

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 May 26, 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 22nd day of May prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. MINUTES – Planning and Zoning Commission meeting minutes for January 27, 2015, February 10, 2015 and February 24, 2015.

5. CONSENT

A. Meadows at Kyle Phase Five – Final Plat (FP-15-001)

11.192 acres; 48 Single Family Lots, 1 Open Space Lot and 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: Tim Holland, P.E., Gray Engineering, Inc.

Staff Proposal to P&Z: Approve the Final Plat.

B. Meadows at Kyle Phase Six – Final Plat (FP-15-002)

11.175 acres; 42 Single Family Lots, 1 Pond and Drainage Lot and 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: Tim Holland, P.E., Gray Engineering, Inc.

Staff Proposal to P&Z: Approve the Final Plat.

- C. Dorman Retail Center – Site Plan (SD-14-018)
2.17 acres; 2 Commercial Buildings
Located at 4640 S. FM 1626
Owner: Mountain Plum, LTD.
Agent: Professional StruCIVIL Engineers, Inc.
Staff Proposal to P&Z: Approve the Site Plan

6. GENERAL DISCUSSION

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

7. STAFF REPORT

8. 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:


Howard J. Koontz, AICP
Director of Community Development

05/22/2015
Date

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session January 27, 2015 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Dan Ryan
Commissioner Lori Huey
Vice-Chair Mike Wilson
Chairman Mike Rubsam
Commissioner Michele Christie
Commissioner Timothy Kay
Planning Technician, Debbie Guerra
Assistant City Manager James R. Earp

Kyle Taylor, Fire Chief

CALL MEETING TO ORDER

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

ROLL CALL OF BOARD

Chairman Rubsam called for roll call. Commissioner Melendez was absent.

CITIZENS COMMENTS

Chairman Rubsam 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. Chairman Rubsam closed the citizens comment period at 6:31 pm.

CONSENT AGENDA

REPLAT OF LOT 8 AND THE SOUTHWEST HALF OF LOT 7, W.R. SIMCOCK ADDITION TO BE KNOWN AS "THE CALDERON SUBDIVISION". (AFP-14-006)

Commissioner Ryan moved to approve the Replat of Lot 8 and the southwest half of Lot 7, W.R. Simcock Addition to be known as "The Calderon Subdivision". (AFP-14-006), Vice-Chair Wilson seconds the motion. All vote aye. Motion carried.

GENERAL DISCUSSION

DISCUSSION ONLY REGARDING AN AMENDMENT TO INCREASE THE MAXIMUM HEIGHT ALLOWED IN RETAIL SERVICE DISTRICT IN ORDER TO BE CONSISTENT WITH THE RECENT REVISION WITHIN THE PLUM CREEK PUD.

James Earp, Assistant City Manager addressed the Commission and stated with the recent height increase amendment for Plum Creek a question was raised by City staff to look at options for a height amendment to the Retail Service District. Mr. Earp asked for

feedback from the Commission regarding a potential height increase for the Retail Service District.

Chairman Rubsam asked Fire Chief, Taylor if a ladder truck for the City would be required. Fire Chief Taylor stated per the 2009 fire Code a fire suppression system would be required therefore, not having a ladder truck would not be a problem.

After discussion the consensus of the Planning and Zoning Commission is for staff to move forward with looking at options for increasing the maximum height for the Retail Service District.

WORKSHOP / DISCUSSION:

REVIEW AND DISCUSS PROPOSED REVISIONS TO THE LANDSCAPE ORDINANCE.

A workshop was held regarding proposed revisions to the landscape ordinance.

ADJOURNED

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

The Planning & Zoning Meeting adjourned at 8:23 p.m.

Amelia Sanchez, City Secretary

Mike Rubsam, Chairman

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session February 10, 2015 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Dan Ryan
Commissioner Lori Huey
Commissioner Michele Christie
Commissioner Timothy Kay
Commissioner Irene Melendez
Planning Technician, Debbie Guerra

Mark Schultz, Fire Department
Justin Davis
Shervin Nooshin
Gene Harris

CALL MEETING TO ORDER

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

ROLL CALL OF BOARD

Acting Chairman Ryan called for roll call. Chairman Rubsam and Vice-Chair Wilson were absent.

CITIZENS COMMENTS

Acting Chairman Ryan opened the citizens comment period at 6:30 pm and called for comments on items not on the agenda or posted for public hearing. Gene Harris, Kyle resident addressed the Commission stating he was in favor of the proposed rezoning request by Westbank Development, 1500 Dacy Lane. Acting Chairman Ryan closed the citizens comment period at 6:31 pm.

CONSENT AGENDA

CENTER STREET VILLAGE AMENDED PLAT OF LOTS 9, 10 & 11, BLOCK A (AFP-15-002) 26.8443 ACRES; 3 LOTS (CENTER STREET VILLAGE).

W.E. LOT 1 – SHORT FORM FINAL PLAT (SFP-15-002) 0.997 ACRES; 1 LOT LOCATED ON THE NORTHBOUND OF IH-35 BETWEEN CR 158 AND E. RR 150.

CROSSWINDS SUBDIVISION – PRELIMINARY PLAN (PP-15-001) 70.03 ACRES; 241 SINGLE FAMILY LOTS AND 10 OPEN SPACE LOTS LOCATED SOUTH OF WINDY HILL ROAD NEAR THE INTERSECTION OF WINDY HILL & SHADOW CREEK BLVD.

ROLLING HILLS SECTION 1 AMENDED PLAT OF LOT 1, BLOCK 5 (AFP-15-003) 1.45 ACRES; 2 LOTS LOCATED AT THE CORNER OF ROLLING HILLS DRIVE AND FM 2001.

Commissioner Kay moved to statutorily disapprove Center Street Village Amended Plat of Lots 9, 10, & 11, Block A (AFP-15-002), W.E. Lot 1 (SFP-15-002), Crosswinds Subdivision (PP-15-001) and Rolling Hills Section 1 Amended Plat of Lot 1, Block 5 (AFP-15-003). Commissioner Huey seconds the motion. All vote aye. Motion carried.

SUNSET HILLS SUBDIVISION – PRELIMINARY PLAN (PP-14-006) 52.990 ACRES; 177 SINGLE FAMILY LOTS AND 9 OPEN SPACE LOTS LOCATED NORTH OF BEBEE ROAD JUST WEST OF DACY LANE.

Debbie Guerra, Planning Technician gave a brief presentation regarding the proposed preliminary plan. Captain Mark Schultz, Fire Department, Justin Davis, Developer and Shervin Noonshin, Engineer addressed the Commission for questions and/or concerns.

Commissioner Christie moved to approve Sunset Hill Subdivision – Preliminary Plan (PP-14-006). Commissioner Melendez seconds the motion. All votes aye. Motion carried.

CONDITIONAL USE PERMIT/OVERLAY DISTRICT

CONSIDER A REQUEST BY RANDOLPH BROOKS FEDERAL CREDIT UNION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 3,991 SQUARE FOOT BUILDING ON PROPERTY LOCATED AT 20613 IH-35 N. (CUP-15-001)

Acting Chairman Ryan opened the public hearing at 6:46 pm and called for comments for or against the request. There were no comments. Acting Chairman Ryan closed the public hearing at 6:46 pm.

Commissioner Christie move to approve the Conditional Use Permit for Randolph Brooks Federal Credit Union (CUP-15-001). Commissioner Huey seconds the motion. All votes aye. Motion carried.

ZONING

CONSIDER A REQUEST BY WESTBANK DEVELOPMENT TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 2.44 ACRES FROM AGRICULTURE “AG” TO RETAIL SERVICE DISTRICT “RS” ON PROPERTY LOCATED AT 1500 DACY LANE, LOT 11-A. (Z-15-001)

Acting Chairman Ryan opened the public hearing at 6:49 pm and called for comments for or against the request. There were no comments. Acting Chairman Ryan closed the public hearing at 6:49 pm.

Commissioner Kay moved to recommend approval of the request by Westbank Development. Commissioner Christie seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.

Acting Chairman Ryan stated that the Commission will need to look at planning for the City due to the fast growth. Commissioner Melendez suggested as part of the Comprehensive Plan update that a workshop be held for public input.

ADJOURNED

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

The Planning & Zoning Meeting adjourned at 6:55 p.m.

Amelia Sanchez, City Secretary

Dan Ryan, Acting Chairman

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session February 24, 2015 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Dan Ryan
Commissioner Lori Huey
Vice-Chair Mike Wilson
Chairman Mike Rubsam
Commissioner Michele Christie
Commissioner Timothy Kay
Planning Department, GIS Analyst, Steve Clamons

CALL MEETING TO ORDER

Chairman Rubsam called the meeting to order at 6:31 p.m.

ROLL CALL OF BOARD

Chairman Rubsam called for roll call. Commissioner Melendez was absent.

CITIZENS COMMENTS

Chairman Rubsam opened the citizens comment period at 6:32 pm and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Rubsam closed the citizens comment period at 6:32 pm.

CONSENT AGENDA

MEADOWS AT KYLE PHASE 5 – FINAL PLAT (FP-15-001) 11.192 ACRES; 48 SINGLE FAMILY LOTS, 1 OPEN SPACE LOT AND ROW.

MEADOWS AT KYLE PHASE 6 – FINAL PLAT (FP-15-002) 11.175 ACRES; 42 SINGLE FAMILY LOTS, 1 POND, DRAINAGE LOT AND ROW.

Commissioner Kay moved to statutorily disapprove Meadows at Kyle Phase 5 – Final Plat (FP-15-001) and Meadows at Kyle Phase 6 – Final Plat (FP-15-002). Vice-Chair Wilson seconds the motion. All vote aye. Motion carried.

PLUM CREEK PHASE 1 SECTION 6B – PRELIMINARY PLAN (PP-14-005) 9.404 ACRES; 34 RESIDENTIAL LOTS LOCATED IMMEDIATELY SOUTH OF HELLMAN AND EAST OF FM 2770.

PLUM CREEK PHASE 1 SECTION 6B – FINAL PLAT (FP-14-012) 9.404 ACRES; 34 RESIDENTIAL LOTS LOCATED IMMEDIATELY SOUTH OF HELLMAN AND EAST OF FM 2770.

KYLE 47 SUBDIVISION PHASE 2 – FINAL PLAT (FP-14-013) 12.218 ACRES; 48 SINGLE FAMILY LOTS LOCATED OFF OF REBEL ROAD JUST NORTH OF SILVERADO SUBDIVISION.

Commissioner Christie moved to approve Plum Creek Phase 1 Section 6B – Preliminary Plan (PP-14-005), Plum Creek Phase 1 Section 6B – Final Plat (FP-14-012) and Kyle 47 Subdivision Phase 2 – Final Plat (FP-14-013). Vice-Chair Wilson seconds the motion. All votes aye. Motion carried.

DISCUSSION AND POSSIBLE ACTION

DISCUSSION AND POSSIBLE ACTION TO AMEND THE CODE OF ORDINANCES, CHAPTER 53 (ZONING) ARTICLE VI, SECTION 53-1047 (AUTHORIZED CONDITIONAL USES) BY ADDING AN ITEM TO THE LIST OF USES – (13) BUILDINGS WITH A HEIGHT OF UP TO 100 FEET IN THE RETAIL SERVICE DISTRICT (RS).

Chairman Rubsam opened the public hearing at 6:34 pm and called for comments for or against the request. There were no comments. Chairman Rubsam closed the public hearing at 6:34 pm.

Vice-Chair Wilson moved to recommend approval to Amend the Code of Ordinances, Chapter 53 (Zoning) Article VI, Section 53-1047 (Authorized Conditional Uses) by adding an item to the list of uses – (13) *Buildings with a height of up to 100 feet in the Retail Service District (RS)*. Commissioner Ryan seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.

Commissioner Ryan suggested having a presentation regarding the steps of the development process once the new Director of Community Development is hired.

Vice-Chair Wilson stated he would like to have a joint workshop with City Council to discuss what the Council's priorities are for Planning and Zoning Commission.

ADJOURNED

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

The Planning & Zoning Meeting adjourned at 6:47 p.m.

Amelia Sanchez, City Secretary

Mike Rubsam, Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Howard J. Koontz, AICP
Director of Community Development

DATE: May 22, 2015

SUBJECT: Meadows at Kyle Phase Five – Final Plat (FP-15-001)

BACKGROUND

Site Information and Proposal

The subject property is approximately 11.192 acres and is proposed to be subdivided into 48 single family lots, 1 Open Space Lot and the extension of Kookaburra Bend, Screech Owl Drive and Dusky Thrush Drive.

Utilities

Wastewater service will be provided by the City of Kyle. Water service is provided by Goforth Water Supply.

Access

All lots will front on public streets.

Detention

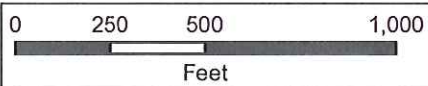
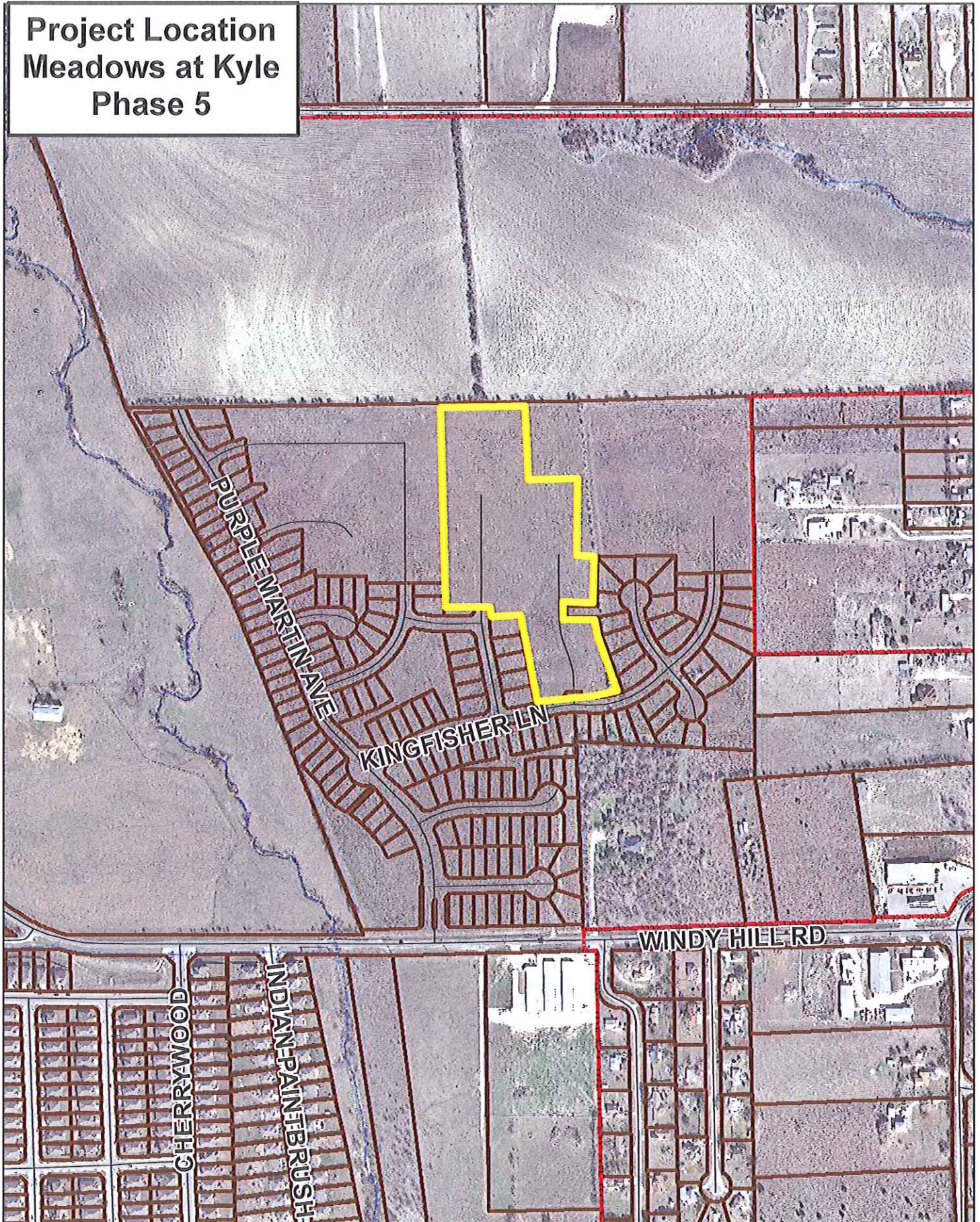
The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the constructed facility.

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, and drainage has been reviewed by the City Engineer and has been declared substantially complete.

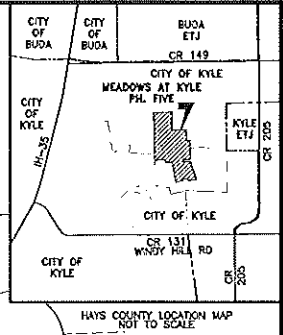
Project Location Meadows at Kyle Phase 5



 Property Location

 Parcel Lines

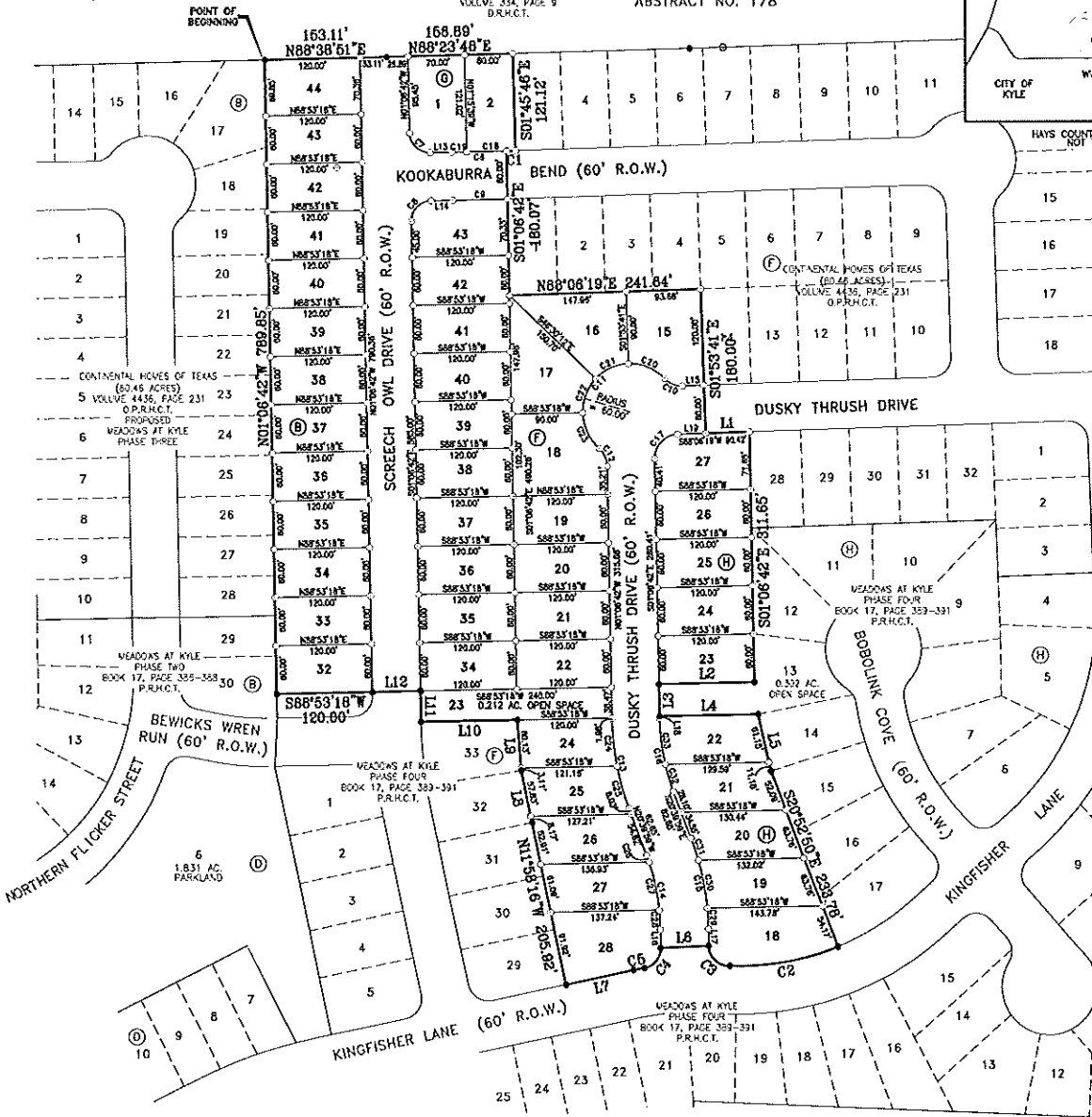
MEADOWS AT KYLE PHASE FIVE



SCALE: 1" = 100'
NOVEMBER 2014
HAYS COUNTY, TEXAS

DONALD DODD TRACT
NO. 1
(58.44 ACRES)
VOLUME 33A, PAGE 9
D.R.M.C.T.

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



BENCHMARK NOTES:

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

PLAT NOTES:

- ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
- BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBDIVISION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE, AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO ADJUSTED CORS STATION, JOHNSON CITY CORS STATION AND LEBETTER CORS STATION. COMBINED SCALE FACTOR 1.0029.

LEGEND:

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- ⊕ CONCRETE MONUMENT SET
- ⊙ METAL FENCE POST FOUND AS NOTED
- ⊕ CALCULATED POINT
- ⊙ BLOCK NUMBER
- ⊕ BENCHMARK SET
- ⊕ BUILDING SETBACK LINE
- ⊕ WASTEWATER EASEMENT
- ⊕ DRAINAGE EASEMENT
- ⊕ PUBLIC UTILITY EASEMENT
- ⊕ WATER LINE EASEMENT
- ⊕ DEED RECORDS HAYS COUNTY TEXAS
- ⊕ PLAT RECORDS HAYS COUNTY TEXAS
- ⊕ OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- ⊕ REAL PROPERTY RECORDS HAYS COUNTY TEXAS

LINEAR FEET OF NEW STREET

KOOKABURRA BEND: 150 LF.
SCREECH OWL DRIVE: 792 LF.
DUSKY THRUSH DRIVE: 768 LF.
TOTAL: 1708 LF.

MEADOWS AT KYLE PHASE FIVE

OWNER: CONTINENTAL HOMES OF TEXAS, L.P., 10700 PECAN PARK BOULEVARD, SUITE 400 AUSTIN, TX 78759
ACREAGE: 11,192 ACRES
SURVEYOR: JOHN N. FRANKS SURVEY NO. 3 A-178
CITY: KYLE
COUNTY: HAYS
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 48 SF LOTS (8,662 ACRES), 1 OPEN SPACE LOT (0.212 ACRES), AND RIGHT-OF-WAY (2.418 ACRES)
LINEAR FEET OF NEW STREETS: 1708 LF.
DATE: NOVEMBER, 2014
SURVEYOR: ZAMORA, L.L.C. (Z&A) 1435 SOUTH LOOP 4 BUDA, TEXAS 78610
ENGINEER: GRAY ENGINEERING, INC. 8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140 AUSTIN, TEXAS 78759

PROJECT: MEADOWS AT KYLE PHASE FIVE
JOB NUMBER: 13-1008-09
DATE: NOV 2014
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: WK-PL5-S11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax: (512) 295-6001

PROJECT NO: *
FILE NO:
DATE: NOVEMBER 2014
SCALE: 1" = 100'
DESIGNED BY:
DRAWN BY:
CHECKED BY: JH
REVISED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Hwy. Suite 140
Austin, Texas 78759
(512) 452-0374
FAX: (512) 454-9933
T&E FIRM #2346

MEADOWS AT KYLE PHASE FIVE
11,192 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABSTRACT NO. 178 HAYS COUNTY, TEXAS

SHEET 1 OF 3
ZWA PLAT No. 13-1008-09

MEADOWS AT KYLE PHASE FIVE

LEGAL DESCRIPTION

DESCRIPTION OF A 11.192 ACRE TRACT OF LAND SITUATED IN THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 80.48 ACRE TRACT OF LAND CONVEYED TO THE CONTINENTAL HOMES OF TEXAS, BY WARRANTY DEED DATED SEPTEMBER 14, 2012 AND RECORDED IN VOLUME 4435, PAGE 231, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 11.192 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

COMMENCING at a 6 inch iron fence post found for the northeast corner of Meadows at Kyle, Phase Two, a subdivision plat of record in Book 17, Pages 385-389, Plat Records of Hays County, Texas, being also the original 195.9 acre tract of land conveyed to Dick Sellers Whites of record in Volume 345, Page 829, Deed Records of Hays County, Texas, being also the southeast corner of a called 88.44 acre tract of land conveyed to Douglas C. Dooy and Donald A. Dooy of record in Volume 334, Page 9 of the Deed Records of Hays County, Texas, being also an angle point in the east line of a called 82.98 acre tract of land conveyed to Donald A. Dooy of record in Volume 1120, Page 711 of the Official Public Records of Hays County, Texas, and described in Volume 160, Page 93 of the Deed Records of Hays County, Texas, and being the north corner of a called 52.53 acre tract of land conveyed to Douglas C. Dooy of record in Volume 160, Page 96 of the Deed Records of Hays County, Texas;

THENCE N 8°53'18" E, with the south line of said 88.44 acre tract, being also the north line of said 80.48 acre tract, and being the north line of said Meadows at Kyle Phase Two and proposed Meadows at Kyle Phase Three, at 384.32 feet passing the common corner of said Meadows at Kyle Phase Two and Three, for a total distance of 852.48 feet to a 1/2 inch iron rod with cap found (ZNA)

THENCE N 8°38'51" E, continuing along the common line of said 88.44 acre tract and said 80.48 acre tract, and being the north line of said proposed Meadows at Kyle Phase Three, for a distance of 386.15 feet to a 1/2 inch iron rod found (ZNA), for the northeast corner of said proposed Meadows at Kyle Phase Three, for the POINT OF BEGINNING.

THENCE N 8°38'51" E, continuing along the common line of said 88.44 acre tract and said 80.48 acre tract, and being the north line of the herein described tract, for a distance of 153.11 feet to a 1/2 inch iron rod found (ZNA);

THENCE N 8°23'48" E, continuing along the common line of said 88.44 acre tract and said 80.48 acre tract, and being the north line of the herein described tract, for a distance of 126.59 feet to a 1/2 inch iron rod with cap set (ZNA);

THENCE departing the south line of said 88.44 acre tract and across said 80.48 acre tract with the east, south, and west lines of the herein described tract, the following twenty-five (25) courses and distances:

1. S 01°05'45" E, for a distance of 121.12 feet to a 1/2 inch iron rod with cap set (ZNA), at the beginning of a curve to the right,
2. 11.37 feet along the arc of said curve to the right, having a radius of 8970.00 feet, a delta angle of 0°05'36", and a chord bearing and distance of S 88°17'02" W, 11.37 feet to a 1/2 inch iron rod with cap set (ZNA),
3. S 01°06'42" E, for a distance of 160.07 feet to a 1/2 inch iron rod with cap set (ZNA),
4. N 88°06'19" E, for a distance of 241.64 feet to a 1/2 inch iron rod with cap set (ZNA),
5. S 01°53'41" E, for a distance of 180.00 feet to a 1/2 inch iron rod with cap set (ZNA),
6. N 88°06'19" E, for a distance of 55.93 feet to a 1/2 inch iron rod with cap set (ZNA),
7. S 01°06'42" E, at 120.01 feet pass a 1/2 inch iron rod found (ZNA) for the most easterly northwest corner of the Meadows at Kyle, Phase Four, a subdivision plat of record in Book 17, Pages 389-391, Plat Records of Hays County, Texas, for a total distance of 311.65 feet to a 1/2 inch iron rod found (ZNA),
8. S 88°53'18" W, for a distance of 120.00 feet to a 1/2 inch iron rod found (ZNA),
9. S 01°06'42" E, for a distance of 40.00 feet to a 1/2 inch iron rod found (ZNA),
10. N 88°53'18" E, for a distance of 123.83 feet to a 1/2 inch iron rod found (ZNA),
11. S 12°14'50" E, for a distance of 72.34 feet to a 1/2 inch iron rod found (ZNA),
12. S 20°52'50" E, for a distance of 233.78 feet to a 1/2 inch iron rod found (ZNA), at the beginning of a curve to the right,
13. 137.67 feet along the arc of said curve to the right, having a radius of 320.00 feet, a delta angle of 24°38'58", and a chord bearing and distance of S 60°01'08" W, 138.61 feet to a 1/2 inch iron rod found (ZNA) at the beginning of a compound curve to the right,
14. 40.98 feet along the arc of said curve to the right, having a radius of 25.32 feet, a delta angle of 92°44'29", and a chord bearing and distance of S 47°24'19" E, 36.65 feet to a 1/2 inch iron rod found (ZNA),
15. S 87°31'41" W, for a distance of 60.03 feet to a 1/2 inch iron rod found (ZNA) at the beginning of a curve to the right,
16. 35.38 feet along the arc of said curve to the right, having a radius of 25.00 feet, a delta angle of 81°05'14", and a chord bearing and distance of S 39°51'42" W, for a distance of 32.50 feet to a 1/2 inch iron rod found (ZNA), at the beginning of a reverse curve to the right,
17. 13.89 feet along the arc of said curve to the right, having a radius of 330.00 feet, a delta angle of 02°22'35", and a chord bearing and distance of S 79°13'02" W, 13.69 feet to a 1/2 inch iron rod with cap set (ZNA) at the beginning of a reverse curve to the left,
18. N 78°01'44" W, for a distance of 87.38 feet to a 1/2 inch iron rod found (ZNA),
19. N 11°25'01" W, for a distance of 86.00 feet to a 1/2 inch iron rod found (ZNA),
20. N 04°53'35" W, for a distance of 83.24 feet to a 1/2 inch iron rod found (ZNA),
21. S 88°53'18" W, for a distance of 120.00 feet to a 1/2 inch iron rod found (ZNA),
22. N 01°06'42" W, for a distance of 38.47 feet to a 1/2 inch iron rod found (ZNA),
23. S 88°37'12" W, for a distance of 60.00 feet to a 1/2 inch iron rod found (ZNA),
24. S 88°53'18" W, for a distance of 120.00 feet to a 1/2 inch iron rod found (ZNA), for the most westerly northwest corner of said Meadows at Kyle Phase Four subdivision, being the east line of said Meadows at Kyle Phase Two, being also the southwest corner of the herein described tract, and
25. N 01°06'42" W, at 97.39 feet passing the most easterly northeast corner of said Meadows at Kyle Phase Two, for a total distance of 783.85 feet to the Point of Beginning and containing 11.192 acres of land.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING CHORD
C1	11.37	8970.00	0°05'36"	N88°17'02"E 11.37
C2	137.67	320.00	24°38'58"	S60°01'08"E 138.61
C3	40.98	25.32	92°44'29"	S47°24'19"E 36.65
C4	35.38	25.00	81°05'14"	N39°51'42"E 32.50
C5	13.89	330.00	2°22'35"	S79°13'02"W 13.69
C6	67.93	6970.00	0°33'10"	N88°38'43"E 67.83
C7	39.27	25.00	80°00'00"	S48°04'42"E 35.38
C8	39.27	25.00	80°00'00"	S48°04'42"E 35.38
C9	67.83	7030.00	0°33'10"	N88°38'43"E 67.83
C10	25.23	30.00	48°11'23"	S47°47'58"E 24.48
C11	194.38	60.00	183°35'47"	S43°29'48"W 119.86
C12	25.23	30.00	48°11'23"	N68°12'24"E 24.48
C13	112.63	330.00	12°31'16"	S105°32'17"E 112.08
C14	94.17	270.00	18°58'04"	N107°40'27"W 93.70
C15	115.10	330.00	19°59'04"	N107°40'27"W 114.82
C16	92.15	270.00	12°31'16"	S105°32'17"E 91.70
C17	45.71	30.00	87°13'01"	S43°28'48"W 42.14
C18	61.06	6970.00	0°30'07"	N88°29'17"E 61.06
C19	18.14	6970.00	0°08'37"	N88°48'49"E 18.14
C20	50.45	60.00	48°11'23"	N57°47'58"E 48.99
C21	45.71	60.00	44°36'31"	S55°48'04"W 45.54
C22	45.71	60.00	44°36'31"	S21°11'33"W 45.54
C23	50.45	60.00	48°11'23"	S21°12'24"E 48.99
C24	58.33	330.00	10°07'37"	S08°10'31"E 68.25
C25	64.90	330.00	9°23'40"	S15°37'09"E 64.24
C26	9.60	270.00	1°54'38"	N124°24'00"E 9.60
C27	61.28	270.00	13°02'18"	N121°15'12"W 61.15
C28	23.89	270.00	5°04'08"	N03°12'58"W 23.88
C29	25.50	330.00	4°25'40"	N02°53'45"W 25.50
C30	60.83	330.00	10°34'14"	N102°14'24"W 60.80
C31	28.72	270.00	4°59'10"	N18°10'24"W 28.71
C32	34.87	270.00	7°23'58"	S16°58'01"E 34.84
C33	67.28	270.00	12°09'20"	S07°11'23"E 67.17

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°04'19"E	55.93
L2	S88°53'18"W	120.00
L3	S01°06'42"E	40.00
L4	N88°53'18"E	123.83
L5	S12°14'50"E	72.34
L6	S87°31'41"W	60.03
L7	S78°01'44"W	87.38
L8	N11°25'01"W	86.00
L9	N04°53'35"W	83.24
L10	S88°53'18"W	120.00
L11	N01°06'42"W	38.47
L12	S88°37'12"W	60.00
L13	S88°53'18"W	27.17
L14	S88°53'18"W	27.17
L15	N88°04'19"E	26.59
L16	N07°40'27"W	21.11
L17	S07°40'27"E	21.23
L18	S01°06'42"E	3.15
L19	S88°06'19"W	34.49

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
B	32	X	
B	33		X
B	34	X	X
B	35		X
B	38	X	X
B	37		X
B	38	X	X
B	39	X	X
B	40	X	X
B	41	X	X
B	42	X	X
B	43	X	X
B	44	X	X

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
G	1		X
G	2	X	

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
H	15	X	
H	19	X	X
H	20	X	X
H	21	X	X
H	22	X	
H	23	X	
H	24	X	X
H	25	X	
H	26	X	X
H	27	X	

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
F	15		X
F	16	X	
F	17		X
F	18	X	
F	19		X
F	20	X	X
F	21		X
F	22	X	X
F	23		X
F	24	X	
F	25		X
F	26	X	X
F	27		X
F	28	X	
F	34	X	
F	35		X
F	36	X	
F	37		X
F	38	X	X
F	39	X	X
F	40	X	X
F	41		X
F	42	X	
F	43		X

**PROJECT: MEADOWS AT KYLE
PHASE FIVE**
JOB NUMBER: 13-1008-09
 DATE: NOV. 2014
 SCALE: 1" = 100'
 SURVEYOR: G. RENE ZAMORA
 TECHNICIAN: SEGURA
 DRAWING: WK-PLS-SH1.dwg
 FIELDNOTES:
 PARTYCHIEF:
 FIELDBOOKS:



Zamora, L.L.C.
Professional Land Surveyors
 Texas Firm No. 10062700
 1405 South Loop 4 • Buckle, Texas 78601
 Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: 4
 FILE NO:
 DATE: NOVEMBER 2014
 SCALE: 1" = 100'
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY: JH
 REVISED BY:

8834 N. Capital of Texas Hwy.
 Suite 140
 Austin, Texas 78759
 (512) 452-0974
 FAX: (512) 454-9933
 TBP# FIRM #2346

**MEADOWS AT KYLE
PHASE FIVE**
 11.192 ACRES OF LAND OUT OF
 THE JOHN N. FRANKS SURVEY
 NO. 3 ABSTRACT NO. 178
 HAYS COUNTY, TEXAS

SHEET
2
OF
3

ZWA PLAT No.
 13-1008-09

MEADOWS AT KYLE PHASE FIVE

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE-PRESIDENT, OWNER OF 11.192 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 170 SITUATED IN HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 60.48 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 4486, PAGE 231, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 11.192 ACRES OF LAND TO BE KNOWN AS:

MEADOWS AT KYLE, PHASE FIVE

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

WITNESS MY HAND THIS _____ DAY OF _____, 2016, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

RICHARD MAIER, VICE-PRESIDENT

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE-PRESIDENT OF CONTINENTAL HOMES OF TEXAS, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____
PRINTED NAME OF NOTARY

GENERAL NOTES:

1. THE PROVISIONS OF THE CITY OF KYLE UNITED DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROJECT.
2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. A 16' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET RIGHTS-OF-WAY. A 6' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES OF ALL SINGLE FAMILY LOTS.
6. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
7. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% UNLESS WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF KYLE.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
10. OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
12. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 6' BOTH SIDES.
13. WATER SERVICE WILL BE PROVIDED BY COPENHAGEN WATER SUPPLY CORPORATION.
14. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
15. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
16. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
17. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THEU OR PRIMARY MAINS SERVING OUTSIDE DEVELOPMENT.
18. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS, WHERE LOT IS NOT RESIDENTIAL OR COMMERCIAL USE. THE SIDEWALK SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.
19. LOTS 23, BLOCK F ARE DESIGNATED AS OPEN SPACE AND SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL RESIDENTIAL LOTS SHALL HAVE A 6 FOOT SIDE BUILDING SETBACK AND 10 FOOT REAR SETBACK. THERE SHALL ALSO BE A SIDE SETBACK OF 15 FEET FOR SIDE YARDS ADJACENT TO A PUBLIC STREET. FRONT SETBACKS SHALL BE A MINIMUM OF 25 FEET AND ALTERNATE AS DESCRIBED IN THE TABLE ON SHEET 2.

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

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

G. RENE ZAMORA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5682
STATE OF TEXAS
ZAMORA, L.L.C. (LLC)
TEXAS FIRM NO. 10422705
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512) 295-6201, FAX: (512) 295-6091

REVIEWED BY:

LEON BARBA, P.E. DATE
CITY ENGINEER

REVIEWED BY:

DATE
DIRECTOR OF PUBLIC WORKS

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY

OF _____, 2014 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2016 A.D., AT _____ O'CLOCK _____ M.,

IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK _____, PAGES _____.

LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

THIS PLAT, MEADOWS AT KYLE PHASE FIVE, 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 _____, 2016, A.D.

BY:

PLANNING AND ZONING COMMISSION CHAIR, CITY OF KYLE, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016 A.D.

GRAY ENGINEERING, INC.
2224 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN TEXAS 78759
PHONE: (512) 452-0371 FAX: (512) 454-9933
TPE FIRM # 2946


JOHN D. BINES DATE
REGISTERED PROFESSIONAL ENGINEER NO. 06491

PROJECT: MEADOWS AT KYLE PHASE FIVE
JOB NUMBER: 13-1008-09
DATE: NOV 2014
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: WZ-PIS-SH142
FIELD NOTES:
PARTY CHIEF:
FILE BOOKS:



Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: *	DESIGNED BY:
FILE NO:	DRAWN BY:
DATE: NOVEMBER 2014	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:



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

PROJECT: MEADOWS AT KYLE PHASE FIVE 11.192 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABSTRACT NO. 178 HAYS COUNTY, TEXAS	SHEET 3 OF 3
	ZWA PLAT No. 13-1008-09

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Howard J. Koontz, AICP
Director of Community Development

DATE: May 22, 2015

SUBJECT: Meadows at Kyle Phase Six – Final Plat (FP-15-002)

BACKGROUND

Site Information and Proposal

The subject property is approximately 11.175 acres and is proposed to be subdivided into 42 single family lots, 1 pond and drainage lot with the extension of Kookaburra Bend and Dusky Thrush Drive.

Utilities

Wastewater service will be provided by the City of Kyle. Water service is provided by Goforth Water Supply.

Access

All lots will front on public streets.

Detention

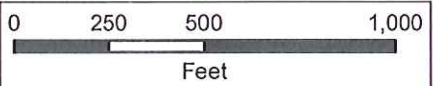
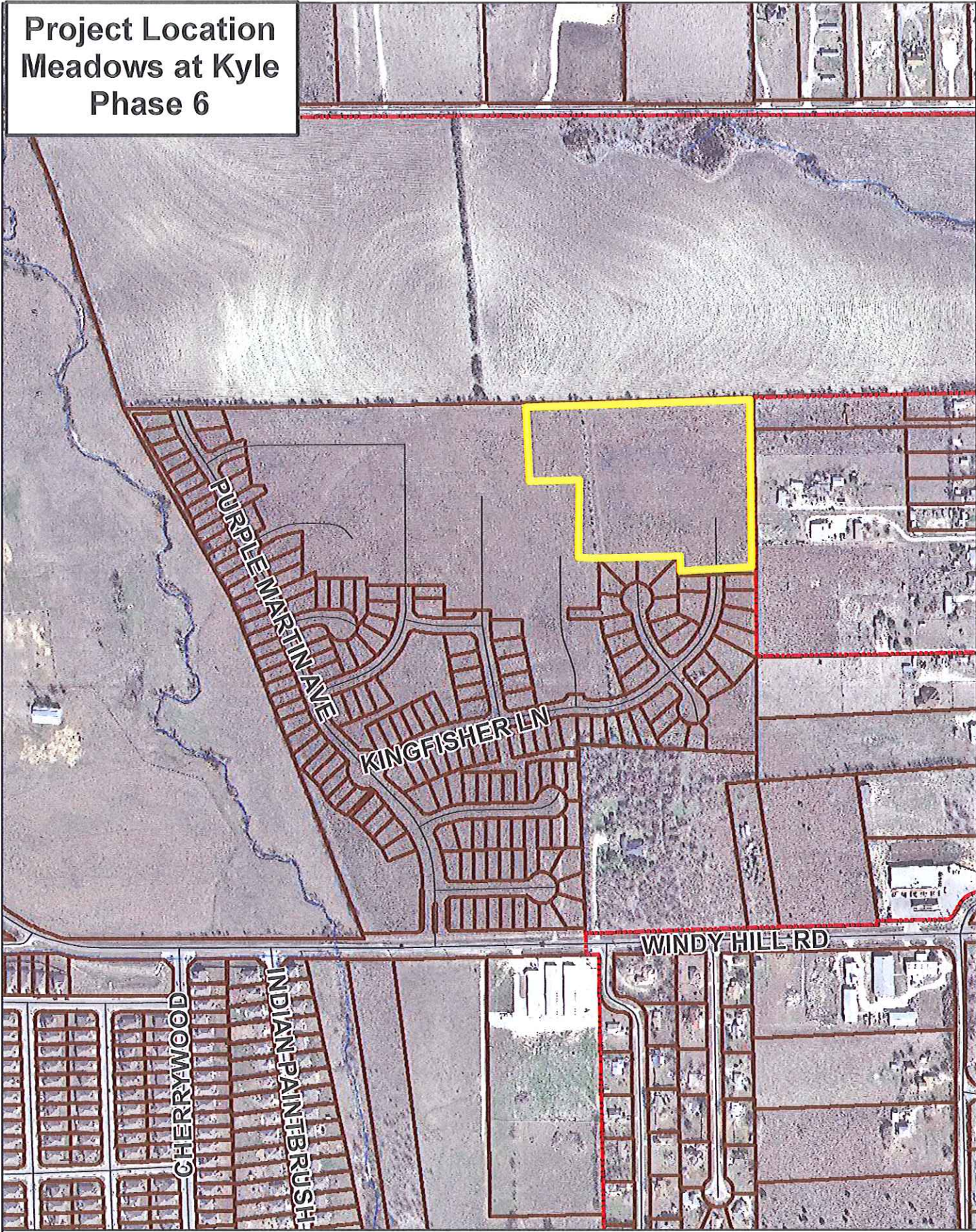
The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the constructed facility.

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, and drainage has been reviewed by the City Engineer and has been declared substantially complete.

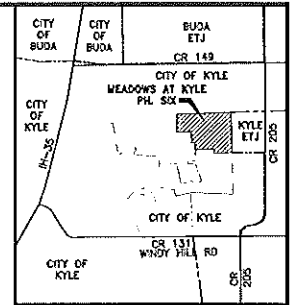
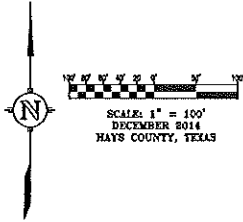
**Project Location
Meadows at Kyle
Phase 6**



 Property Location

 Parcel Lines

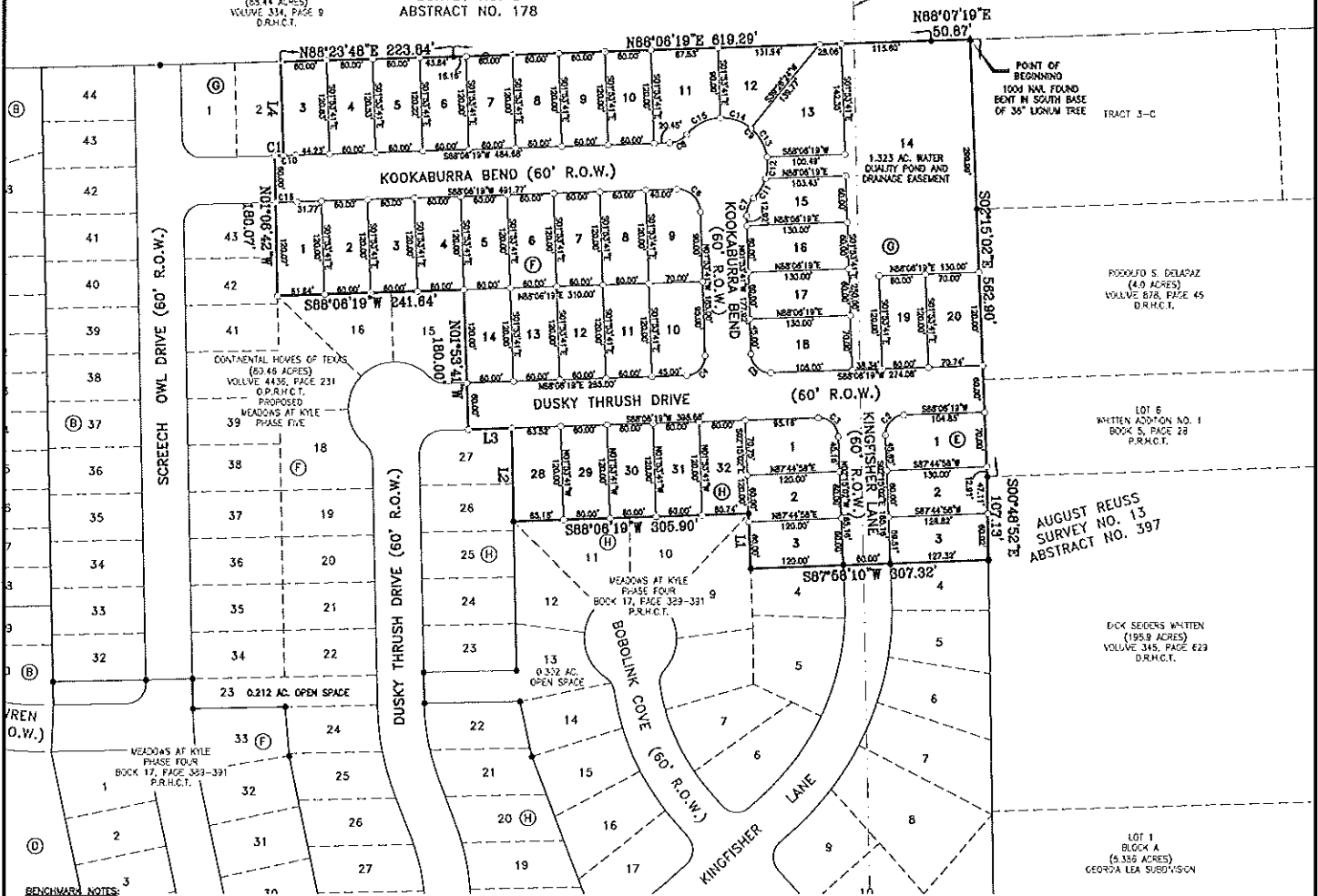
MEADOWS AT KYLE PHASE SIX



EDWALD DACY TRACT
NO. 1
(63.44 ACRES)
VOLUME 134, PAGE 9
D.R.M.C.T.

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

APPROXIMATE LOCATION
OF SURVEY LINE



BENCHMARK NOTES:
 BM #22: 1/2" IRON ROD SET WITH CAP (ZKA), APPROXIMATELY 68 FEET NORTH OF THE NORTHWEST CORNER OF LOT 42, BLOCK 'E'; ELEV. = 701.30'
 BM #21: 'X' INSCRIBED AT THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE IN THE SOUTH RIGHT-OF-WAY OF COUNTY RD. 131 (BOOBY HILL RD.), APPROXIMATELY 73' SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 65, BLOCK 'E'; ELEV. = 698.03'

ELAT. NOTES:
 1. ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
 2. BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBDIVISION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.
 3. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE, AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

SURVYOR'S NOTES:
 1. THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 2. BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83. PROJEKT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO ADJUST RAMP CORRS STATION, JOHNSON CITY CORRS STATION AND LOEBETTER CORRS STATION. COMBINED SCALE FACTOR 1.0009.

LEGEND:

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- ⊕ CONCRETE MONUMENT SET
- ⊕ METAL FENCE POST FOUND AS NOTED
- ⊙ CALCULATED POINT
- Ⓢ BLOCK NUMBER
- ⊕ BENCHMARK SET
- ⊕ BUILDING SETBACK LINE
- ⊕ WASTEWATER EASEMENT
- ⊕ DRAINAGE EASEMENT
- ⊕ PUBLIC UTILITY EASEMENT
- ⊕ WATER LINE EASEMENT
- ⊕ DEED RECORDS HAYS COUNTY TEXAS
- ⊕ PLAT RECORDS HAYS COUNTY TEXAS
- ⊕ OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- ⊕ REAL PROPERTY RECORDS HAYS COUNTY TEXAS

LINEAR FEET OF NEW STREET
 KOOKABURRA BEND: 630 L.F.
 KINGFISHER LANE: 221 L.F.
 DUSKY THRUSH DRIVE: 669 L.F.
 TOTAL: 1770 L.F.

MEADOWS AT KYLE PHASE SIX
 OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
 10700 PECAN PARK BOULEVARD, SUITE 400
 AUSTIN, TX 78750
 ACREAGE: 11.175 ACRES
 SURVEY: JOHN N. FRANKS SURVEY NO. 3 A-178 & AUGUST REUSS SURVEY NO. 13 A-397
 CITY: KYLE
 COUNTY: HAYS
 NUMBER OF BLOCKS: 4 BLOCKS
 NUMBER OF LOTS: 42 SF LOTS (7.384 ACRES), 1 POND AND DRAINAGE LOT (1.323 ACRES), (LAND USE SUMMARY) AND RIGHT-OF-WAY (2.468 ACRES)
 LINEAR FEET OF NEW STREETS: 1770 L.F.
 DATE: DECEMBER 2014
 SURVEYOR: ZAMORA, L.L.C. (ZKA) 1435 SOUTH LOOP 4 #304, TEXAS 78610
 ENGINEER: GRAY ENGINEERING, INC. 8334 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140 AUSTIN, TEXAS 78769

PROJECT: MEADOWS AT KYLE PHASE SIX
JOB NUMBER: 13-1008-10
DATE: DEC 2014
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: WX-PRF-SHA-24
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

Zamora, L.L.C.
Professional Land Surveyors
 Texas Firm No. 10062700
 1435 South Loop 4 # 304, Texas 78610
 Telephone: (512) 295-6201 • Fax: (512) 295-6091

PROJECT NO.: *
FILE NO.:
DATE: DECEMBER 2014
SCALE: 1" = 100'
DESIGNED BY:
DRAWN BY:
CHECKED BY: JH
REVISED BY:
 8334 N. Capital of Texas Hwy. Suite 140 Austin, Texas 78759 (512) 452-0371 FAX: (512) 454-9933 TBP FIRM #2946
GRAY ENGINEERING

MEADOWS AT KYLE PHASE SIX
 11.175 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABSTRACT NO. 178 & AUGUST REUSS SURVEY NO. 13 ABSTRACT NO. 397 HAYS COUNTY, TEXAS

SHEET 1 OF 3
ZWA PLAT No. 13-1008-10

MEADOWS AT KYLE PHASE SIX

LEGAL DESCRIPTION

DESCRIPTION OF A 11.175 ACRE TRACT OF LAND SITUATED IN THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178, AND THE AUGUST REUSS SURVEY NO. 13 ABSTRACT NO. 397 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 60.46 ACRE TRACT OF LAND CONVEYED TO THE CONTINENTAL HOMES OF TEXAS, BY WARRANTY DEED DATED SEPTEMBER 14, 2012 AND RECORDED IN VOLUME 4436, PAGE 231, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 11.175 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 100d nail found bent in a 36" Ligum Tree for the northwest corner of Whitten Addition No. 1, a subdivision plat of record in Book 5, Page 28, Plat Records of Hays County, Texas, being also the original 195.9 acre tract of land conveyed to Dick Sanders written of record in Volume 345, Page 629, Deed Records of Hays County, Texas, being also the south line of a called 88.44 acre tract of land conveyed to Douglas C. Doy and Donald A. Doy of record in Volume 334, Page 9 of the Deed Records of Hays County, Texas, being also the northeast corner of said 80.46 acre tract and the northeast corner of the herein described tract;

THENCE departing the south line of said 88.44 acre tract and along the east line of said 80.46 acre tract with the east line of the herein described tract, the following two (2) courses and distances:

1. S 02°15'02" E, for a distance of 552.90 feet to a 1/2 inch iron rod found, being the southeast corner of Lot 6 of said Whitten Addition No. 1,
2. S 00°48'52" E, for a distance of 107.13 feet to a 1/2 inch iron rod found (ZKA) for the northeast corner of the Meadows at Kyle, Phase Four, a subdivision plat of record in Book 17, Pages 369-391, Plat Records of Hays County, Texas,

THENCE along the north line of said Meadows at Kyle, Phase Four and along the south line of said 80.46 acre tract with the south line of the herein described tract, the following three (3) courses and distances:

1. S 87°58'10" W, for a distance of 307.32 feet to a 1/2 inch iron rod found (ZKA),
2. N 02°15'02" W, for a distance of 70.74 feet to a 1/2 inch iron rod found (ZKA), and
3. S 88°06'19" W, for a distance of 305.80 feet to a 1/2 inch iron rod found (ZKA), being the northwest corner of said Meadows at Kyle Phase Four;

THENCE departing the north line of said Meadows at Kyle, Phase Four, and over and across said 80.46 acre tract, the following seven (7) courses and distances:

1. N 01°06'42" W, for a distance of 120.01 feet to a 1/2 inch iron rod with cap set (ZKA),
2. S 88°06'19" W, for a distance of 55.93 feet to a 1/2 inch iron rod with cap set (ZKA),
3. N 01°53'41" W, for a distance of 180.00 feet to a 1/2 inch iron rod with cap set (ZKA),
4. S 88°06'19" W, for a distance of 241.64 feet to a 1/2 inch iron rod with cap set (ZKA),
5. N 01°06'42" W, for a distance of 180.07 feet to a 1/2 inch iron rod with cap set (ZKA), at the beginning of a curve to the left,
6. 11.37 feet along the arc of said curve to the right, having a radius of 6970.00 feet, a delta angle of 00°05'36", and a chord bearing and distance of N 88°17'02" E, 11.37 feet to a 1/2 inch iron rod with cap set (ZKA) at the end of said curve, and
7. N 01°45'46" W, for a distance of 121.12 feet to a 1/2 inch iron rod with cap set (ZKA) being the north line of said 80.46 acre tract, being also the south line of said 88.44 acre tract and the northwest corner of the herein described tract,

THENCE along the south line of said 88.44 acre tract and along the north line of said 80.46 acre tract with the north line of the herein described tract, the following three (3) courses and distances:

1. N 68°23'48" E, for a distance of 223.84 feet to a 1/2 inch iron rod found,
2. N 88°06'19" E, for a distance of 619.29 feet to a 1/2 inch iron rod found, and
3. N 88°07'19" E, for a distance of 50.87 feet to the Point of Beginning and containing 11.175 acres of land.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.37	6970.00	0°05'36"	N88°17'02"E	11.37
C2	39.43	25.00	89°21'21"	S42°55'39"W	35.48
C3	39.11	25.00	89°38'39"	N47°04'21"W	35.25
C4	39.27	25.00	90°00'00"	N47°08'19"E	35.38
C5	39.27	25.00	90°00'00"	S46°43'41"E	35.38
C6	47.12	30.00	80°00'00"	N48°33'43"W	42.43
C7	25.23	30.00	48°11'23"	S27°12'01"W	24.49
C8	25.23	30.00	48°11'23"	N89°09'38"E	24.49
C9	195.18	60.00	185°22'48"	N48°53'41"W	119.81
C10	16.04	6970.00	0°07'55"	N88°10'17"E	16.04
C11	30.07	60.00	28°43'06"	N31°58'09"E	29.78
C12	28.05	60.00	28°47'38"	N04°10'42"E	27.80
C13	43.29	60.00	41°20'38"	N09°53'19"W	42.36
C14	43.29	60.00	41°20'38"	N71°13'39"W	42.35
C15	50.46	60.00	48°11'23"	S64°00'38"W	48.59
C16	28.23	7030.00	0°13'48"	N88°13'13"E	28.23

LINE	BEARING	DISTANCE
L1	N02°15'02"W	70.74
L2	N01°06'42"W	120.01
L3	S88°06'19"W	55.93
L4	N01°45'46"W	121.12

BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
E	1		X
E	2	X	
E	3		X

BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
F	1	X	
F	2		X
F	3	X	
F	4		X
F	5	X	
F	6		X
F	7	X	
F	8		X
F	9	X	
F	10		X
F	11	X	
F	12		X
F	13	X	
F	14		X

BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
G	3		X
G	4	X	
G	5		X
G	6	X	
G	7		X
G	8	X	
G	9		X
G	10	X	
G	11		X
G	12	X	
G	13		X
G	14	X	
G	15	X	
G	16		X
G	17	X	
G	18	X	
G	19	X	
G	20		X


BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
H	1	X	
H	2		X
H	3	X	
H	28	X	
H	29		X
H	30	X	
H	31		X
H	32	X	

PROJECT: MEADOWS AT KYLE
PHASE SIX
JOB NUMBER: 13-1008-10
DATE: DEC. 2014
SCALE: 1" = 100'
SURVEYOR: G. RENÉ ZAMORA
TECHNICIAN: SEGURA
DRAWING: WK-P&S-212.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:



Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax: (512) 295-6091

PROJECT NO: *
FILE NO:
DATE: DECEMBER 2014
SCALE: 1" = 100'



DESIGNED BY:
DRAWN BY:
CHECKED BY: JH
REVISED BY:
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
T&PE FIRM #2946

MEADOWS AT KYLE
PHASE SIX
11.175 ACRES OF LAND OUT OF
THE JOHN N. FRANKS SURVEY
NO. 3 ABSTRACT NO. 178 &
AUGUST REUSS SURVEY NO. 13
ABSTRACT NO. 397
HAYS COUNTY, TEXAS

SHEET
2
OF
3
ZWA PLAT No.
13-1008-10

MEADOWS AT KYLE PHASE SIX

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE-PRESIDENT, OWNER OF 11.175 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178 AND AUGUST REUSS SURVEY NO. 13, ABSTRACT NO. 397, SITUATED IN HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 60.45 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 4436, PAGE 231, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBMIT SAID 11.175 ACRES OF LAND TO BE KNOWN AS:

MEADOWS AT KYLE, PHASE SIX

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

RICHARD MAIER, VICE-PRESIDENT

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE-PRESIDENT OF CONTINENTAL HOMES OF TEXAS, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016, A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRINTED NAME OF NOTARY _____ MY COMMISSION EXPIRES ON _____

GENERAL NOTES:

1. THE PROVISIONS OF THE CITY OF KYLE UNIFIED DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROJECT.
2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET RIGHTS-OF-WAY. A 6' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES OF ALL SINGLE FAMILY LOTS.
6. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
7. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF KYLE.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
10. OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
12. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 6' BOTH SIDES.
13. WATER SERVICE WILL BE PROVIDED BY GOFORTH WATER SUPPLY CORPORATION.
14. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
15. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
16. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
17. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVING OUTSIDE DEVELOPMENT.
18. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS. WHERE LOT IS NOT RESIDENTIAL OR COMMERCIAL USE, THE SIDEWALK SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.
19. LOT 14, BLOCK G IS DESIGNATED AS WATER QUALITY POND AND DRAINAGE EASEMENT LOT AND SHALL BE DEDEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. ALL RESIDENTIAL LOTS SHALL HAVE A 6 FOOT SIDE BUILDING SETBACK AND 10 FOOT REAR SETBACK. THERE SHALL ALSO BE A SIDE SETBACK OF 15 FEET FOR SIDE YARDS ADJACENT TO A PUBLIC STREET. FRONT SETBACKS SHALL BE A MINIMUM OF 25 FEET AND ALTERNATE AS DESCRIBED IN THE TABLE ON SHEET 2.

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

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

G. RENE ZAMORA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6482
STATE OF TEXAS
ZAMORA, L.L.C. (TWA)
TEXAS FIRM NO. 10682700
1455 SOUTH LOOP 4
BUDA, TEXAS 78810
PHONE: (512) 295-8201, FAX: (512) 295-6091

REVIEWED BY:

LEON BARBA, P.E. _____ DATE _____
CITY ENGINEER

REVIEWED BY:

DATE _____
DIRECTOR OF PUBLIC WORKS

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2014 A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2015 A.D., AT _____ O'CLOCK _____ M.

IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK _____, PAGES _____.

LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

THIS PLAT, MEADOWS AT KYLE PHASE SIX, 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 _____, 2016, A.D.

BY:

PLANNING AND ZONING COMMISSION CHAIR, CITY OF KYLE, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016 A.D.

GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN TEXAS 78759
PHONE: (512) 452-0371 FAX: (512) 454-9933
TYPE FIRM # 2346

JOHN D. HINES _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER NO. 66691

PROJECT: MEADOWS AT KYLE
PHASE SIX
JOB NUMBER: 13-1008-10
DATE: DEC 2014
SCALE: 1" = 100'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: WK-F16-S11.dwg
FIELDNOTES:
PARTYCHECK:
FIELDBOOKS:



Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78810
Telephone: (512) 295-8201 • Fax (512) 295-6091

PROJECT NO: *
FILE NO:
DATE: DECEMBER 2014
SCALE: 1" = 100'
DESIGNED BY:
DRAWN BY:
CHECKED BY: JH
REVISED BY:
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TYPE FIRM # 2346

MEADOWS AT KYLE
PHASE SIX
11.175 ACRES OF LAND OUT OF
THE JOHN N. FRANKS SURVEY
NO. 3 ABSTRACT NO. 178 &
AUGUST REUSS SURVEY NO. 13
ABSTRACT NO. 397
HAYS COUNTY, TEXAS

SHEET
3
OF
3
ZWA PLAT No.
13-1008-10

May 22, 2015

Planning & Zoning Commission

Site Development

Dorman Retail Center (SD-14-018)

PROJECT NAME: Dorman Retail Center – Site Plan

OWNER/APPLICANT: Mountain Plum, LTD.

LOCATION: 4640 S. FM 1626

AREA: 2.17 Acres

PROPOSED CITY COUNCIL DATE: June 2, 2015

SITE INFORMATION:

The property is part of Plum Creek Phase 1 Section 11G located at the northwest corner of FM 1626 and Dorman. The area is currently zoned MXD (Mixed Use Development) within the Plum Creek PUD.

Access to the property will be provided from FM 1626, Dorman Lane and Ratcliff Drive.

STAFF ANALYSIS:

The project will comprise of 1 General Retail Building (7,200 sq. ft.) and 1 Convenience Store (5,104.16 sq. ft.) with gas pumps, and associated parking lots.

Water and wastewater service is provided by the City of Kyle.

This plan complies with the Plum Creek Master Plan and will conform to the development standards of the MXD zoning district.

Project Location
Dorman Retail
4650 S FM 1626

KOHLERS XING



GROMWELL DR

Plum Creek
Golf Course

S FM 1626

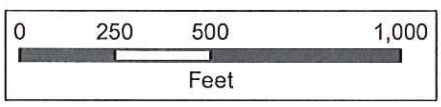


DORMAN LN

Plum Creek

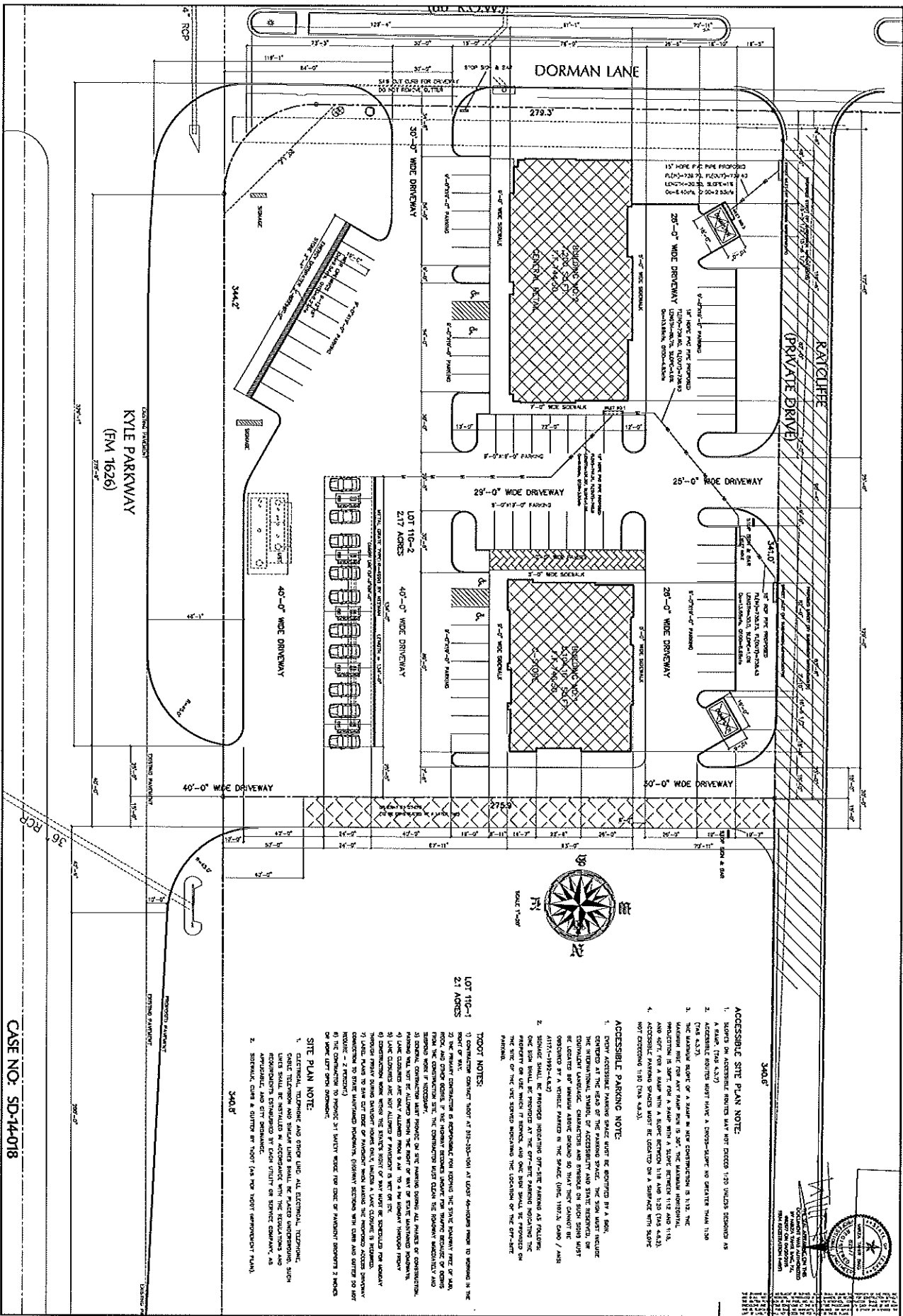
GROMWELL DR

SAMPSON



 Property Location

 Parcel Lines



ACCESSIBLE SITE PLAN NOTE:

1. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AS REQUIRED BY THE TEXAS AMERICAN DISABILITY ACT (TADA) AND THE TEXAS AMERICAN DISABILITY ACT (TADA) AND THE TEXAS AMERICAN DISABILITY ACT (TADA).
2. THE MINIMUM CLEARANCE HEIGHT FOR VEHICLES SHALL BE 7'6" (2.29M).
3. THE MINIMUM CLEARANCE HEIGHT FOR PEDESTRIANS SHALL BE 6'8" (2.03M).
4. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AS REQUIRED BY THE TEXAS AMERICAN DISABILITY ACT (TADA) AND THE TEXAS AMERICAN DISABILITY ACT (TADA) AND THE TEXAS AMERICAN DISABILITY ACT (TADA).

ACCESSIBLE PARKING NOTE:

1. DRIVE ACCESSIBLE PARKING SPACES SHALL BE PROVIDED BY A SIGN CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE WHETHER, OR OTHERWISE, CHARACTERISTICS AND PROVIDED ON SUCH SIGN MUST BE LOCATED BY VEHICLE DRIVER BEFORE HE OR SHE ENTERS DRIVE.
2. SIGNAGE SHALL BE PROVIDED INCLUDING OFF-SITE PARKING AS FOLLOWS, ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INCLUDING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED AT THE END OF THE DRIVE INDICATING THE LOCATION OF THE OFF-SITE PARKING.

TOOLT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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SITE PLAN NOTE:

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

Project:	DORMAN RETAIL CENTER 4650 S.F.M. 1626 KYLE, TEXAS 78640
Sheet:	4
Scale:	AS SHOWN
Author:	296371
Check:	
Drawn:	
Appr.:	
Date:	
Drawn:	

Professional Structural Engineers, Inc.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Case No: SD-14-018

Professional Structural Engineers, Inc.
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

