

# CITY OF KYLE

## Planning & Zoning Commission Meeting Kyle City Hall 100 W. Center Street



Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on March 10, 2015, at Kyle City Hall 100 W. Center Street 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 6th day of March prior to 6:30 PM.

### 1. CALL MEETING TO ORDER

### 2. ROLL CALL

### 3. CITIZEN COMMENTS

### 4. CONSENT

#### A. The Oaks of Kyle – Final Plat (FP-15-003)

10.073 acres; 1 Lot

Located at 200 Goforth Road

Owner: Oaks on Goforth, LLC

Agent: Richard Grayum, P.E. Jacobs Engineering Group

Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.

#### B. Post Oak Phase 6 – Final Plat (FP-14-014)

35.585 acres; 139 Single Family Lots

Located off of CR 158 and Old Post Road

Owner: Continental Homes of Texas, LP

Agent: Matthew Mitchell, P.E., ALM Engineering

Staff Proposal to P&Z: Approve the Final Plat

### 5. GENERAL DISCUSSION

#### A. Discussion only regarding Planning and Zoning Commission requests for future agenda items.

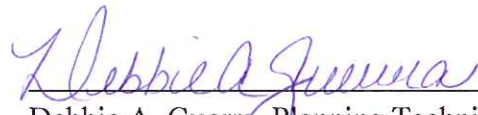
## 6. STAFF REPORT

## 7. ADJOURN

\*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:

  
Debbie A. Guerra, Planning Technician

  
(Date)

## MEMORANDUM

TO: Planning and Zoning Commission  
FROM: Debbie Guerra, Planning Department  
DATE: March 10, 2015  
SUBJECT: Final Plat Post Oak Subdivision Phase 6

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### **BACKGROUND**

#### **Site Information and Proposal**

The subject property is approximately 35.585 acres and is proposed to be subdivided into 139 single family lots.

#### **Utilities**

Water and Wastewater service will be provided by the City of Kyle.

#### **Access**

All lots will front on public streets.

#### **Detention**

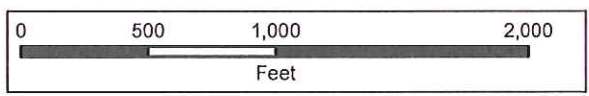
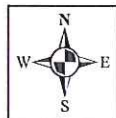
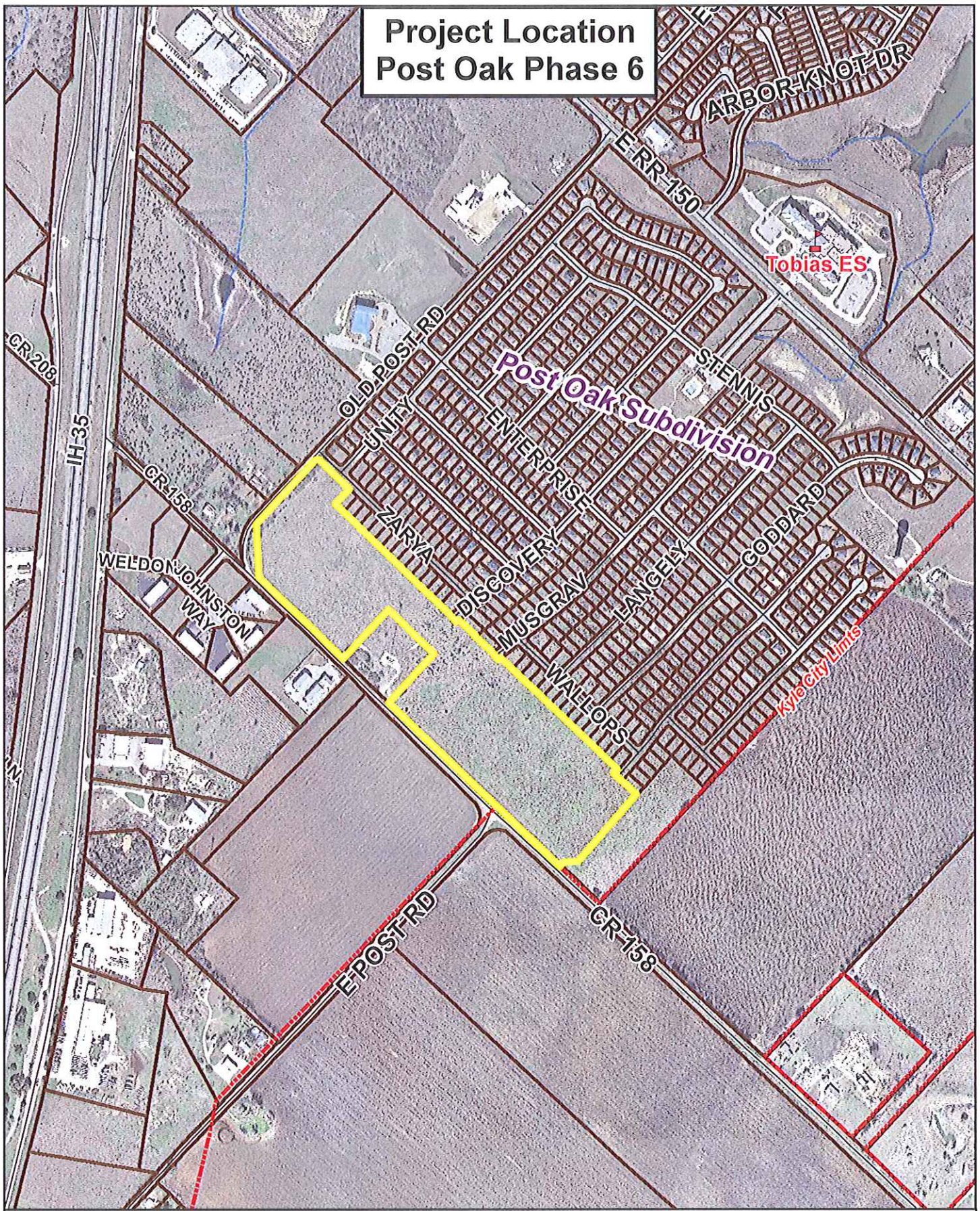
The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the existing facility.

### **STAFF RECOMMENDATION:**

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

- The plat is consistent with all zoning requirements and development agreement 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.

# Project Location Post Oak Phase 6

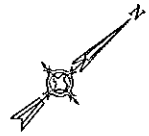


 Project Location

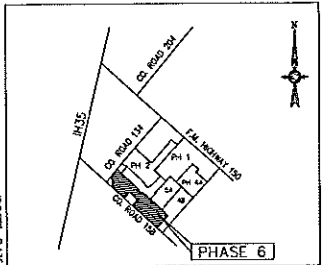
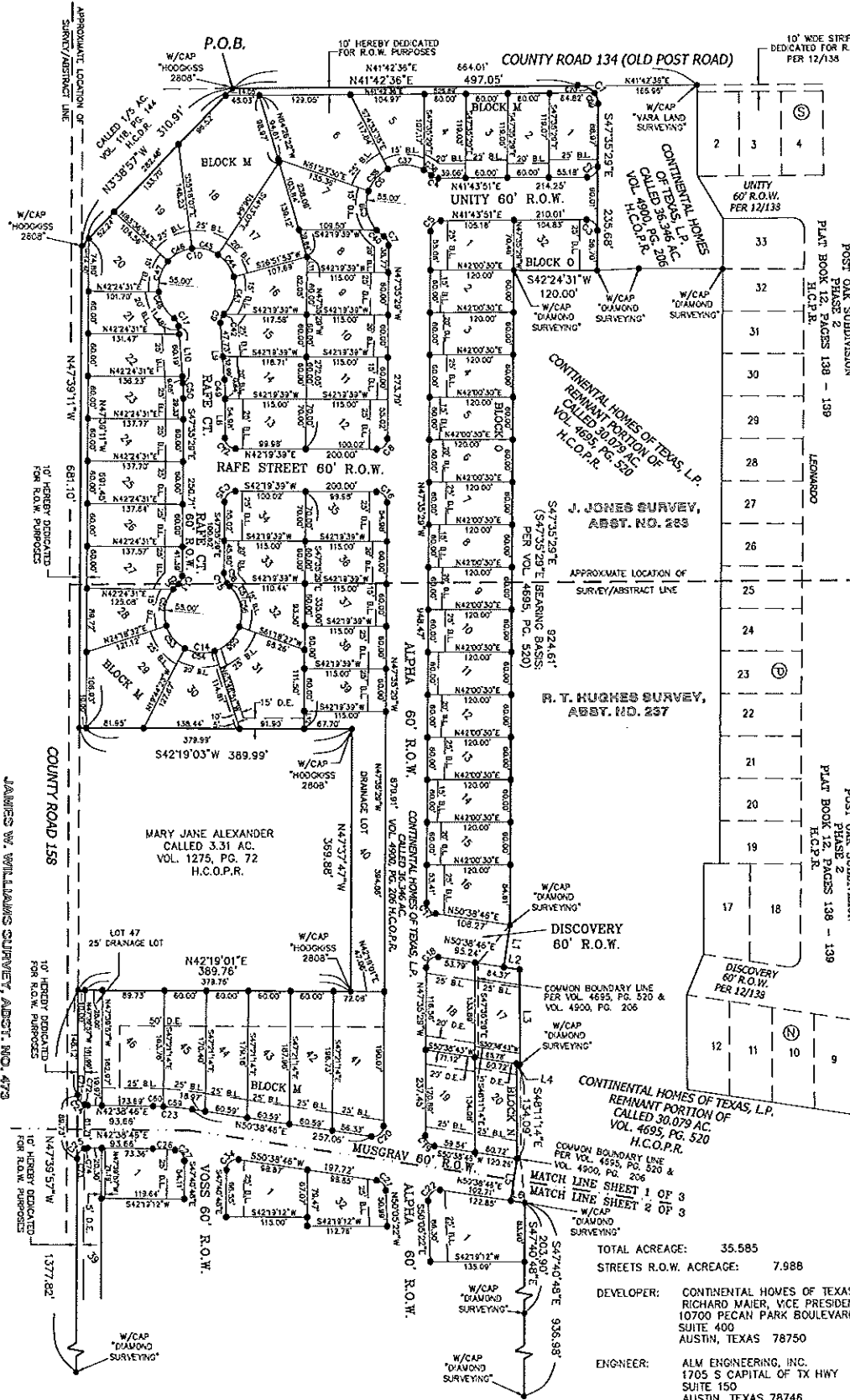
 Parcel Lines

# FINAL PLAT POST OAK SUBDIVISION, PHASE 6

## 35.585 ACRES, CITY OF KYLE, HAYS COUNTY, TEXAS

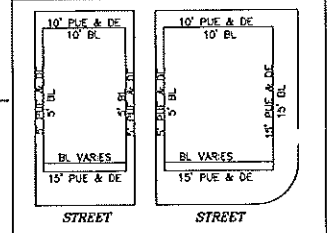


0 100 200 FT



LOCATION MAP

- LEGEND**
- 1/2" IRON ROD SET W/CAP
  - STAMPED "DIAMOND SURVEYING"
  - FOUND IRON ROD
- R.O.W. RIGHT-OF-WAY  
 P.U.E. PUBLIC UTILITY EASEMENT  
 D.E. DRAINAGE EASEMENT  
 H.C.O.P.R. HAYS COUNTY DEED RECORDS  
 H.C.P.R. HAYS COUNTY PLAT RECORDS  
 H.C.O.P.R. HAYS COUNTY OFFICIAL PUBLIC RECORDS  
 P.O.B. POINT OF BEGINNING



Front Setback: SEE PLAT  
 Side Street Setback: 15 Feet  
 Rear Setback: 10 Feet  
 Side Line Setback: 5 Feet  
 10' Public Utility (PUE) and Drainage Easement (DE) at rear of each lot.  
 5' PUE and DE along all side lot lines.  
 15' PUE and DE adjacent to all Street right of way.

TYPICAL LOT DETAILS  
 SCALE 1" = 60'

TOTAL ACREAGE: 35.585  
 STREETS R.O.W. ACREAGE: 7.988

DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP  
 RICHARD MAIER, VICE PRESIDENT  
 10700 PECAN PARK BOULEVARD  
 SUITE 400  
 AUSTIN, TEXAS 78750

ENGINEER: ALM ENGINEERING, INC.  
 1705 S CAPITAL OF TX HWY  
 SUITE 150  
 AUSTIN, TEXAS 78746  
 (512) 431-9500

SURVEYOR: DIAMOND SURVEYING, INC.  
 116 SKYLINE ROAD  
 GEORGETOWN, TX 78628  
 (512) 931-3100

**FINAL PLAT**  
**POST OAK SUBDIVISION,**  
**PHASE 6**  
 35.585 ACRES  
 CITY OF KYLE, HAYS COUNTY, TEXAS  
 SHEET 1 OF 3

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3100

**ALM** ENGINEERING, INC. F-3565  
 1705 S CAPITAL OF TX HWY, STE. 150  
 AUSTIN, TEXAS 78746  
 (512) 431-9500

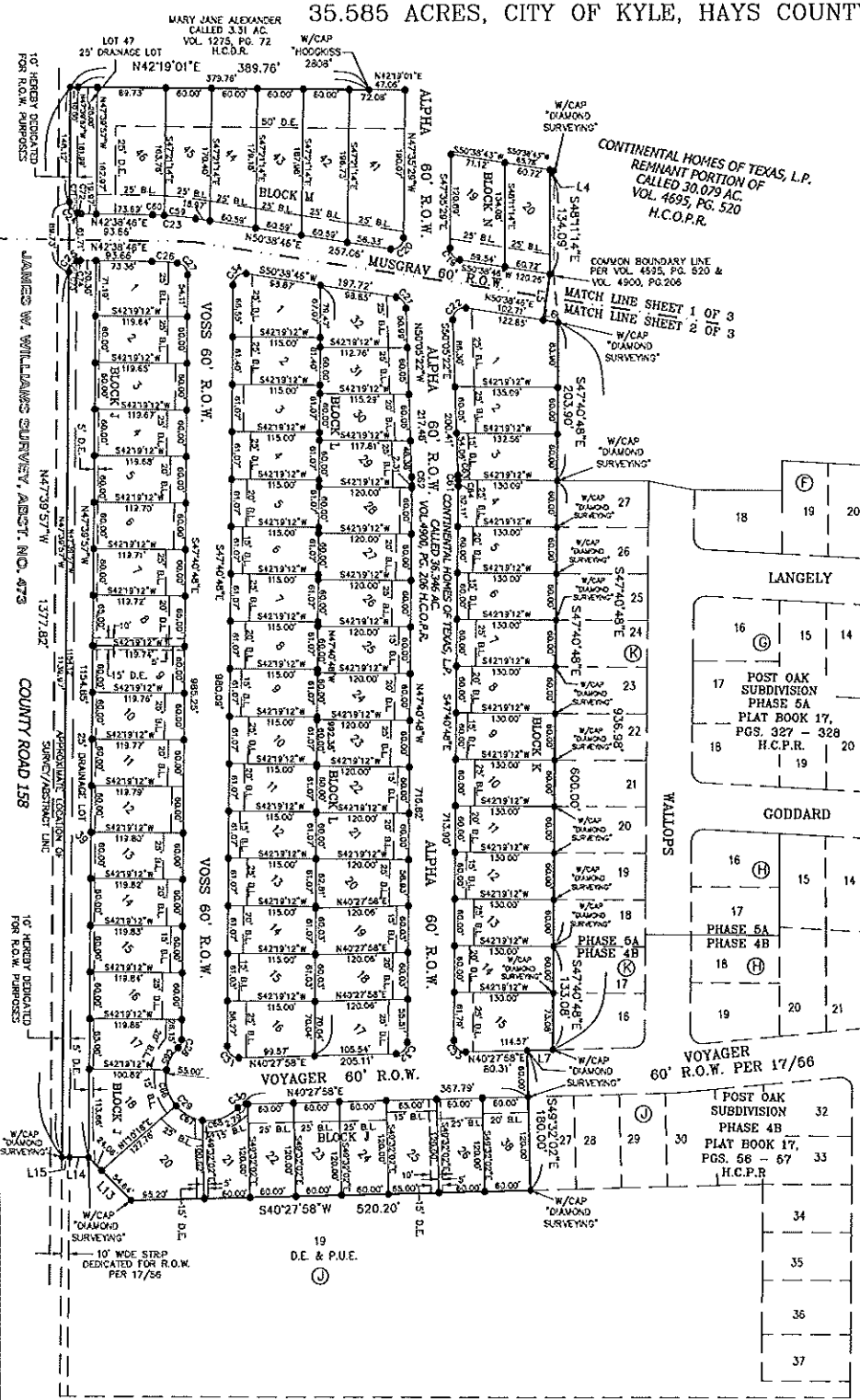
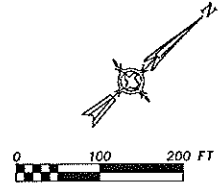
# FINAL PLAT POST OAK SUBDIVISION, PHASE 6

35.585 ACRES, CITY OF KYLE, HAYS COUNTY, TEXAS

MARY JANE ALEXANDER  
CALLED 3.31 AC  
VOL. 1275, PG. 72  
H.C.D.R.

W/CAP  
"HOOKS"  
2803'

CONTINENTAL HOMES OF TEXAS, L.P.  
REMNANT PORTION OF  
CALLED 30.079 AC  
VOL. 4695, PG. 520  
H.C.O.P.R.



NUM	DISTANCE	BEARING
L1	60.00'	S39°21'14"E
L2	22.92'	N50°38'46"E
L3	134.09'	S48°11'14"E
L4	5.06'	S50°38'43"W
L5	60.00'	S39°21'14"E
L6	20.14'	N50°38'46"E
L7	34.27'	S40°27'58"W
L8	55.62'	S47°35'29"E
L9	60.72'	N52°11'31"W
L10	60.72'	S52°11'31"E
L11	22.05'	N47°35'29"W
L12	25.00'	S47°35'29"E
L13	78.70'	S53°33'53"W
L14	25.00'	S42°18'43"W
L15	10.00'	S42°18'43"W

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	60°39'24"	39.53'	23.00'	N37°02'12"E	35.54'
C2	63°19'19"	23.38'	15.00'	N2°55'45"W	21.09'
C3	60°40'40"	23.74'	15.00'	S87°04'11"W	21.34'
C4	43°14'12"	11.32'	15.00'	N63°20'57"E	11.05'
C5	63°19'19"	23.38'	15.00'	S2°55'45"E	21.09'
C6	162°16'22"	181.69'	55.00'	S9°49'09"E	109.64'
C7	56°42'51"	14.85'	15.00'	N75°58'54"W	14.25'
C8	89°59'07"	23.54'	15.00'	N37°49'51"W	21.00'
C9	43°59'41"	13.09'	15.00'	S27°11'40"E	12.68'
C10	278°59'22"	268.77'	55.00'	S37°48'29"W	70.71'
C11	43°59'41"	13.09'	15.00'	N77°11'21"W	12.68'
C12	60°04'52"	23.56'	15.00'	N87°22'05"E	21.23'
C13	43°59'41"	13.09'	15.00'	N2°35'38"W	12.68'
C14	278°59'22"	268.46'	55.00'	N43°02'12"E	73.30'
C15	43°54'02"	20.32'	25.00'	S70°52'50"E	18.76'
C16	60°04'52"	23.56'	15.00'	S87°22'05"E	21.23'
C17	81°45'45"	21.41'	15.00'	S89°28'21"E	19.63'
C18	98°41'44"	25.72'	15.00'	S1°31'39"W	22.58'
C19	81°45'45"	21.41'	15.00'	S88°28'21"E	19.63'
C20	98°41'44"	25.72'	15.00'	N1°31'39"E	22.58'
C21	73°15'52"	20.78'	15.00'	N54°31'18"W	19.14'
C22	100°04'07"	26.37'	15.00'	S0°18'42"W	23.10'
C23	63°00'45"	56.55'	405.00'	S45°38'45"W	56.50'
C24	89°04'28"	23.32'	15.00'	N56°44'29"E	21.04'
C25	28°53'45"	23.27'	15.00'	S31°43'51"E	21.01'
C26	52°07'05"	32.83'	345.00'	S45°27'19"W	32.81'
C27	81°31'19"	22.05'	15.00'	N52°33'51"E	21.53'
C28	44°24'55"	11.63'	15.00'	N27°28'51"W	11.34'
C29	180°41'03"	173.44'	55.00'	N56°23'55"E	110.00'
C30	44°24'55"	11.63'	15.00'	S18°15'30"W	11.34'
C31	91°51'13"	24.05'	15.00'	N86°23'35"E	21.55'
C32	83°03'45"	23.08'	15.00'	N3°36'23"W	20.87'
C33	91°51'13"	24.05'	15.00'	N85°23'35"E	21.55'
C34	93°19'44"	25.74'	15.00'	S1°28'59"W	22.70'
C35	89°59'07"	23.54'	15.00'	S23°59'53"E	21.20'
C36	133°21'11"	13.11'	55.00'	S78°02'22"W	13.06'
C37	55°52'16"	53.63'	55.00'	S43°22'33"W	51.53'
C38	44°02'55"	42.28'	55.00'	S6°30'03"E	41.29'
C39	81°42'11"	59.23'	55.00'	S59°27'35"E	56.41'
C40	133°21'11"	13.43'	55.00'	N82°41'29"E	13.40'
C41	0°47'53"	0.77'	55.00'	N2°35'48"W	0.77'
C42	60°08'23"	57.73'	55.00'	N33°01'55"W	55.12'
C43	41°04'59"	39.44'	55.00'	N83°40'37"W	38.60'
C44	41°04'59"	39.44'	55.00'	S55°14'23"W	38.60'
C45	41°04'59"	39.44'	55.00'	N83°40'37"W	38.60'
C46	41°04'59"	39.44'	55.00'	S55°14'23"W	38.60'
C47	48°49'54"	46.85'	55.00'	S80°48'51"E	45.47'
C48	46°58'11"	45.09'	55.00'	S78°42'04"E	43.84'
C49	4°36'01"	26.50'	330.00'	N49°53'30"W	26.49'
C50	4°36'01"	26.50'	330.00'	N49°53'30"W	26.49'
C51	102°75'7"	10.05'	55.00'	S2°49'48"E	10.03'
C52	57°37'42"	55.32'	55.00'	S36°52'25"E	55.02'
C53	44°02'55"	42.28'	55.00'	S87°42'51"E	41.29'
C54	45°04'28"	44.23'	55.00'	N47°13'23"E	43.05'
C55	52°52'42"	50.78'	55.00'	N21°51'2"W	48.98'
C56	65°27'58"	62.84'	55.00'	N61°25'32"W	59.48'
C57	11°24'24"	4.98'	25.00'	N88°27'19"W	4.97'
C58	35°09'37"	15.34'	25.00'	N51°01'16"W	15.10'
C59	55°12'22"	41.40'	405.00'	S47°43'51"W	41.38'
C60	2°03'37"	15.18'	405.00'	S43°43'09"W	15.15'
C61	224°33'	13.68'	330.00'	N48°53'05"W	13.88'
C62	224°33'	13.35'	270.00'	N48°53'05"W	11.35'
C63	102°23'	9.93'	330.00'	N49°34'10"W	5.99'
C64	122°09'	7.62'	330.00'	N48°21'53"W	7.89'
C65	30°47'39"	32.44'	55.00'	S30°08'31"E	31.97'
C66	42°46'08"	42.63'	55.00'	S62°56'37"E	48.02'
C67	42°06'28"	42.42'	55.00'	N70°07'05"E	35.52'
C68	53°00'48"	50.89'	55.00'	N22°33'27"E	49.09'
C69	37°34'07"	18.39'	25.00'	S66°22'52"E	16.10'
C70	53°02'17"	25.14'	25.00'	N88°19'16"E	22.32'
C71	62°29'01"	18.19'	15.00'	N83°27'47"W	17.10'
C72	18°35'28"	5.13'	15.00'	S91°58'11"E	5.10'
C73	70°33'10"	18.47'	15.00'	N122°45'0"W	17.33'
C74	18°20'33"	4.60'	15.00'	N32°02'03"E	4.78'

FINAL PLAT  
POST OAK SUBDIVISION,  
PHASE 6  
35.585 ACRES  
CITY OF KYLE, HAYS COUNTY, TEXAS  
SHEET 2 OF 3

**DIAMOND SURVEYING, INC.**  
116 SKYLARK ROAD, GEORGETOWN, TX 75228  
(817) 911-3100

**ALM** F-3565  
ENGINEERING, INC.  
1705 S CAPITAL OF TX HWY, STE. 150  
AUSTIN, TEXAS 78745  
(512) 451-9600

