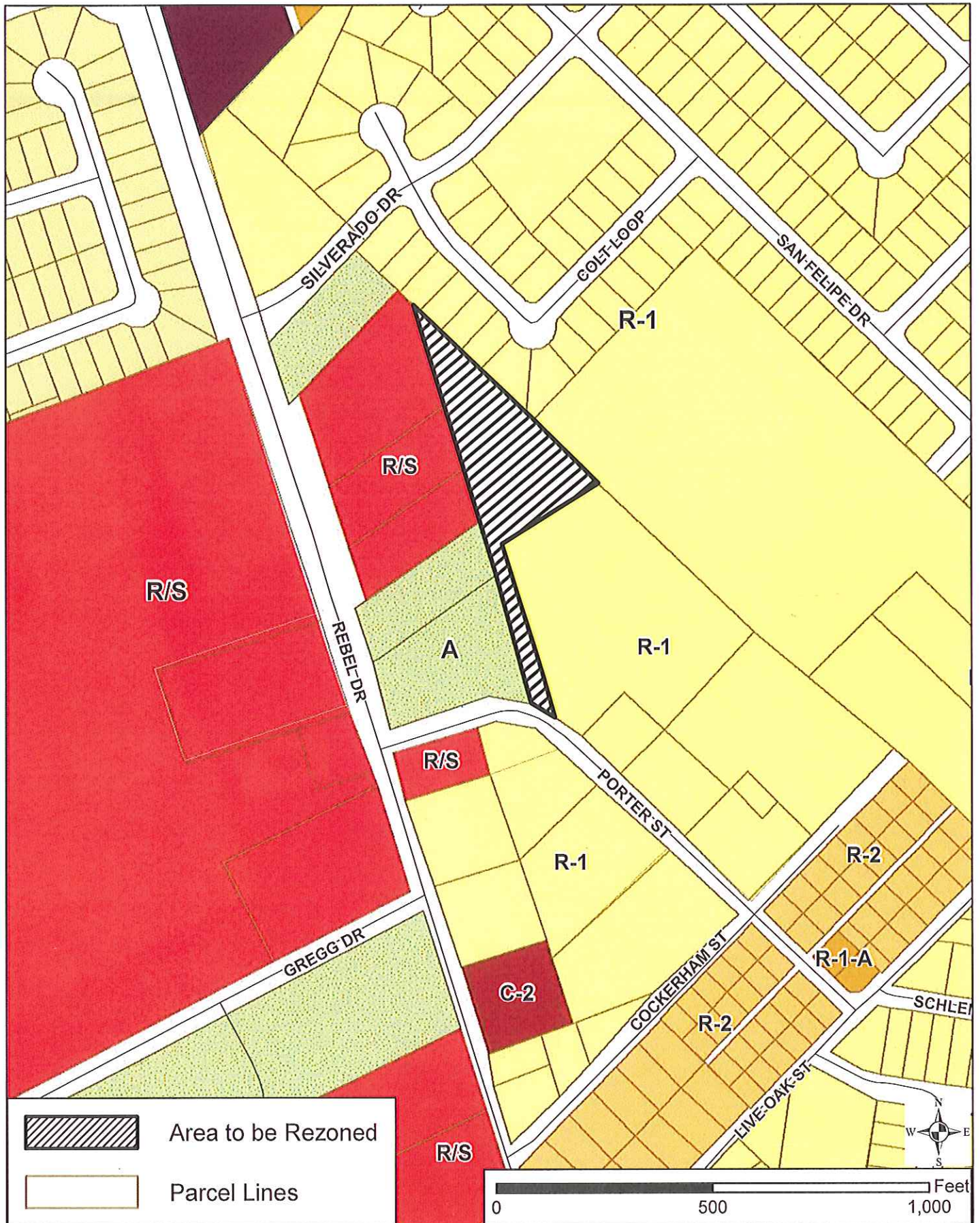
Case Number: Z-13-016

Findings and Recommendation

In reviewing the requested rezoning application staff has made the following findings:

- The proposed zoning change would allow for the property to be improved to current site requirements which would included landscaping and paved parking areas.
- The zoning proposal is not consistent with the stated goals of the future land use districts and is identified as a conflicting land use transition based on the existing uses and guidance provided in the comprehensive master plan.
- The warehouse zoning district is identified as not recommended in both future land use districts
- For the above reasons staff is recommending denial of the request.

Exhibit B



item 8B

<p>October 22, 2013</p> <p>Zoning</p>	<p><i>Planning and Zoning Commission</i></p>
<p>Case Number: Z-13-017</p>	

OWNER/APPLICANT: Blake and Ramona Brown

LOCATION: 1108-C Porter Road (north of case Z-13-016)

AREA 2.378 acres

PROPOSED CITY COUNCIL HEARINGS: First Reading: November 5, 2013
Second Reading: November 19, 2013

EXISTING ZONING: R-1 (zoning category from previous zoning ordinance)

PROPOSED ZONING: Warehouse "W"

SITE INFORMATION: The subject property is a flag-shaped lot which has an access drive which fronts on Porter Street but is largely located approximately 350-400 feet from Porter Street.

Surrounding Zoning:

- o *North: R-1 (zoning designation allowed under previous zoning ordinance; this designation is no longer part of the current zoning ordinance)*
- o *South: R-1 currently seeking a rezoning to Warehouse concurrent with this zoning request.*
- o *West: Retail Services and Agriculture*

Future Land Use Designation: Historic Core Area and Midtown

PUBLIC INPUT: Notice of the proposed change was sent to property owners within 200' of the subject property. Under the new notification requirements a sign was also posted on the sign.

STAFF ANALYSIS:

Background

The property is currently developed and used as a cabinet making shop. The property owner would like to bring the zoning of the property into conformance in order to allow for future development of the property. Because the property is considered a legal non-conforming if the property owner would like to exceed the scope of the below non-conforming requirements the property must first come into conformance with the zoning requirements and then development requirements.

Sec. 53-1139. **Nonconforming** structures. Where a lawful structure exists on the effective date of the adoption or amendment of the ordinance from which this chapter is derived, that could not be built under the terms of this article by reason of restrictions on permitted use, area, lot coverage, height, years, its locations on the lot, or other requirements concerning the structure, such structure may be continued as long as it remains otherwise lawful, subject to the following provisions:

(1) No such **nonconforming** structure may be enlarged or altered in a way which increases its structural nonconformity, but any structure or portion thereof may be altered to decrease its structural nonconformity.

(2) Should such **nonconforming** structure or **nonconforming** portions of a structure be damaged by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with this chapter.

(3) Should such structure be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

Sec. 53-1140. **Nonconforming** uses.

(a) A **nonconforming** use may be continued as long as it remains otherwise lawful, subject to the following provisions:

(1) No existing structure devoted to a **nonconforming** use shall be enlarged, extended, constructed or reconstructed.

(2) The use of the structure shall only be changed to a use permitted in the district in which it is located.

(3) A **nonconforming** use that has been discontinued may be resumed only if there has been no other use of the premises or structure since the **nonconforming** use was discontinued, and such use was not discontinued for a period of 90 days or more; provided that if a use is discontinued temporarily for remodeling of a building and a building permit for the remodeling is taken out within 60 days from the date the use is discontinued the period shall be 180 days from the from the date the use is discontinued.

(4) Any **nonconforming** use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to any land outside such building.

(5) Removal or destruction of a structure containing a **nonconforming** use shall eliminate the **nonconforming** use status. The term "destruction" means, for the purpose of this subsection, damage equal to more than 50 percent of the replacement cost of the structure.

(6) A **nonconforming** use shall not terminate upon any sale or conveyance of the property so long as the **nonconforming** use continues through any sale or conveyance.

(b) *Repairs and maintenance.* On any **nonconforming** structure, or **nonconforming** portion of a structure, containing a **nonconforming** use, repairs and maintenance shall be performed to

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maintain the structure in compliance with the electrical, plumbing and building codes; provided that such repairs and maintenance shall be subject to the following conditions and limitations:

(1) No work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing, to an extent exceeding 25 percent of the current replacement cost of such structure or **nonconforming** portion of such structure.

(2) If 50 percent or more of the **nonconforming** structure containing a **nonconforming** use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

Comprehensive Plan Guidance

This property is split by both the Historic Core Area and Midtown future land use districts. Both future land use districts are intended to be developed predominantly residentially.

Proposed Zoning District

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 permitted uses include those that primarily serve other commercial and industrial enterprises. No building or land shall be used, and no building hereafter shall be erected, maintained, or structurally altered, except for an allowed use. The conditions and limitations on uses in the Warehouse 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 be open to the general public before 6:00 a.m. and must be closed to the general public by 10:00 p.m.

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Findings and Recommendation

In reviewing the requested rezoning application staff has made the following findings:

- The proposed zoning change would allow for the property to be improved to current site requirements which would include landscaping and paved parking areas.
- The zoning proposal is not consistent with the stated goals of the future land use districts and is identified as a conflicting land use transition based on the existing uses and guidance provided in the comprehensive master plan.
- The warehouse zoning district is identified as not recommended in both future land use districts
- For the above reasons staff is recommending denial of the request.