



## MEMO

To: Board of Adjustments

From: Sofia Nelson, Director of Planning

Date: January 9, 2014

Re: Parking Variance Request for Multi-family Project

---

### ***Background***

On December 2<sup>nd</sup> the Board of Adjustments reviewed a request for a parking variance for a multi-family project to be located at the intersection Amberwood South and I-35. The request at the time was to allow the following parking ratio:

*The applicant is requesting a variance to the parking requirements for a multi-family development. Chapter 53-263 of the City Code requires two spaces minimum for each living unit, and one-half space for each additional bedroom above two. As a result of the proposed units within the project the development is required to have 322 parking spaces. The applicant is requesting the parking calculation rate be reduced and calculated at 1.5 spaces per single bedroom unit, 2 spaces for every 2 bedroom unit, and 2.5 spaces for every 3 bedroom unit. The variance request would allow the developer to provide 294 parking spaces (7 spaces over the requested rate to accommodate for the leasing office) for 160 units.*

During the deliberation of the request the Board asked for additional information to be provided prior to moving to either approve or deny the request. The requested information consisted of staff providing minutes on other parking variance requests granted for multi-family projects, staff providing the parking calculation the multi-family projects in Plum Creek and other multifamily developments in Kyle. Additionally the Commission asked the applicant to provide a site plan that demonstrated the use of the maximum number of compact parking spaces. Staff has attached the requested information to this memo and the applicant has revised the site plan to include compact parking. The revision to the site plan allowed for 11 additional parking spaces to be added to the site, bringing the total provided parking spaces to 305 (a ratio of 1.75 parking spaces per 1 bedroom unit).

### ***Staff Analysis***

Staff and the applicant have provided the requested information. The Texas Local Government Code authorizes the Board of Adjustments in specific cases to grant a variance from the terms of a zoning ordinance if the Board finds the following to be true:

- The variance is not contrary to the public interest;
- Due to special conditions the literal enforcement of the ordinance would result in unnecessary hardship, and
- If the spirit of the ordinance is observed and substantial justice is done;

While staff acknowledges that the ratio between already developed multi-family projects and the proposed project differ state law states the above criteria must be found to be true in order to grant the variance request.

### ***Attachments***

- The original staff memo to the Board of Adjustments
- Email to staff from applicant- this email outlines the update to the site plan, applicant conducted research, updated site plan
- A copy of the requested minutes from the variance request that approved site variances for adjacent multi-family development.
- Parking ratios for Plum Creek Development



## MEMO

To: Board of Adjustments

From: Sofia Nelson, Director of Planning

Date: November 22, 2013

**Re: Kyle Multi-family Community Parking Variance**

---

### **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.

### **Request**

The applicant is requesting a variance to the parking requirements for a multi-family development. Chapter 53-263 of the City Code requires two spaces minimum for each living unit, and one-half space for each additional bedroom above two. As a result of the proposed units within the project the development is required to have 322 parking spaces. The applicant is requesting the parking calculation rate be reduced and calculated at 1.5 spaces per single bedroom unit, 2 spaces for every 2 bedroom unit, and 2.5 spaces for every 3 bedroom unit. The variance request would allow the developer to provide 294 parking spaces (7 spaces over the requested rate to accommodate for the leasing office) for 160 units.

### **Analysis**

The Texas Local Government Code authorizes the Board of Adjustments in specific cases to grant a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions the literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

In review of the proposed request staff has made the following findings:

- The proposed parking plan would allow for the reduction of 28 spaces

- The difference in the required parking rate and the requested parking rate is only evident in the proposed rate for 1 bedroom apartments. The code stated parking rate requires 2 spaces and the proposed parking rate is 1.5.
- The proposed rate generally allows for 1 space per bedroom
- The proposed parking rate does not appear to be contrary to the public interest
- The literal enforcement of the ordinance would require the applicant to provide an additional 28 parking spaces or reduce the number of apartments developed on the site.



### Plum Creek Parking Schedule C

Use	Number of Parking Spaces
Residential dwelling designed and used as single-family and two family residences and up	Two spaces for one bedroom and one-half for each additional bedroom
Efficiency	One space for each efficiency
Multifamily dwelling	1.5 spaces for one bedroom and 0.5 for each additional bedroom
Warehouses, manufacturing plants and other similar commercial establishments not catering to the general public	One space per 1,000 feet of gross floor area
Hotels, motels and similar transient accommodations	One space per bedroom and 1 space for each two employees, 1.1 spaces per bedroom, whichever is greater
Rest homes, hospitals, nursing homes, convalescent homes, sanitariums and similar uses	One space for each two employees, and 1 space for each four patients beds
Bars, cafes, restaurants, taverns, night clubs and similar uses	One spaces for every four seats provided for customers services, 1 space for each 100 feet of gross floor area whichever is greater
Banks, offices, financial lending institutions, gasoline stations, personal service shops, retail establishments, shopping centers and similar uses catering to the general public	Three and a half spaces for each 1,000 feet of gross floor area

## CITY COUNCIL MEETING

December 7, 2010 – Page 4

Kyle City Hall

### *Site Development Plan*

BELLA PALOMA (SD-10-010)

OWNER: SPECIFIED PROPERTIES XLVIII, L.P.

21.005 ACRES; 396 UNITS

LOCATED ON THE EAST SIDE OF IH-35, SOUTH OF AMBERWOOD SOUTH

P&Z RECOMMENDATION TO CITY COUNCIL: APPROVE THE SITE PLAN AND

ALL VARIANCE REQUESTS WITH A MODIFICATION TO THE LANDSCAPE

PLAN TO REQUIRE TWO (2) TREES FOR EVERY TWELVE HUNDRED (1200)

SQUARE FEET OF LANDSCAPED AREA.

*PLANNING AND ZONING COMMISSION VOTED 6-1 TO APPROVE THE SITE PLAN AND ALL VARIANCE REQUESTS WITH A MODIFICATION TO THE LANDSCAPE PLAN TO REQUIRE TWO (2) TREES FOR EVERY TWELVE HUNDRED (1200) SQUARE FEET OF LANDSCAPED AREA*

### PUBLIC HEARING

Mayor Johnson opens the Public Hearing at 7:54 pm. for the Bella Paloma Site Development Plan and variance requests. Amberwood resident Tammy Swaton is concerned with the apartment complex being proposed due to the number of one bedroom apartments that will attract young single people that have parties and the fact that it will be a 3 story complex that will allow people views of inside homes and yards. She asks if a traffic or water study has been done and that the Developer should plan to have meetings on a monthly basis with the residents of the subdivision. With no one else wishing to speak Mayor Johnson closes the public hearing at 7:57 pm. Mr. Bruce, also a resident of Amberwood states the he agrees with Ms. Swaton and has the same concerns. Ms. Swaton returns to podium to inform Council and give to the Mayor signatures she collected on Sunday from her neighbors with the same concerns. Mayor Johnson states that she had closed the public hearing and then people started talking. She asks if anyone wants her to reopen the public hearing and the answer is yes. Mayor Johnson reopens the public hearing at 8:00 pm. Lila Knight asks the Council to deny the variance on trees. She states that the trees will help shield the complex from the existing neighborhoods. Kay Rush states that she finds it hard to believe that an apartment complex is going in without fencing, especially with livestock nearby. A major concern to her is access into the development with adequate turn lanes and traffic flow especially for emergency vehicles. Ben Estrada and Jason Titler also residents of Amberwood, want to support all the comments of the other residents and have concerns of privacy as well. With no one else wishing to speak Mayor Johnson closes the public hearing at 8:07 pm.

Mayor Johnson moves to approve the site plan for Bella Paloma, 21.005 acres; 396 units; Located on the east side of IH-35, south of Amberwood South, and grant the variance for parking spaces, a variance for tree size, a variance for general landscaping, along with a variance for increasing the tree allowance for parking spaces from 1 tree per 50 ft up to 1 tree per 100 ft, but denying the variance for lesser trees in general. Mayor Johnson asks for a second, with no second, motion fails.

Council Member Hervol makes a motion to approve the variance for 1.5 spaces per unit. Council Member Selbera seconds the motion. Council Members Hervol, Selbera, Johnson, Huebner and Wilson vote aye. Council Member Sanchez votes nay. Motion carried.

Mayor Johnson states that there is still no approved site plan or any of the other requested variances and asks if there is a motion. Mayor Pro Tem Huebner makes a motion to table the site plan until the Developer explores building an 8 ft. fence around all property backing up to the apartment complex, and if not a fence then something that would provide a substantial barrier that the residents are happy with. Council Member Hervol seconds the motion. All votes nay. Motion fails. Mayor Johnson asks if there is another motion. Council Member Hervol makes a motion to approve the site development plan with the variance for 1.5 parking spaces and denying all landscaping variances. No one seconds the motion. Motion fails. Council Member Sanchez moves to approve the site plan. Mayor Johnson seconds the motion. Council Members Hervol, Sanchez, Selbera, Johnson, and Wilson vote aye. Council Member Huebner votes nay. Motion carried. Mayor Johnson moves to approve variances for landscaping including D, E, and F, but not C. Mayor Pro Tem Huebner seconds the motion. Mayor Johnson amends her motion to include larger caliper trees. Mayor Pro Tem Huebner seconds the amendment. Council Members Sanchez, Selbera, Johnson, Huebner, and Wilson vote aye. Council Member Hervol votes nay. Motion carried.

#### CONSIDER AND POSSIBLE ACTION

CONSIDERATION AND ACTION AS MAY BE APPROPRIATE IN REGARDS TO  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN ANTENNA LICENSE  
AGREEMENT WITH THE LOWER COLORADO RIVER AUTHORITY FOR WELL  
#3

Council Member Selbera moves to Authorizing the City Manager to Execute an Antenna License Agreement with the Lower Colorado River Authority for Well #3. Mayor Pro Tem Huebner seconds the motion. All votes aye. Motion carried.

#### GENERAL DISCUSSION AND POSSIBLE ACTION

*(DISCUSSION ONLY)* A RESOLUTION OF THE CITY OF KYLE, TEXAS,  
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH  
THE KYLE AREA CHAMBER OF COMMERCE AND VISITORS BUREAU FOR  
THE LEASE AND OCCUPANCY OF THE KYLE TRAIN DEPOT; MAKING  
FINDINGS OF FACT AND PROVIDING FOR RELATED MATTERS

Mayor Johnson states that this item was for discussion only and no motion is needed but that the Resolution needs some corrections or updating.

GENERAL DISCUSSION AND POSSIBLE ACTION ON THE CHARTER REVIEW  
COMMISSION'S UPDATE ON THE PROPOSED CHARTER AMENDMENTS AND  
PUBLIC HEARING



- City Council min.
- REQUEST FOR VARIANCE FROM APPLICANT

## REGULAR CITY COUNCIL MEETING

May 1, 2007 – Page 4

Kyle City Hall

## GENERAL DISCUSSION AND POSSIBLE ACTION

### REVIEW AND GENERAL DISCUSSION OF PROPOSED FEE WAIVERS AND VARIANCES REQUESTED FOR THE PROPOSED BELLA PALOMA APARTMENT PROJECT

Mayor Gonzalez moves to approve the Variances Requested for the Proposed Bella Paloma Apartment Project except item A ("Assistance on Park Fees – request that fifty percent (50%) of the allotted fees be waived" \$198,000) from the powerpoint presentation. Council Member Ekakiadis seconds the motion. All votes aye. Motion carried.

### REVIEW AND DISCUSSION OF PROPOSED CITY RECREATION CENTER REQUEST FOR PROPOSAL (RFP) FOR DESIGN SERVICES

Mr. Urbanowicz stated that Staff is ready to mail the Request For Proposals to every Recreation Facility Design Architectural Firm in Texas. The Kyle Parks Board reviewed this document and recommend that it be mailed on May 2nd. With Council's approval of this document, staff can stay on schedule with current plans regarding the proposed Recreation Center.

### REVIEW AND DISCUSSION OF ANNEXATION AND ETJ ISSUES BETWEEN THE CITY OF UHLAND AND THE CITY OF KYLE - COUNCILMAN SALAZAR

Council Member Salazar stated that the City of Kyle needs to work with the City of Uhlend regarding the overlapping ETJ's. Council Member Moore agrees with Council Member Salazar. Council Member Salazar moves to direct staff to go back and talk and have open negotiations with the City of Uhlend about potential swaps of ETJ. Council Member Salazar withdraws his motion. Council Member Moore moves to direct Staff to make a presentation, at the next City of Kyle Council meeting, of Uhlend's presentation, for ETJ exchange, including maps, (what would be exchanged) and to start negotiations to give Council more insight to direct Staff better. Mayor Gonzalez seconds the motion. All votes aye. Motion carried.

### REVIEW AND DISCUSSION OF KYLE HOUSING AUTHORITY AND KHA BOARD OF DIRECTORS -COUNCILMAN EKAKIADIS

Mayor Gonzalez would like to find out who the current Kyle Housing Authority Board Members are and if they have an interest to stay on as members. He would also like to give Council an opportunity to recommend someone. Once the members are on board, it is recommended that they go to training and get briefed on their responsibilities. Council Member Ekakiadis will coordinate all of this.

## CITY MANAGERS REPORT



# WESTWOOD RESIDENTIAL

November 10, 2010

Ms. Debbie Guerra  
Planning Department  
City of Kyle  
300 W. Center Street  
P.O. Box 40  
Kyle, TX 78640

RE: Site Development Permit Reinstatement –  
Proposed Bella Paloma Development

Dear Debbie:

Westwood Residential has been working for an extended period of time on the development of a market rate multifamily property, in Kyle, Texas. In October, 2007, we completed the plan submission and approval process with the City of Kyle and the Site Development Permit was issued (SD-07-001). However, we subsequently experienced the complete melt-down of our financial markets and construction financing evaporated. This resulted in the development being postponed to this time, but we are excited about moving forward today with this new development.

With respect to the previous approvals granted by the Planning & Zoning Committee and City Council, we would like to respectfully request the inclusion of the same variances that were previously granted. Specifically, the following are presented for your consideration:

1. Variances and/or Clarifications:

Parking Requirements:

- The City of Kyle standard parking requirement for a multifamily property is two (2) spaces per unit. Westwood is requesting a variance for the proposed development as follows: 1.5 spaces for each one (1) bedroom unit and two (2) spaces for each two (2) bedroom unit.


Landscaping Requirements:

- The City of Kyle requires that two (2) trees are planted for every 600 square feet of landscaped area. Westwood is requesting modifications of this standard to provide one (1) tree for every 1,500 square feet of landscaped area.

- The City also requires that parking lots have one (1) tree within 50 feet of every parking space. Westwood is requesting modification of this standard to provide one (1) tree within 100 feet of every parking space.
- Tree requirements state that trees must be 4" minimum caliper - measured three (3) feet above grade. Westwood is 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).
- Ordinance (g) requires that 50% of the landscaping is placed between the front property line and the building. Westwood is requesting a variance to allow the even distribution of landscaping throughout the site.

We thank the City of Kyle for their consideration of this matter and we remain excited about being part of the tremendous growth that is occurring in your community. If you have any questions, please do not hesitate to call me at 972 -292-7656.

Sincerely,

  
Jeff Lindsey  
Senior Vice President

**Sofia Nelson**

---

**From:** Grayum, Richard  
**Sent:** Monday, December 09, 2013 4:54 PM  
**To:** snelson@cityofkyle.com  
**Subject:** Kyle Multifamily at Amberwood South  
**Attachments:** 301701GC101-5 SITE PLAN.pdf; Parking Requirements.pdf

**Categories:** Red Category

Sofia,

We have completed the drawing to show the 8' x 16' compact spaces for 25% of the parking spaces and rearrange some landscape islands to provide more parking stalls as requested. We can meet the criteria for 2 parking spaces per two bedroom unit and 2.5 parking spaces for three bedroom units if we can reduce the amount of parking required for one bedroom units from 2 parking spaces per unit to 1.76. We have revised the parking table to show this requested variance.

We would like to schedule another meeting with the Board of Adjustments to continue the discussion and determine if this is satisfactory.

A question was raised in the meeting about the multifamily parking requirements in the Plum Creek PUD.

Per Schedule C of the Plum Creek PUD, a multifamily dwelling is required to have 1.5 units per one bedroom and 0.5 for each additional bedroom. (this is the same variance we were asking for) Per Ordinance No. 541, Sec 1, 3-6-2008

[http://www.cityofkyle.com/sites/default/files/fileattachments/plum\\_creek\\_pud-zoning.pdf](http://www.cityofkyle.com/sites/default/files/fileattachments/plum_creek_pud-zoning.pdf)

Another question that was asked by the Board of Adjustments was, "How many apartment projects are in Kyle, TX and what requirements were they constructed to?"

There are three existing multifamily developments in Kyle: The Settlement Apartments, Village at Plum Creek and Saddle Creek Apartments.

The Settlement received the variance of 1.5 spaces per single bedroom unit instead of 2 spaces per single bedroom unit. This was done once in 2007 and reaffirmed at the Dec. 7th, 2010 City Council meeting.

The Village at Plum Creek is only required to have 1.5 spaces per single bedroom unit.

I could not find any variances related to The Saddle Creek Apartment (built around 2005), but looking at an aerial of the development, it appears there are significantly less parking spaces for building than we are providing.

I looked through the website for minutes or video from the Planning and Zoning or City Council Meetings that heard and gave their recommendation on these developments, but they were not available on the website. Could you share any minutes that you dig up related to parking variances for the aforementioned multifamily developments.

I have also included the amount of parking required for multifamily in municipalities around the State that I referenced in the last Board of Adjustment meeting for the Board's information.

Hope to talk to you soon.



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](http://www.huitt-zollars.com)

NOTICE: This e-mail and any files transmitted with it are confidential and intended for the sole use of the individual or entity to which the e-mail is addressed. If you have received this e-mail in error, please notify the sender and delete the e-mail from your system.

[illegible]

THIS DOCUMENT IS UNCLASSIFIED

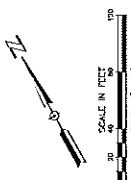
**KYLE MULTIFAMILY**  
High Rusler Ventures, Inc.  
4250 Veterans Highway,  
Holtzook, New York 11741

## SITE PLAN










# HUNT-ZOLLARS

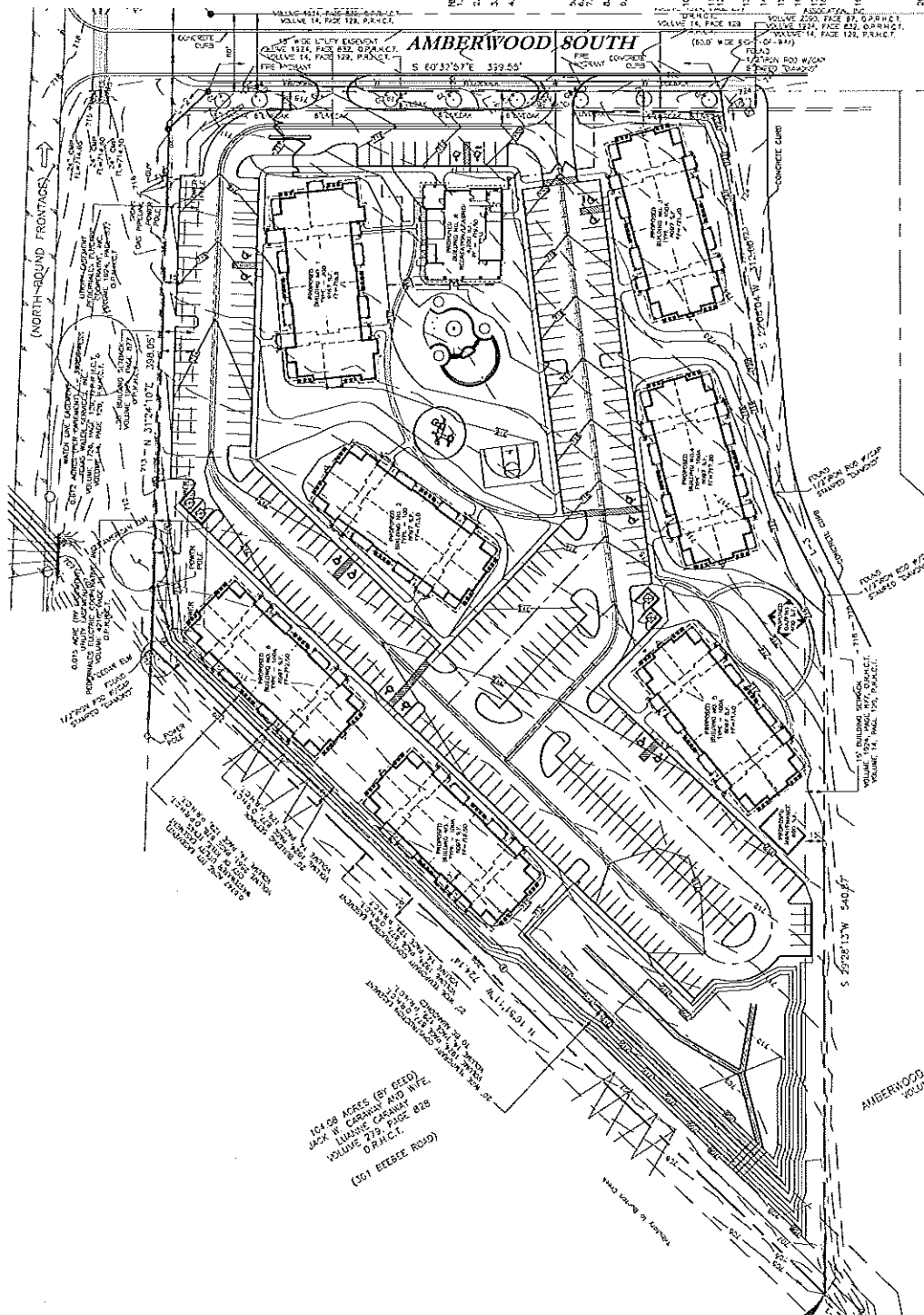
UNIT-ZOLA  
Holt-Zola, Inc. Austin  
2001 Executive Center Drive, Suite 101  
Austin, Texas 78721  
Phone (512) 291-7810 Fax (512) 291-7828  
FAX NO. 751  
TEXAS BOARD OF PROFESSIONAL ENGINEERING

NO.	DATE	REVISIONS	EXR	APPD	DATE



**LEGEND**

	SOIL LINE
	10' LANE
	BUILDING SETBACK LINE
	EXISTING CONTROL
	NEW CENTER LINE
	CURB & GUTTER
	STORMSEWER CURB INLET
	CONCRETE VALLEY GUTTER
	ASPH/CONTR. CURB RAMP

[illegible]

Test	Observed	Expected	Observed - Expected	(Observed - Expected) <sup>2</sup>	(Observed - Expected) <sup>2</sup> / Expected	Sum of Squares	Chi-Square	D.F.	Significance
1. $\chi^2_{(1)}$	7	12.5	-5.5	30.25	2.419	2.419	1	0	0.119
2. $\chi^2_{(1)}$	12	3	9	81	27.0	27.0	1	0	0.000
3. $\chi^2_{(1)}$	15	3	12	144	48.0	48.0	1	0	0.000
4. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
5. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
6. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
7. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
8. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
9. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
10. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
11. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
12. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
13. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
14. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
15. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
16. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
17. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
18. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
19. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
20. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
21. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
22. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
23. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
24. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
25. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
26. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
27. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
28. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
29. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
30. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
31. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
32. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
33. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
34. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
35. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
36. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
37. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758
38. $\chi^2_{(1)}$	12	11	1	1	0.091	0.091	1	0	0.758

	Required	Allocated
Residence (R18)	250	214
Commut (C18)	77	77
Accessible Parking	8	14
	335	305

Polymer	Normal GPC Flow Rate			M <sub>w</sub>	M <sub>w</sub> /M <sub>n</sub>	M <sub>w</sub> /M <sub>n</sub> GPC	M <sub>w</sub> /M <sub>n</sub> SEC	Polymer Swollen
	1.0 ml/min	2.0 ml/min	3.0 ml/min					
PMMA	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-2.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-5.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-7.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-10.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-12.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-15.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-17.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-20.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-22.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-25.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-27.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-30.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-32.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-35.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-37.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-40.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-42.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-45.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-47.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-50.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-52.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-55.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-57.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-60.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-62.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-65.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-67.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-70.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-72.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-75.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-77.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-80.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-82.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-85.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-87.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-90.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-92.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-95.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-97.5	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0
PMMA-100.0	1.0	2.0	3.0	1.0	1.0	1.0	1.0	1.0

Subcategory	Category	Jurying	No. of Trials			Days Learning (mean)			Indicators per trial			Days Categories			P.A.C.
			Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Abstracted	7-2-2	R-2-2	163.3	160	Total 323.3	25	13	10	56.82	59%	1%	1.21	0.4-1		
Abstracted	7-2-2	R-2-2	163.3	160	Total 323.3	25	13	10	56.82	59%	1%	1.21	0.4-1		

Existing Coverage		Proposed Area	
Type	# of Acres	Existing	Proposed
1	200	6,860 ac	6,860 ac
2	100	7,238 ac	7,238 ac
3	100A	24	24
4	100B	24	24
5	100C	24	24
6	7-Type 100A	7,238 ac	7,238 ac
7	100B	24	24
8	100C	24	24
9	100D	24	24
10	100E	24	24
11	100F	24	24
12	100G	24	24
13	100H	24	24
14	100I	24	24
15	100J	24	24
16	100K	24	24
17	100L	24	24
18	100M	24	24
19	100N	24	24
20	100O	24	24
21	100P	24	24
22	100Q	24	24
23	100R	24	24
24	100S	24	24
25	100T	24	24
26	100U	24	24
27	100V	24	24
28	100W	24	24
29	100X	24	24
30	100Y	24	24
31	100Z	24	24
32	100AA	24	24
33	100AB	24	24
34	100AC	24	24
35	100AD	24	24
36	100AE	24	24
37	100AF	24	24
38	100AG	24	24
39	100AH	24	24
40	100AI	24	24
41	100AJ	24	24
42	100AK	24	24
43	100AL	24	24
44	100AM	24	24
45	100AN	24	24
46	100AO	24	24
47	100AP	24	24
48	100AQ	24	24
49	100AR	24	24
50	100AS	24	24
51	100AT	24	24
52	100AU	24	24
53	100AV	24	24
54	100AW	24	24
55	100AX	24	24
56	100AY	24	24
57	100AZ	24	24
58	100BA	24	24
59	100BB	24	24
60	100BC	24	24
61	100BD	24	24
62	100BE	24	24
63	100BF	24	24
64	100BG	24	24
65	100BH	24	24
66	100BI	24	24
67	100BJ	24	24
68	100BK	24	24
69	100BL	24	24
70	100BM	24	24
71	100BN	24	24
72	100BO	24	24
73	100BP	24	24
74	100BQ	24	24
75	100BR	24	24
76	100BS	24	24
77	100BT	24	24
78	100BU	24	24
79	100BV	24	24
80	100BW	24	24
81	100BX	24	24
82	100BY	24	24
83	100BZ	24	24
84	100CA	24	24
85	100CB	24	24
86	100CC	24	24
87	100CD	24	24
88	100CE	24	24
89	100CF	24	24
90	100CG	24	24
91	100CH	24	24
92	100CI	24	24
93	100CJ	24	24
94	100CK	24	24
95	100CL	24	24
96	100CM	24	24
97	100CN	24	24
98	100CO	24	24
99	100CP	24	24
100	100CQ	24	24
101	100CR	24	24
102	100CS	24	24
103	100CT	24	24
104	100CU	24	24
105	100CV	24	24
106	100CW	24	24
107	100CX	24	24
108	100CY	24	24
109	100CZ	24	24
110	100DA	24	24
111	100DB	24	24
112	100DC	24	24
113	100DD	24	24
114	100DE	24	24
115	100DF	24	24
116	100DG	24	24
117	100DH	24	24
118	100DI	24	24
119	100DJ	24	24
120	100DK	24	24
121	100DL	24	24
122	100DM	24	24
123	100DN	24	24
124	100DO	24	24
125	100DP	24	24
126	100DQ	24	24
127	100DR	24	24
128	100DS	24	24
129	100DT	24	24
130	100DU	24	24
131	100DV	24	24
132	100DW	24	24
133	100DX	24	24
134	100DY	24	24
135	100DZ	24	24
136	100EA	24	24
137	100EB	24	24
138	100EC	24	24
139	100ED	24	24
140	100EE	24	24
141	100EF	24	24
142	100EG	24	24
143	100EH	24	24
144	100EI	24	24
145	100EJ	24	24
146	100EK	24	24
147	100EL	24	24
148	100EM	24	24
149	100EN	24	24
150	100EO	24	24
151	100EP	24	24
152	100EQ	24	24
153	100ER	24	24
154	100ES	24	24
155	100ET	24	24
156	100EU	24	24
157	100EV	24	24
158	100EW	24	24
159	100EX	24	24
160	100EY	24	24
161	100EZ	24	24
162	100FA	24	24
163	100FB	24	24
164	100FC	24	24
165	100FD	24	24
166	100FE	24	24
167	100FF	24	24
168	100FG	24	24
169	100FH	24	24
170	100FI	24	24
171	100FJ	24	24
172	100FK	24	24
173	100FL	24	24
174	100FM	24	24
175	100FN	24	24
176	100FO	24	24
177	100FP	24	24
178	100FQ	24	24
179	100FR	24	24
180	100FS	24	24
181	100FT	24	24
182	100FU	24	24
183	100FV	24	24
184	100FW	24	24
185	100FX	24	24
186	100FY	24	24
187	100FZ	24	24
188	100GA	24	24
189	100GB	24	24
190	100GC	24	24
191	100GD	24	24
192	100GE	24	24
193	100GF	24	24
194	100GG	24	24
195	100GH	24	24
196	100GI	24	24
197	100GJ	24	24
198	100GK	24	24
199	100GL	24	24
200	100GM	24	24
201	100GN	24	24
202	100GO	24	24
203	100GP	24	24
204	100GQ	24	24
205	100GR	24	24
206	100GS	24	24
207	100GT	24	24
208	100GU	24	24
209	100GV	24	24
210	100GW	24	24
211	100GX	24	24
212	100GY	24	24
213	100GZ	24	24
214	100HA	24	24
215	100HB	24	24
216	100HC	24	24
217	100HD	24	24
218	100HE	24	24
219	100HF	24	24
220	100HG	24	24
221	100HH	24	24
222	100HI	24	24
223	100HJ	24	24
224	100HK	24	24
225	100HL	24	24
226	100HM	24	24
227	100HN	24	24
228	100HO	24	24
229	100HP	24	24
230	100HQ	24	24
231	100HR	24	24
232	100HS	24	24
233	100HT	24	24
234	100HU	24	24
235	100HV	24	24
236	100HW	24	24
237	100HX	24	24
238	100HY	24	24
239	100HZ	24	24
240	100IA	24	24
241	100IB	24	24
242	100IC	24	24
243	100ID	24	24
244	100IE	24	24
245	100IF	24	24
246	100IG	24	24
247	100IH	24	24
248	100II	24	24
249	100IJ	24	24
250	100IK	24	24
251	100IL	24	24
252	100IM	24	24
253	100IN	24	24
254	100IO	24	24
255	100IP	24	24
256	100IQ	24	24
257	100IR	24	24
258	100IS	24	24
259	100IT	24	24
260	100IU	24	24
261	100IV	24	24
262	100IW	24	24
263	100IX	24	24
264	100IY	24	24
265	100IZ	24	24
266	100JA	24	24
267	100JB	24	24
268	100JC	24	24
269	100JD	24	24
270	100JE	24	24
271	100JF	24	24
272	100JG	24	24
273	100JH	24	24
274	100JI	24	24
275	100JJ	24	24
276	100JK	24	24
277	100JL	24	24
278	100JM	24	24
279	100JN	24	24
280	100JO	24	24
281	100JP	24	24
282	100JQ	24	24
283	100JR	24	24
284	100JS	24	24
285	100JT	24	24
286	100JU	24	24
287	100JV	24	24
288	100JW	24	24
289	100JX	24	24
290	100JY	24	24
291	100JZ	24	24
292	100KA	24	24
293	100KB	24	24
294	100KC	24	24
295	100KD	24	24
296	100KE	24	24
297	100KF	24	24
298	100KG	24	24
299	100KH	24	24
300	100KI	24	24
301	100KJ	24	24
302	100KL	24	24
303	100KM	24	24
304	100KN	24	24
305	100KO	24	24
306	100KP	24	24
307	100KQ	24	24
308	100KR	24	24
309	100KS	24	24
310	100KT	24	24
311	100KU	24	24
312	100KV	24	24
313	100KW	24	24
314	100KX	24	24
315	100KY	24	24
316	100KZ	24	24
317	100LA	24	24
318	100LB	24	24
319	100LC	24	24
320	100LD	24	24
321	100LE	24	24
322	100LF	24	24
323	100LG	24	24
324	100LH	24	24
325	100LI	24	24
326	100LJ	24	24
327	100LK	24	24
328	100LL	24	24
329	100LM	24	24
330	100LN	24	24
331	100LO	24	24
332	100LP	24	24
333	100LQ	24	24
334	100LR	24	24
335	100LS	24	24
336	100LT	24	24
337	100LU	24	24
338	100LV	24	24
339	100LW	24	24
340	100LX	24	24
341	100LY	24	24
342	100LZ	24	24
343	100MA	24	24
344	100MB	24	24
345	100MC	24	24
346	100MD	24	24
347	100ME	24	24
348	100MF	24	24
349	100MG	24	24
350	100MH	24	24
351	100MI	24	24
352	100MJ	24	24
353	100MK	24	24
354	100ML</		

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-22-2001 BY 60322 UCBAW/STP

## Parking Requirements around Texas for Multifamily Projects

### Kyle, TX Section 53-33

- 2 spaces for each living unit
- And one half space for each additional bedroom unit
  - 1.5 spaces for each one bedroom unit
  - 2.0 spaces for each two bedroom unit
  - 2.5 spaces for each three bedroom unit
  - 3.0 spaces for each four bedroom unit.

### San Antonio, TX Chapter 35-526 Parking & Loading

[https://webapps1.sanantonio.gov/dsddocumentcentral/upload/Jan06ord05\\_Standards.pdf](https://webapps1.sanantonio.gov/dsddocumentcentral/upload/Jan06ord05_Standards.pdf)

#### Multifamily Residential

- 1.5 parking spaces per unit (for 25 - 50 units maximum )

### Austin, TX Chapter 25-6 Appendix A Table of Off-Street Parking and Loading Requirements

#### Multifamily Residential

- 1.50 spaces for one bedroom dwelling unit
- 1.50 spaces for dwelling unit larger than one unit
- plus 0.5 spaces for each additional bedroom

### Houston, TX [http://www.houstontx.gov/planning/DevelopRegs/docs\\_pdfs/parking\\_req.pdf](http://www.houstontx.gov/planning/DevelopRegs/docs_pdfs/parking_req.pdf)

#### Class 2 Residential

- a. Apartments
  - 1.250 spaces for each efficiency
  - 1.333 spaces for each one bedroom apartment
  - 1.666 spaces for each two bedroom apartment
  - 2.0 spaces for each apartment with three (3) or more bedrooms

### Dallas, TX Zoning

#### Requirements for Multifamily Zoned Areas

- One space for each 500 square feet of dwelling unit floor area
- Except in Central Business Districts, only one space for 2,000 sq ft of dwelling unit floor area.

### Fort Worth, TX

#### [Chapter 6](#) Development Standards Multifamily Residential

- 1 space per bedroom plus 1 space per 250 square feet of common space, offices, and recreation
- 2 spaces may be tandem is assigned to the same unit and restricted from storage use.