

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 August 11, 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 7th day of August prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. ZONING

- A. Consider a request by Alberto Saucedo, Sr. on behalf of Ypolita Cruz Saucedo to rezone approximately .53 acres from Single Family Residential – 1 “R-1” to Retail Service District “RS” located at 713 & 715 Old Highway 81. (Z-15-007)

- **Public Hearing**
- **Recommendation to City Council**

5. CONSIDER AND POSSIBLE ACTION ITEMS

- A. Make a recommendation to City Council on the City Manager's proposed (draft) 5 year Capital Improvements Plan.

- **Public Hearing**
- **Recommendation to City Council**

- B. Consider an exception request by City of Kyle on behalf of Miscellaneous Steel Industries (MSI) to the City Code of Ordinances, Chapter 53 (Zoning), Article V (Landscaping and Screening Requirements) in accordance with Section 53-989 allowing an exception for property located at 400 Bunton Creek Road.

6. GENERAL DISCUSSION

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

7. STAFF REPORT

- A. Discuss a proposed schedule for the comprehensive plan mid term update.

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

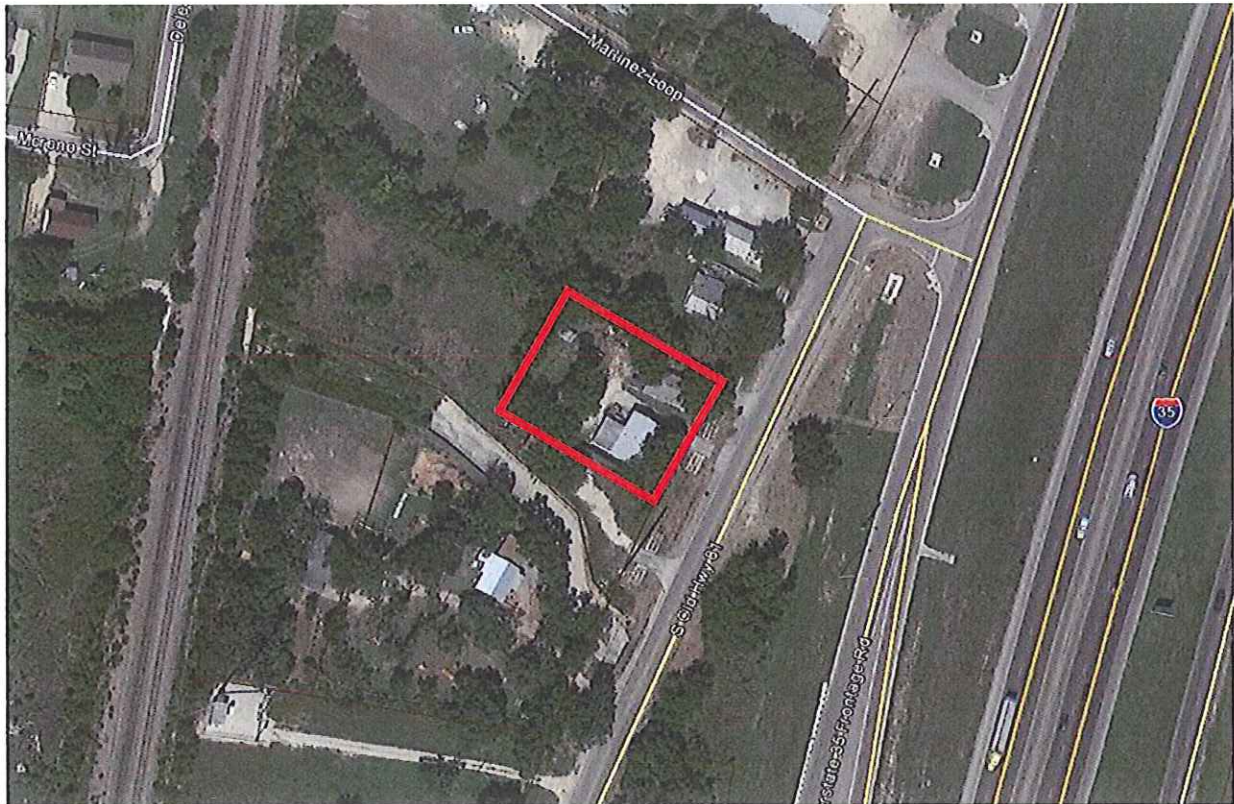
I certify that the above notice of the Planning and Zoning Commission Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:


Howard J. Koontz, AICP
Director of Planning and Community Development


Date

Property Location	713 and 715 Old Highway 81 (R14807 & R14851)
Owner/Petitioner	Ypolita Cruz Saucedo 311 South Rio Grande Street Lockhart, Texas 78644
Request	Rezone 0.53 acres from R-1 (Single Family) to R/S (Retail Services)

Vicinity Map



The site is located just south of the northern terminus of South Old Highway 81, and contains two tax parcels with separate addresses, 713 and 715. The property, comprising 0.53 acres (23,086 square feet), is currently zoned R-1 (Single Family Residential), and is developed with two single family-style structures. The lot takes access from South Old Highway 81, on the east side of the property, very near where Old 81 and the I-35 southbound frontage road diverge. To the north is a restaurant at the corner of Old Highway 81 and Martinez Loop, zoned R-1 (Single Family Residential). The property to the west, a flag lot which takes access from a narrow access south of the subject site, is zoned CC (Community Commercial District). All the remaining properties to the south of the subject site are zoned R/S (Retail/Services District). The applicant seeks to rezone the parcel to R/S (Retail/Services District), a

commercial zoning category for “the retail sale of goods and products to which value has been added on site, including sales of goods and services outside of the primary structure”.

Conditions of the Zoning Ordinance

§53-1205 – Amendments

...

(d) Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e) Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...

Comprehensive Plan Text

The subject site is located in the ‘Old Town Kyle’ character area. In Old Town, it is recommended that the allowable zoning districts be limited to R-1-1, R-1-T, and NC.

Old Town “Character”: “Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic, specialty commercial, and residential. Significant features include I-35, the railroad, and the City Square. The Old Town District embodies the characteristics of a Rural Town Center through consistent community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.”

Old Town “Intent”: “As the historic core of Kyle, the Old Town District must be re-established as the central community of the City. Specialized commercial activity, appropriate to the function of this historic area, should be encouraged. The form of the District should also be preserved and promoted, especially the street grid and historic building stock. Overall, this District should offer both local service commercial activities and residential uses in order to create a lively and livable area. In order for the Old Town District to truly function as the center of Kyle, clear access must also be provided to communities, landscapes, and nodes in order to knit the City together in a legible system. Additionally, new development in the Old Town District should span I-35, creating greater east-west connections. Uses in the Old Town District are addressed in greater detail in the Downtown Revitalization Plan element of this Comprehensive Plan document.”

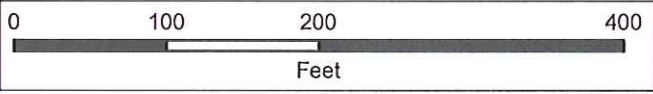
Recommendation

The area in question does not convey a residential sense of place, despite the presence of so much R-1 Single Family Residential zoning. With direct access to the southbound frontage road of I-35, and the expectation that this corridor will develop to serve both the I-35 motoring public and the uses appropriate for expected commercial projects along the new Marketplace Avenue, the request should be considered favorably by the Commission.

Attachments

- Application
- Overhead map of the subject vicinity

**Project Location
Z-15-007**



 Property Location

 Parcel Lines

APPLICATION & CHECKLIST – ZONING CHANGE

CITY OF KYLE

Zoning: Ypolita Cruz Saucedo
(Name of Owner)

(Submittal Date) JUL 06 2015
(Z-15-007)

INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at www.cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle.

PLANNING DEPARTMENT

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- 1. Completed application form with owner's original signature.
- 2. Letter explaining the reason for the request.
- 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof.

Newspaper Publication Fee: \$190.21

Total Fee: \$621.89

- 4. A map or plat showing the area being proposed for rezoning.
- 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- 6. Certified Tax certificates: County School City
- 7. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

1. Zoning Request:

Current Zoning Classification: R-1

Proposed Zoning Classification: R/S

Proposed Use of the Property:

Acreage/Sq. Ft. of Zoning Change: .53

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.

Provide complete information on the location of the property being proposed for rezoning.

Street Address: 713 + 15 Old Highway 81

Subdivision Name/Lot & Block Nos.:

Property Recording Information:
Volume/Cabinet No. _____

Hays County

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s):

Ypolita Cruz Saucedo

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner:

311 S. Rio Grande St.
Lockhart, TX 78644

Phone Number:

512-547-7352

Fax Number:

Email Number:

scsuced@gmail.com

I hereby request that my property, as described above, be considered for rezoning:

Signed:

Alberto Saucedo, Sr.

Date:

4. Agent Information:

If an agent is representing the owner of the property, please complete the following information:

Agent's Name:

Agent's Address:

Agent's Phone Number:

Agent's Fax Number:

Agent's Mobile Number:

Agent's Email Number:

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature:

Date:

*Do Not Write Below This Line
Staff Will Complete*

Tax Certificates: County School City

Certified List of Property Owners Within 200"

All Fees Paid: Filing/Application Mail Out Costs

Attached Map of Subject Property

Accepted for Processing By: Lebbiea Guerra Date: 7/16/15

Date of Public Notification in Newspaper: 7/22/15

Date of Public Hearing Before Planning and Zoning Commission: 8/11/15

Date of Public Hearing Before City Council: 8/18/15 - 2nd reading 9/1/15

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County

712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2014

Entities to which this certificate applies:

SHA - Hays Consolidated ISD
 WPC - Plum Creek Groundwater District
 FHA - Hays Co ESD #5
 ACCD - AUSTIN COMMUNITY COLLEGE DISTRICT

PCC - Plum Creek Conservation District
 RSP - Special Road Dist
 GHA - Hays County
 CKY - City Of Kyle

Property Information

Property ID : 10-0220-0270-00000-2
 Quick-Ref ID : R14851

Value Information

715 N SH 81 KYLE, TX 78640	Land HS :	\$0.00
	Land NHS :	\$22,030.00
	Imp HS :	\$0.00
	Imp NHS :	\$8,230.00
ABS 220 Z HINTON SURVEY 0.26 AC GEO#90621708	Ag Mkt :	\$0.00
	Ag Use :	\$0.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$30,260.00

Owner Information

Owner ID : O20522

SAUCEDO, YPOLITA CRUZ
 P O BOX 381
 KYLE, TX 78640-0381

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&J	Atty Fee	TOTAL
PCC	2014	6.66	0.00	0.73	0.00	0.00
SHA	2014	465.30	0.00	51.19	0.00	0.00
RSP	2014	13.25	0.00	1.46	0.00	0.00
WPC	2014	6.66	0.00	0.73	0.00	0.00
GHA	2014	128.66	0.00	14.16	0.00	0.00
FHA	2014	30.26	0.00	3.33	0.00	0.00
CKY	2014	162.89	0.00	17.91	0.00	0.00
ACCD	2014	28.50	0.00	3.14	0.00	0.00

Total for current bills if paid by 6/30/2015 : \$0.00

Total due on all bills 6/30/2015 : \$0.00

2014 taxes paid for entity PCC \$7.39

2014 taxes paid for entity SHA \$516.49

2014 taxes paid for entity RSP \$14.71

2014 taxes paid for entity WPC \$7.39

2014 taxes paid for entity GHA \$142.82

2014 taxes paid for entity FHA \$33.59

2014 taxes paid for entity CKY \$180.80

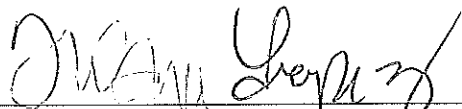
2014 taxes paid for entity ACCD \$31.64

2014 Total Taxes Paid : \$934.83

Date of Last Payment : 04/20/15

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2015
Requestor : SAUCEDO, YPOLITA CRUZ
Receipt : SM-2015-826445
Fee Paid : \$10.00
Payer : SAUCEDO ALBERTO SR

REPRINTED TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Receipt Number: KY-2015-25072

Payor: SAUCEDO, YPOLITA CRUZ (O20522)
 P O BOX 381
 KYLE, TX 78640-0381

Owner: SAUCEDO, YPOLITA CRUZ (O20522)
 P O BOX 381
 KYLE, TX 78640-0381

Quick Ref ID: R14851
 Owner: SAUCEDO, YPOLITA CRUZ (O20522) - 100%
 Owner Address: P O BOX 381
 KYLE, TX 78640-0381

Property: 10-0220-0270-00000-2
 Legal Description: ABS 220 Z HINTON SURVEY 0.26 AC
 GEO#90621708
 Situs Address: 715 N SH 81 KYLE, TX 78640

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty & Interest	Amount Paid
2014						
Plum Creek	30,260	0.022000	6.66	6.66	0.73	7.39
Hays Consolidated	30,260	1.537700	465.30	465.30	51.19	516.49
Special Road Dist	30,260	0.043800	13.25	13.25	1.46	14.71
Plum Creek	30,260	0.022000	6.66	6.66	0.73	7.39
Hays County	30,260	0.425200	128.66	128.66	14.16	142.82
Hays Co ESD #5	30,260	0.100000	30.26	30.26	3.33	33.59
City Of Kyle	30,260	0.538300	162.89	162.89	17.91	180.80
AUSTIN COMMUNITY	30,260	0.094200	28.50	28.50	3.14	31.64

Total Payment Amount	934.83
Cash Tendered	940.00
Total Tendered	940.00
Change	5.17
Remaining Balance Due, including other fees, as of 6/18/2015	0.00

Date Paid: 04/20/2015
 Effective Date: 04/20/2015
 Station/Till: PriscillaR/Priscilla's Till
 Cashier: PriscillaR

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2014

Entities to which this certificate applies:

SHA - Hays Consolidated ISD
 WPC - Plum Creek Groundwater District
 FHA - Hays Co ESD #5
 ACCD - AUSTIN COMMUNITY COLLEGE DISTRICT

PCC - Plum Creek Conservation District
 RSP - Special Road Dist
 GHA - Hays County
 CKY - City Of Kyle

Property Information

Property ID : 10-0220-0196-00000-2
 Quick-Ref ID : R14807

Value Information

713 N SH 81 KYLE, TX 78640	Land HS	:	\$14,750.00
	Land NHS	:	\$0.00
	Imp HS	:	\$31,790.00
	Imp NHS	:	\$0.00
ABS 220 Z HINTON SURVEY 0.27 AC GEO#90601825	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$46,540.00

Owner Information

Owner ID : O20522

SAUCEDO, YPOLITA CRUZ
 P O BOX 381
 KYLE, TX 78640-0381

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
PCC	2014	8.04	0.00	0.00	0.00	0.00
SHA	2014	0.00	0.00	0.00	0.00	0.00
RSP	2014	0.00	0.00	0.00	0.00	0.00
WPC	2014	10.24	0.00	0.00	0.00	0.00
GHA	2014	0.00	0.00	0.00	0.00	0.00
FHA	2014	46.54	0.00	0.00	0.00	0.00
CKY	2014	89.03	0.00	0.00	0.00	0.00
ACCD	2014	0.00	0.00	0.00	0.00	0.00

Total for current bills if paid by 6/30/2015 : \$0.00

Total due on all bills 6/30/2015 : \$0.00

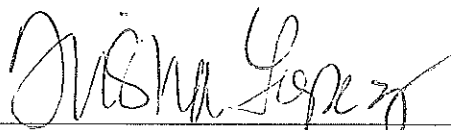
2014 taxes paid for entity PCC \$8.04
 2014 taxes paid for entity SHA \$0.00
 2014 taxes paid for entity RSP \$0.00
 2014 taxes paid for entity WPC \$10.24
 2014 taxes paid for entity GHA \$0.00
 2014 taxes paid for entity FHA \$46.54
 2014 taxes paid for entity CKY \$89.03
 2014 taxes paid for entity ACCD \$0.00

2014 Total Taxes Paid : \$153.85

Date of Last Payment : 01/26/15

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



Signature of Authorized Officer of the Tax Office

Date of Issue : 06/18/2015
Requestor : SAUCEDO, YPOLITA CRUZ
Receipt : SM-2015-826444
Fee Paid : \$20.00
Payer : SAUCEDO ALBERTO SR

REPRINTED TAX RECEIPT

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517



Receipt Number: SM-2015-806177

Payor: SAUCEDO, YPOLITA CRUZ (O20522)
P O BOX 381
KYLE, TX 78640-0381

Owner: SAUCEDO, YPOLITA CRUZ (O20522)
P O BOX 381
KYLE, TX 78640-0381

Quick Ref ID: R14807
Owner: SAUCEDO, YPOLITA CRUZ (O20522) -
100%
Owner Address: P O BOX 381
KYLE, TX 78640-0381

Property: 10-0220-0196-00000-2
Legal Description: ABS 220 Z HINTON SURVEY 0.27 AC
GEO#90601825
Situs Address: 713 N SH 81 KYLE, TX 78640

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2014					
Plum Creek	36,540	0.022000	8.04	8.04	8.04
Plum Creek	46,540	0.022000	10.24	10.24	10.24
Hays Co ESD #5	46,540	0.100000	46.54	46.54	46.54
City Of Kyle	16,540	0.538300	89.03	89.03	89.03

Total Payment Amount	153.85
Check Payment Tendered	153.85
Total Tendered	153.85

Remaining Balance Due, including other fees,
as of 6/18/2015 **0.00**

Date Paid: 01/26/2015
Effective Date: 01/26/2015
Station/Till: Luanne/LUANNE'S IMPORT
TILL

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, YPOLITA CRUZ SAUCEDO, a legal resident of Lockhart, Caldwell County, Texas, my social security number being [REDACTED] and Texas driver's license number being [REDACTED], appoint ALBERTO SAUCEDO, SR. of Lockhart, Caldwell County, Texas, social security number being [REDACTED] and Texas driver's license number being [REDACTED], as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- (A) real property transactions;
- (B) tangible personal property transactions;
- (C) stock and bond transactions;
- (D) commodity and option transactions;
- (E) banking and other financial institution transactions;
- (F) business operating transactions;
- (G) insurance and annuity transactions;
- (H) estate, trust, and other beneficiary transactions;
- (I) claims and litigation;
- (J) personal and family maintenance;
- (K) benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- (L) retirement plan transactions;
- (M) tax matters;
- (N) ALL OF THE POWERS LISTED IN (A) THROUGH (M). YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

Ankey York
not mark
5/2/15
42

SPECIAL INSTRUCTIONS: Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

_____ I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of the gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

*let signature
Dorothy York
5/12/15*

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

3/20/15

(A) This power of attorney is not affected by my subsequent disability or incapacity.

~~(B) This power of attorney becomes effective upon my disability or incapacity.~~

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

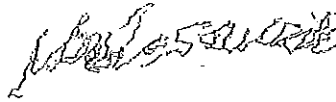
If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purpose of this power of attorney. A third who receives this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent: DELIA SAUCEDO HINOJOSA, social security number being [REDACTED] and Texas driver's license number being [REDACTED]

Signed on May 12, 2015.

-her signature
Ashley York
5/12/15



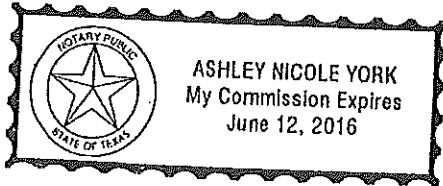
YPOLITA CRUZ SAUCEDO

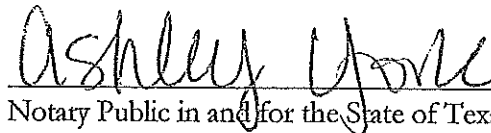
THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HAYS §

This instrument was acknowledged before me on May 12, 2015, by YPOLITA CRUZ SAUCEDO.




Notary Public in and for the State of Texas

HC 9914132 3 PGS

Grantor: Eusebio Saucedo, Deceased
Grantees: Ypolita Cruz Saucedo

AFFIDAVIT OF HEIRSHIP

STATE OF TEXAS §
 §
COUNTY OF HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared Blas Tenorio, and Loisa Romo, ("Affiants"), who after first being duly sworn, on oath deposed and stated:

"Affiants reside in Kyle, Hays County, Texas. Affiants are both over the age of twenty-one (21) years and under no disability which would prevent them from making this Affidavit. Affiants were friends of Eusebio Saucedo ("decedent"). Affiants are familiar with the family history of decedent, and are making this Affidavit for the purpose of establishing the heirship of this individual. Decedent was born in Buda, Hays County, Texas. He died on November 26, 1996. He was married once. Decedent was married to Ypolita Cruz Saucedo. They were never divorced. The following eight (8) children were born of the marriage between Decedent and Ypolita Cruz Saucedo, and are identified as follows:

1. Adelita Cortez,
2. Edwardo Saucedo,
3. Alberto Saucedo,
4. Delia Hinojosa,
5. Lucia Aguilar,
6. Gloria Luyten,
7. Eusebio Saucedo, Jr.,
8. Maria Francisca Aguilar.

Maria Francisca Aguilar died on April 20, 1993. She had one child at the time of her death, named Luis Aguilar. No children were adopted by decedent and Ypolita Cruz Saucedo.

Eusebio Saucedo did not leave a will, nor was any administration had on the estate of this

decedent, nor was any necessary, there being no debts or obligations other than those discharged by the surviving heirs. No estate or inheritance taxes are due attributable to the estate of this decedent. Decedent's only surviving heir is his surviving spouse, Ypolita Cruz Saucedo.

At the time of his death, Eusebio Saucedo owned the house and lot located on the property being more particularly described as follows:

All that certain real property lying and being situated in Hays County, Texas, out of the Z. Hinton Survey No. 12, Abstract No. 220, and a part of the tract of 20 acres of land described in and conveyed by that deed from Mrs. Meta Schmeltkopf, joined by her husband, A.L. Schmeltkopf, to Audelio Cortex, dated October 1, 1935, and recorded in Volume 110, Pages 248-249, Hays County Deed Records, to which deed and the said record thereof reference is here made and same made a part hereof for all pertinent purposes of aiding this description, the tract of land hereby conveyed being described by metes and bounds as follows:

BEGINNING at a point in the Southeast line of said 20 acre tract and Northwest line of Texas-U.S. Highway No. 81, also known as State Highway No. 2, North 27° 37' East 248 feet from the most Southern corner of said 20 acre tract for the most Southern corner of the tract hereby conveyed;

THENCE North 27° 37' East with said Southeast line of said 20 acre tract and Northwest line of said highway 118 feet to a point for corner as the most Eastern corner of the tract hereby conveyed;

THENCE at right angle to said first drawn line in a Northwesterly direction 162 feet to a point for corner as the most Northern corner of the tract hereby conveyed;

THENCE South 27° 37' West and parallel with said first drawn line 118 feet to a point for corner for the most Western corner of the tract hereby conveyed;

THENCE at right angle to said last drawn line and parallel with the second drawn line 162 feet to the place of beginning.

The land hereby conveyed is the identical land described in and conveyed by that deed from V.S. Castillo, a widow, of Hays County, Texas to Victor Martinez and his wife, Elbira Martinez, dated the 6th day of January, 1944, and recorded in Volume 130, Pages 460-462, Deed Records of Hays County, Texas, and said deed is referred to herein for all pertinent

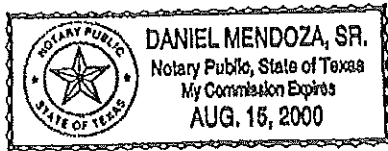
purposes.

FURTHER AFFIANTS SAYETH NOT."

Blas Tenorio
Blas Tenorio

SUBSCRIBED AND SWORN TO by the said Blas Tenorio on this the 26 day of February, 1999.

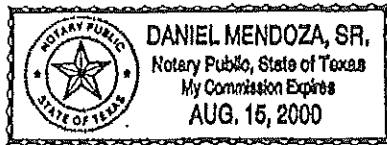
Daniel Mendoza
Notary Public in and for the State of Texas



Loisa Romo
Loisa Romo

SUBSCRIBED AND SWORN TO by the said Loisa Romo on this the 26 day of February, 1999.

Daniel Mendoza
Notary Public in and for the State of Texas



AFTER FILING RETURN TO:

Ypolita Cruz Saucedo
P.O. Box 381
Kyle, Texas 78640

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lee Carlisle
6-16-99 09:50 AM 9914132
ROSE \$13.00
LEE CARLISLE, County Clerk
HAYS COUNTY

DISCLOSURE STATEMENT

**INFORMATION CONCERNING STATUTORY DURABLE
POWER OF ATTORNEY FOR PROPERTY TRANSACTIONS
FOR YPOLITA CRUZ SAUCEDO**

THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. For each box that you initial, you are authorizing the person named as your agent (attorney-in-fact) full legal power and authority to act on your behalf by taking any and all actions relating to the indicated transaction. Accordingly, the person you appoint as agent should be someone you trust completely. If, for example, you initial Box A (real property transactions), your agent will be able to bind you on all of the actions set out in § 492 of the Texas Probate Code. A copy of the relevant Texas Probate Code provisions, containing all of the powers that you will incorporate by reference if you initial a particular box, is attached hereto. In deciding whether you want your agent to have a particular power, YOU SHOULD READ THE CORRESPONDING STATUTORY PROVISION. If you have any questions about this document, or about any of the statutory powers, you should address these questions to a member of The Law Office of Art Guzman, or to some other attorney of your choice. YOU MAY REVOKE THIS POWER OF ATTORNEY AT ANY TIME IF YOU WISH TO DO SO.

You may wish to designate an alternate agent in the event that your agent is unwilling, unable, or ineligible to act as your agent. Any alternate agent you designate will have the same authority to make property decisions for you. Even after you have signed this document, you have the right to make property decisions for yourself as long as you are able to do so.

This document does not authorize anyone to make medical or health care decisions for you. Such decisions can be made pursuant to a Health Care Power of Attorney, if you have executed one.

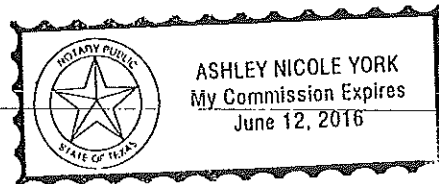
Sign below to acknowledge your receipt of this disclosure statement prior to your execution of the Statutory Durable Power of Attorney, to affirm that YOU HAVE BEEN GIVEN THE OPPORTUNITY (1) TO READ THE ATTACHED STATUTORY POWERS and (2) TO ASK ABOUT THE SCOPE OF ANY POWERS THAT YOU DO NOT FULLY UNDERSTAND.

Ypolita Cruz Saucedo

YPOLITA CRUZ SAUCEDO

*her
signature
5/12/15
Ashley York*

Date: May 12, 2015





CITY OF KYLE
Community Development Department



August 11, 2015

To: Kyle Planning Commission

Re: FY 2015-2016 Proposed 5-Year Capital Improvements Plan

Pursuant to §10.09 of the City of Kyle charter, staff presents to the Planning Commission for its recommendation the 5-Year Capital Improvements Plan for the fiscal year 2015-2016.

Kyle's charter compels the Planning Commission to review the Capital Improvements Plan at a Public Hearing, and make recommendations for the plan as presented, or with appropriate amendments:

"Sec. 10.09. - Capital Improvements Program.

"The council shall adopt a capital improvements plan and thereafter the construction and capital projects of the city shall conform with such adopted plan, as amended. The capital improvements plan may be amended at anytime and shall be reviewed and considered for amendment by the council not less often than every two years.

"The capital improvements plan, or elements or portions thereof, shall be initially prepared and drafted by personnel and/or consultants under the supervision of the city manager. A draft of the capital improvements plan shall be submitted to the planning commission which shall hold one or more public hearings on such plan and make recommendations for the approval of the plan, with or without amendments. The planning commission shall then forward the proposed capital improvements plan or elements or portions thereof to the city manager, who shall thereupon submit such plan, or element or portion thereof, to the council with the recommendations of the city manager and planning commission. Not less frequently than every two years thereafter, the city manager shall cause the review and preparation of any proposed amendments to the capital improvements plan and submit such proposed amendments to the planning commission for its review, approval and recommendations as provided above for the initial plan."

CAPITAL IMPROVEMENTS PROGRAM (CIP) 5-Year Spending Plan FY 2015-16 Proposed Budget

1 Park Improvements - City Square						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
General Fund	\$ 10,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 60,000
110-133-57237						\$ 60,000
Total Project:						\$ 60,000

2 Park Improvements - Lake Kyle						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
General Fund	\$ 32,678	\$ -	\$ -	\$ -	\$ -	\$ 32,678
110-133-57236						\$ 32,678
Total Project:						\$ 32,678

3 Park Improvements - Steeplechase						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
General Fund	\$ 129,536	\$ -	\$ -	\$ -	\$ -	\$ 129,536
110-133-57234						\$ 129,536
Total Project:						\$ 129,536

4 Park Improvements - Waterleaf						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
General Fund	\$ 147,784	\$ -	\$ -	\$ -	\$ -	\$ 147,784
110-133-57233						\$ 147,784
Total Project:						\$ 147,784

5 Park Improvements - Gregg-Clarke							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-133-57235	\$ 74,672	\$ -	\$ -	\$ -	\$ -	\$ 74,672	
Park Development fund							
172-133-57235	-	145,000	-	-	-	145,000	
Total Project:						\$ 219,672	

6 Park Improvements - Lake Kyle Amphitheater							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57236	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000	
Total Project:						\$ 75,000	

7 Park Development - (New) Four Seasons/Brookside Park							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-?????	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ 185,000	
Total Project:						\$ 185,000	

8 Park Improvements - Gregg-Clarke Sport Field Lights							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57235	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	
Total Project:						\$ 100,000	

9 Park Development - Linebarger Lake Phase 1							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-?????	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	
Total Project:						\$ 50,000	

10 Park Improvements - Steeplechase Park							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57234	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Total Project:							\$ 125,000

11 Park Improvements - Waterleaf Park							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57233	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Total Project:							\$ 125,000

12 Park Improvements - Lake Kyle Outdoor Fitness Circuit Equipment							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57236	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Total Project:							\$ 25,000

13 Park Improvements - Gregg-Clarke Outdoor Fitness Circuit Equipment							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57235	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Total Project:							\$ 25,000

14 Park Development - Kyle Vista Park Phase 1							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-?????	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
Total Project:							\$ 500,000

15 Park Improvements - City Square Fountain							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57237	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000	\$ 225,000
Total Project:							\$ 225,000

16 Park Improvements - Master Plan							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General and/or Park Development							
110-133-57237	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000
Total Project:							\$ 45,000

17 North Front Street Parking							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-162-?????	\$ -	\$ -	\$ 515,000	\$ -	\$ -	\$ 515,000	\$ 515,000
Total Project:							\$ 515,000

18 South Front Street Parking							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-162-?????	\$ -	\$ -	\$ 665,000	\$ -	\$ -	\$ 665,000	\$ 665,000
Total Project:							\$ 665,000

19 Library Parking Expansion							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-141-?????	\$ -	\$ -	\$ 199,000	\$ -	\$ -	\$ 199,000	\$ 199,000
Total Project:							\$ 199,000

20 New Police Station							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund 110-151-???	\$ 5,000	\$ -	\$ -	\$ 15,400,000	\$ -	\$ 15,405,000	
Total Project:						\$ 15,405,000	

21 Storm Water Drainage Improvements - Romero St							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund 110-161-57136	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	
Total Project:						\$ 10,000	

22 Street Improvement and Maintenance							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund 110-161-57136	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,500,000	
Total Project:						\$ 2,500,000	

23 Transportation Master Plan - Update							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund 110-162-55613	\$ 182,000	\$ -	\$ -	\$ -	\$ -	\$ 182,000	
Total Project:						\$ 182,000	

24 GBRA Flood Study							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund 110-162-55613	\$ 25,557	\$ 25,120	\$ -	\$ -	\$ -	\$ 50,677	
Total Project:						\$ 50,677	

25 Storm Water Master Plan and CIP Planning							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-162-55613	\$ -	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ 145,000
Total Project:							\$ 145,000

26 Storm Water Drainage Improvements							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-162-55613	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000
Total Project:							\$ 300,000

27 Traffic Control at Bunton Creek/Dacy Lane							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
General Fund							
110-162-?????	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000
Total Project:							\$ 275,000
TOTAL GENERAL FUND							
	\$ 1,117,227	\$ 895,120	\$ 2,784,000	\$ 16,050,000	\$ 1,325,000	\$ 22,171,347	

28 Planning and Evaluation Study for Expansion of Wastewater Treatment Plant						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Utility Fund 310-825-55627	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Total Project:						\$ 65,000

29 HCPUA Water Supply CIP						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Utility Fund 310-825-55627	\$ 3,532,518	\$ 4,312,616	\$ 19,649,631	\$ -	\$ 29,879,215	\$ 57,373,980
Total Project:						\$ 57,373,980
TOTAL WATER O & M	\$ 3,597,518	\$ 4,312,616	\$ 19,649,631	\$ -	\$ 29,879,215	\$ 57,438,980

30 Water Improvements - Line Upgrades/Replacements							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund 331-841-57211	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,200,000
Total Project:							\$ 1,200,000

31 Water Improvements - Yarrington Water Line Upgrade							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund 331-841-57211	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total Project:							\$ 300,000

32 Water Improvements - Old Town Kyle							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund 331-864-57211	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Project:							\$ 150,000

33 Renovate Red/White/Blue Downtown Tower-Option 2							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund 331-820-?????	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project:							\$ -

34 Quick Connect Power Ports for Pump Stations, Well Sites and Lift Stations							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund 331-820-?????	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ 40,000
Total Project:							\$ 40,000

TOTAL WATER CIP	\$ 450,000	\$ 300,000	\$ 340,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,690,000
TOTAL WATER UTILITY	\$ 4,047,518	\$ 4,612,616	\$ 19,989,631	\$ 300,000	\$ 30,179,215	\$ 59,128,980	

35 Water Tank Rehabilitation							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Water Impact Fees	\$ 200,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,200,000	
2014 Tax Notes 190-810-57214	300,000	-	-	-	-	\$ 300,000	
Total Project:						\$ 2,500,000	

36 Paint Red/White/Blue Downtown Tower-Option 1							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Water Impact Fees	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000	
??						\$ 120,000	
Total Project:						\$ 120,000	

37 Water Improvements - Old Hwy 81 - 12" Water Line							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Water Impact Fees	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ 105,000	
??						\$ 105,000	
Total Project:						\$ 105,000	

38 Water Improvements - Pumpphouse Rd/Melinda Lane-8" Line							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Water Impact Fees	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ 120,000	
??						\$ 120,000	
Total Project:						\$ 120,000	

39 Water Improvements - Stagecoach, Scott St and Opal St - 12" Water Line							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Water Impact Fees	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ 185,000	
??						\$ 185,000	
Total Project:						\$ 185,000	

40 Countyline Inter-Connect - Including SCADA						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Water Impact Fees	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
??	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project:	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000

41 Monarch Inter-Connect - Including SCADA						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Water Impact Fees	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000
??	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project:	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000

TOTAL WATER CIP IMPACT FEE \$ 200,000 \$ 1,025,000 \$ 725,000 \$ 500,000 \$ 500,000 \$ 2,950,000

42 Wastewater Improvements - Line Upgrades/Replacements							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-874-57211	\$ -	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,000,000	
Total Project:						\$ 2,000,000	

43 Wastewater Improvements - Old Town Kyle							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-874-57211	\$ 310,000	\$ -	\$ -	\$ -	\$ -	\$ 310,000	
Total Project:						\$ 310,000	

44 Wastewater Improvements - Abandon Barton Lift Station							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-873-57216	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ 115,000	
Total Project:						\$ 115,000	

45 Retrofit Lift Stations for SCADA Operations							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-866-?????	\$ -	\$ 125,000	\$ 55,000	\$ -	\$ -	\$ 180,000	
Total Project:						\$ 180,000	

46 Acquisition of Wastewater Treatment Plant							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-866-?????	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000	
Total Project:						\$ 3,000,000	

47 Update of Wastewater Treatment Plant							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Utility Fund							
341-866-?????	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Project:							\$ 500,000

TOTAL WASTEWATER CIP \$ 310,000 \$ 4,125,000 \$ 670,000 \$ 500,000 \$ 500,000 \$ 6,105,000

48 Southside Wastewater Collection System							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-888-xxxxx	\$ 603,900	\$ 3,983,725	\$ 1,312,375	\$ -	\$ -	\$ -	\$ 5,900,000
Total Project:							\$ 5,900,000

49 Bunton Creek Interceptor Ph 3.1							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-887-xxxxx	\$ 2,200,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,865
Total Project:							\$ 2,200,865

50 Bunton Creek Interceptor Ph 3.2							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-891-xxxxx	\$ 35,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,902
Total Project:							\$ 35,902

51 Wastewater Line-Cypress/GLO							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-891-xxxxx	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Project:							\$ 500,000

52 Elliott Branch Interceptor							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-890-xxxxx	\$ 150,280	\$ 200,000	\$ 2,268,479	\$ 715,168	\$ -	\$ -	\$ 3,333,927
Total Project:							\$ 3,333,927

53 Blanton Wastewater -12" Line (W. 3rd St.)							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-890-xxxxx	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Project:							\$ 600,000

54 Center Street Village Wastewater Line Improvement Study							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-890-xxxxx	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Project:							\$ 100,000

55 Southlake Lift Station Improvement							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-890-xxxxx	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total Project:							\$ 60,000

56 Wastewater Treatment Plant Expansion (3 to 4.5 MGD)							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Wastewater Impact Fees							
342-890-xxxxx	\$ 65,000	\$ 5,395,250	\$ -	\$ -	\$ -	\$ -	\$ 5,460,250
Total Project:							\$ 5,460,250

TOTAL WASTEWATER IMPACT \$ 3,115,947 \$ 10,778,975 \$ 3,580,854 \$ 715,168 \$ - \$ 18,190,944

57 Wastewater System Model							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
2014 Tax Notes							
190-192-57230	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
Total Project:						\$ 150,000	

58 Water System Model							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
2014 Tax Notes							
190-162-57231	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
Total Project:						\$ 150,000	
TOTAL 2014 TAX NOTES							300,000
	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	

59 Bunton Creek Road							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds-Engineering							
Road Bonds-Construction	\$ 1,016,078	\$ 4,525,150	\$ -	\$ -	\$ -	\$ -	\$ 5,541,228
Total Project:							\$ 5,541,228

60 Goforth Road							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds-Engineering	\$ 364,203	\$ 514,212	\$ -	\$ -	\$ -	\$ -	\$ 878,415
Road Bonds-Construction	1,001,639	7,316,703	-	-	-	-	8,318,342
Total Project:	\$ 1,365,842	\$ 7,830,915	\$ -	\$ -	\$ -	\$ -	\$ 9,196,757

61 Lehman Road							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds-Engineering	\$ 101,133	\$ 292,638	\$ -	\$ -	\$ -	\$ -	\$ 393,771
Road Bonds-Construction	713,004	3,952,587	2,836,086	-	-	-	7,501,677
Total Project:	\$ 814,137	\$ 4,245,225	\$ 2,836,086	\$ -	\$ -	\$ -	\$ 7,895,448

62 Marketplace Avenue							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds-Engineering	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Road Bonds-Construction	691,634	4,245,339	-	-	-	-	4,936,973
Total Project:	\$ 701,634	\$ 4,245,339	\$ -	\$ -	\$ -	\$ -	\$ 4,946,973

63 North Burleson Street							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds-Engineering	\$ 340,361	\$ 431,635	\$ -	\$ -	\$ -	\$ -	\$ 771,996
Road Bonds-Construction	939,213	924,101	5,770,347	646,698	-	-	8,280,359
Total Project:	\$ 1,279,574	\$ 1,355,736	\$ 5,770,347	\$ 646,698	\$ -	\$ -	\$ 9,052,355

64 Burleson Water & Wastewater Utilities							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from U/F)	\$ 110,273	\$ 600,000	\$ 476,164	\$ -	\$ -	\$ 1,186,437	
Road Bonds-Construction						\$ 1,186,437	
Total Project:						\$ 1,186,437	

65 Burleson Service to Properties without W/WW							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from U/F)	\$ -	\$ 283,680	\$ -	\$ -	\$ -	\$ 283,680	
Road Bonds-Construction						\$ 283,680	
Total Project:						\$ 283,680	

66 Bunton IH-35 Water Upgrade, 5 Taps							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from U/F)	\$ -	\$ 9,397	\$ -	\$ -	\$ -	\$ 9,397	
Road Bonds-Engineering						\$ 92,165	
Road Bonds-Construction						\$ 92,165	
Total Project:	\$ -	\$ 101,562	\$ -	\$ -	\$ -	\$ 101,562	

67 Bunton Creek-Wastewater Brandi Circle East to Bank							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from U/F)	\$ -	\$ 9,397	\$ -	\$ -	\$ -	\$ 9,397	
Road Bonds-Engineering						\$ 182,303	
Road Bonds-Construction						\$ 182,303	
Total Project:	\$ -	\$ 191,700	\$ -	\$ -	\$ -	\$ 191,700	

68 Bunton Creek-Wastewater Dacy to Extreme							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from U/F)							
Road Bonds-Engineering	\$ -	\$ 9,397	\$ -	\$ -	\$ -	\$ 9,397	
Road Bonds-Construction	-	169,439	-	-	-	169,439	
Total Project:	\$ -	\$ 178,836	\$ -	\$ -	\$ -	\$ 178,836	

69 GoForth Extension							
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost	
Road Bonds (Transfer from G/F)							
Road Bonds-Engineering	\$ -	\$ 252,600	\$ -	\$ -	\$ -	\$ 252,600	
Road Bonds-Construction	-	176,630	5,700	-	-	182,330	
Total Project:	\$ -	\$ 429,230	\$ 5,700	\$ -	\$ -	\$ 434,930	
TOTAL Road Bonds	\$ 5,287,538	\$ 23,987,373	\$ 9,088,297	\$ 646,698	\$ -	\$ 39,009,906	

70 City-Wide Beautification Program						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Hotel Occupancy Fund						
135-xx-????	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 150,000
General Fund						
110-161-55629	50,000	-	-	-	-	50,000
Total Project:						\$ 200,000

TOTAL HOT Fund \$ - \$ 75,000 \$ 75,000 \$ - \$ - \$ 150,000

71 Train Depot Restoration						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Train Depot Fund						
412-675-xxxx	\$ 754,079	\$ -	\$ -	\$ -	\$ -	\$ 754,079
2009 Tax Notes						
185-675-xxxx	250,000	-	-	-	-	250,000
Total Project:						\$ 1,004,079

TOTAL Train Depot Fund \$ 754,079 \$ - \$ - \$ - \$ - \$ 754,079

72 FM 2770/RM 150 Sidewalk and Bicycle Improvement						
Funding Source / Accounting Code(s)	2015 & Prior	2016	2017	2018	2019	Total Cost
Transportation Fund						
127-246-57313	\$ 193,221	\$ 776,458	\$ -	\$ -	\$ -	\$ 969,679
Total Project:						\$ 969,679
TOTAL Transportation Fund						
	\$ 193,221	\$ 776,458	\$ -	\$ -	\$ -	\$ 969,679
TOTAL ALL FUNDS						
	\$ 15,925,530	\$ 46,420,542	\$ 36,912,782	\$ 18,711,866	\$ 32,504,215	\$ 150,474,935

	2015 & Prior	2016	2017	2018	2019	Total Cost
TOTAL GENERAL FUND	\$ 1,167,227	\$ 895,120	\$ 2,784,000	\$ 16,050,000	\$ 1,325,000	\$ 22,221,347
TOTAL UTILITY FUND	3,597,518	4,312,616	19,649,631	-	29,879,215	57,438,980
TOTAL WATER CIP	450,000	300,000	340,000	300,000	300,000	1,690,000
TOTAL WATER IMPACT	200,000	1,025,000	725,000	500,000	500,000	2,950,000
TOTAL WASTEWATER CIP	310,000	4,125,000	670,000	500,000	500,000	6,105,000
TOTAL WASTEWATER IMPACT	3,115,947	10,778,975	3,580,854	715,168	-	18,190,944
TOTAL 2009 TAX NOTES	250,000	-	-	-	-	250,000
TOTAL 2014 TAX NOTES	600,000	-	-	-	-	600,000
TOTAL Road Bonds	5,287,538	23,987,373	9,088,297	646,698	-	39,009,906
TOTAL Park Development	-	145,000	-	-	-	145,000
TOTAL HOT Fund	-	75,000	75,000	-	-	150,000
TOTAL Train Depot Fund	754,079	-	-	-	-	754,079
TOTAL Transportation Fund	193,221	776,458	-	-	-	969,679
TOTAL ALL FUNDS	\$ 15,925,530	\$ 46,420,542	\$ 36,912,782	\$ 18,711,866	\$ 32,504,215	\$ 150,474,935



CITY OF KYLE

Community Development Department



MEMORANDUM

To: Kyle Planning Commission

From: Howard Koontz, Community Development Director

Date: 8/11/2015

Subject: **Variance request to the Kyle landscape and screening requirements for Miscellaneous Steel Industries (MSI), 400 Bunton Creek Road, Kyle, Texas.**

ITEM DESCRIPTION

MSI is located on the western corner of the intersection of Goforth and Bunton Roads. MSI is initiating an expansion of their physical improvements at this location, which will result in a greater footprint of the main building, a new accessory building, a parking lot expansion, and the installation of an additional 1-acre outdoor storage yard. Simultaneously, the City of Kyle is arranging for municipal utility system and transportation improvements to the section of street frontage on which MSI is located.

This application, brought forward by the City of Kyle, is a request to exempt MSI from the strict terms of the city's landscape and screening requirement found in §53-990 and §53-994(1), in the areas adjacent to the city's proposed infrastructure improvements.

SITE PLAN ANALYSIS

The owners are preparing a multi-phased expansion project that consists of expanding the main structure on its eastern corner, expanding the existing southeast parking lot (along the Goforth frontage) to toward the southwest, erecting a new accessory structure off the southeast corner of the main structure, and expanding their outdoor storage capacity with a new, 1-acre storage yard southwest of the current property, also along Goforth Road.

Simultaneously, the City of Kyle is currently engineering and instituting system improvements to its water, waste water and streets along this block

of Goforth. Those improvements will partially occupy what is today MSI's property, and to that end easements have been negotiated between the owner and the city. At the project's end, the city's on-grade improvements and associated easements will encroach to within seven feet of the back of MSI's proposed improvements.

Because the MSI improvements will be installed before the city's work has begun, the work the city proposes afterwards will destroy much of the MSI screening. Additionally, once complete, the landscape screening will not be able to occupy the easements where either underground or on-grade improvements are located. For that reason, the city is asking that the applicant not be required to install the required landscape screening adjacent to the proposed public improvements, as there would be considerable spatial and financial hardship transferred of the applicant were they required to do so.

BACKGROUND

Conditions of the Zoning Ordinance

Article 5, §53-990 Placement -

"Landscaping shall be placed upon that portion of a tract or lot that is being developed. Fifty percent of the required landscaped area and required plantings shall be installed between the front property lines and the building being constructed. Undeveloped portions of a tract or lot shall not be considered landscaped, except as specifically approved by the planning and zoning commission. Landscaping placed within public rights-of-way shall not be credited to the minimum landscape requirements by this article."

Article 5, §53-994(1) -

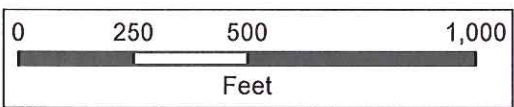
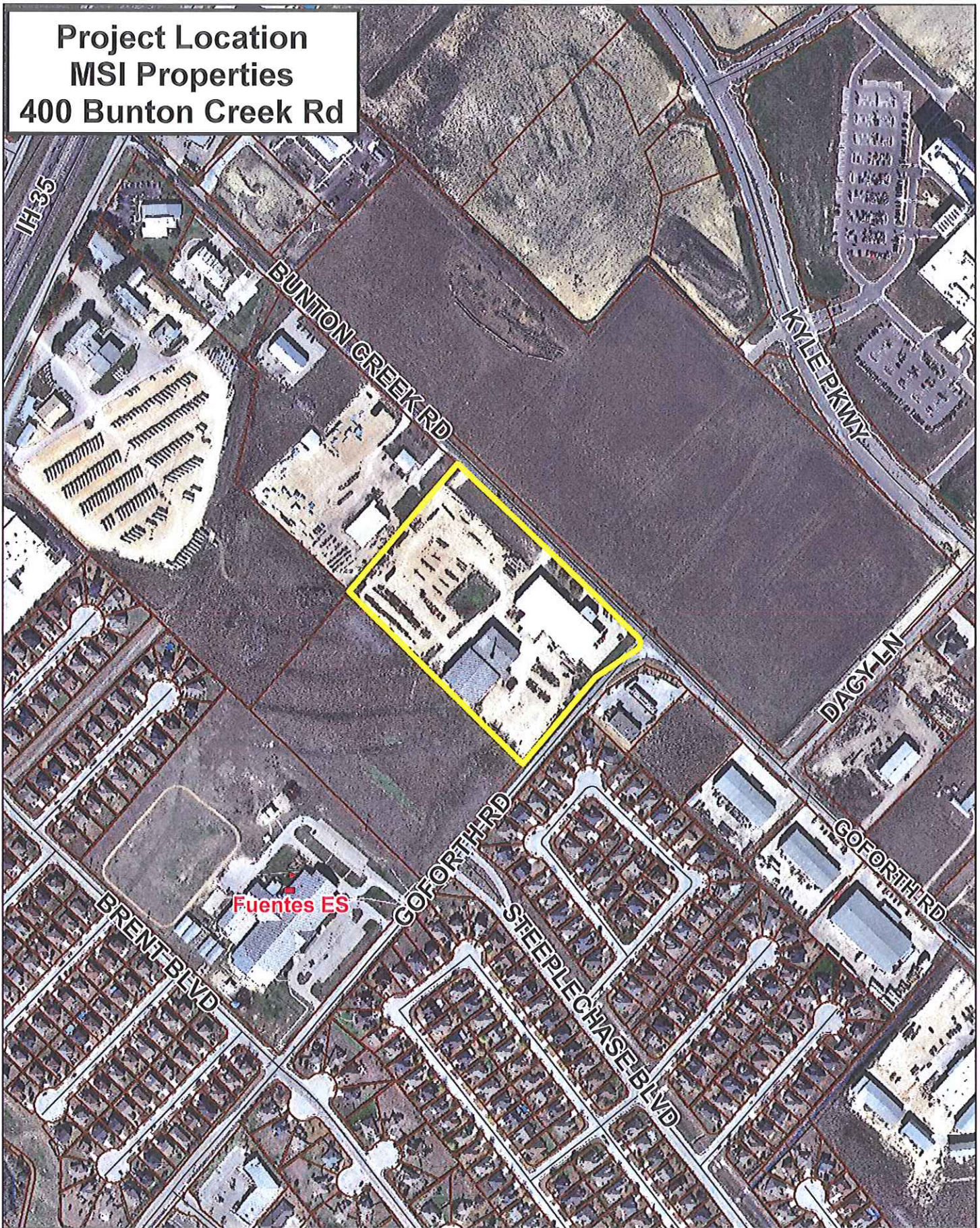
"The following requirements shall be in addition to the landscaping and planting requirements in this article:

"(1) Required to be screened. All off-street parking, loading spaces and docks, outside storage areas, satellite dishes larger than 18 inches in diameter, antennas, mechanical equipment, and the rear of structures on reverse frontage lots, must be screened from view from the street or public rights-of-way..."

ATTACHMENTS

- Location Map
- Site Plan

**Project Location
MSI Properties
400 Bunton Creek Rd**



 Property Location

 Parcel Lines

N41°42'48"E 497.32'

N41°40'25"E 545.28'

(S45°23'E 800.00' - R2)
S44°45'33"E 799.94'

(N45°23'W 800.00' - R2)
S44°45'01"E 799.63'

(N44°45'00"W 799.60' - R1)
BEARING BASIS
N44°45'00"W 799.73'

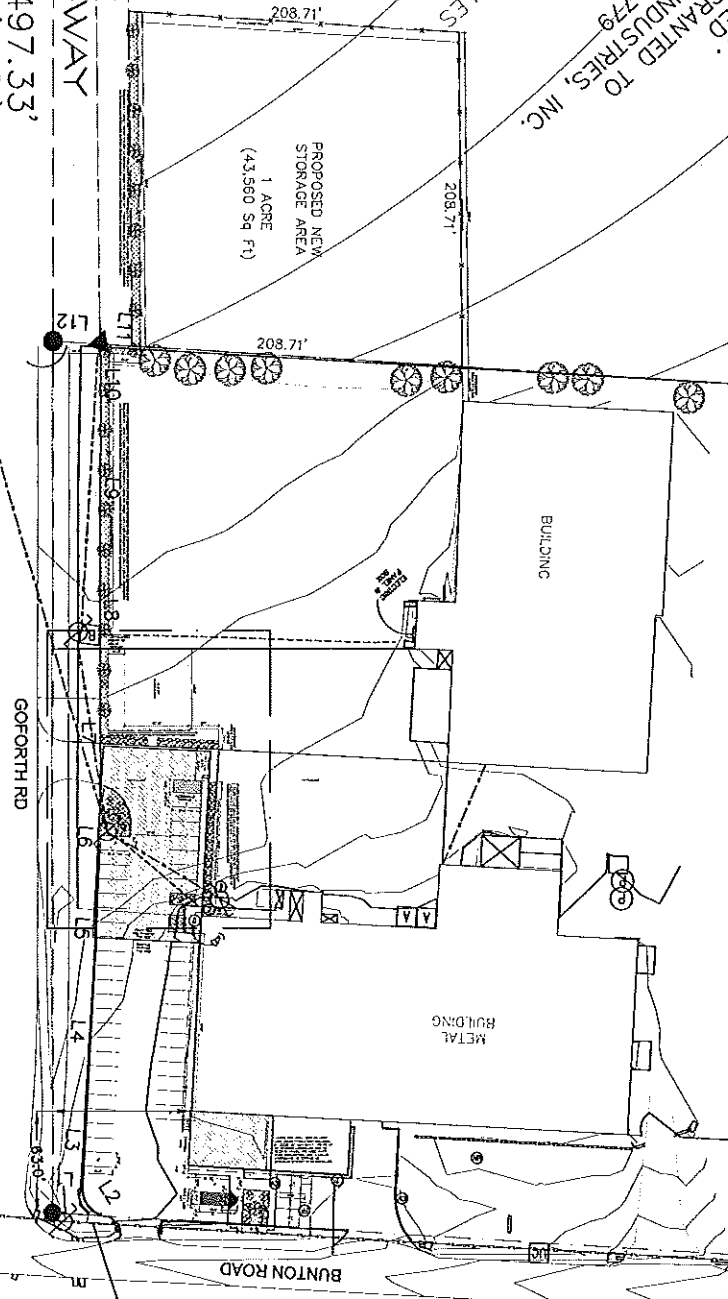
9.116 ACRES GRANTED TO
VOL. 1238, PG. 779
O.P.R.H.C.T.
CALLED
SO. FT.
596,943
TRACT 7
MISCELLANEOUS STEEL INDUSTRIES, INC.

APPROXIMATE LOCATION OF SWALES
APPROXIMATE LOCATION OF SWALES
APPROXIMATE LOCATION OF SWALES

RIGHT-OF-WAY
20' EASEMENT

S41°42'10"W 497.33'
(S41°42'14"W 497.34' - R1)

S41°42'23"W 545.38'



NOTE: 5' WIDE LANDSCAPE BELT:
XEROSCAPED WITH GRAPE VINES
ALTERNATING IN COLOR WITH 25' SPACING
DENOTES LANDSCAPE (ZERO-SCAPE)
AREA LAW ORD. NO. 438, 61(c)
11-24-2003 ARTICLE V, SEC. 53-987.
DENOTES AREA OF NEW WORK

SCALE: 1/8"=1'-0"

THORNGRAVES
ARCHITECTS PLANNERS INTERIORS
100 WEST 10TH ST. SUITE 1000 • DALLAS, TEXAS 75203 • TEL: 972.382.1000

DATE	08.23.2015
BY	ALM
PROJECT	MISCELLANEOUS STEEL INDUSTRIES
SHEET NO.	A1.0
TOTAL SHEETS	1

Miscellaneous Steel Industries
400 BUNTON CREEK ROAD
KYLE, TX 78640



A1.0

208.71'

28-6

5' WIDE LANDSCAPE BELT, ALSO SCAPED WITH GRAPE VINES AS ALTERNATING PINK & WHITE IN COLOR WITH 20' BRACING NOT REQUIRED BY CODE. LANDSCAPE BED TO RECEIVE LANDSCAPE WEED MAT OVER GROUND SOIL WITH 2' COLOR AGGREGATE AS TOPPING. NO SPRINKLER SYSTEM TO BE INSTALLED. CHANNELLED FENCE BEHIND & ADJACENT TO LANDSCAPE BELT.

18'-0" CHANNELLED FENCE

CHANNELLED FENCE TO BLDG. CORNER

5' WIDE LANDSCAPE BELT, ALSO SCAPED WITH 20' HIGH 6" X 4" WHITE AT 45° GRADE. LANDSCAPE BED TO RECEIVE LANDSCAPE WEED MAT OVER GROUND SOIL WITH 2' COLOR AGGREGATE AS TOPPING. NO SPRINKLER SYSTEM TO BE INSTALLED.

CHANNELLED FENCE TO BLDG. CORNER

5' WIDE L. LANDSCAPE WEED TOPPING

ELECTRIC PANEL BOX &

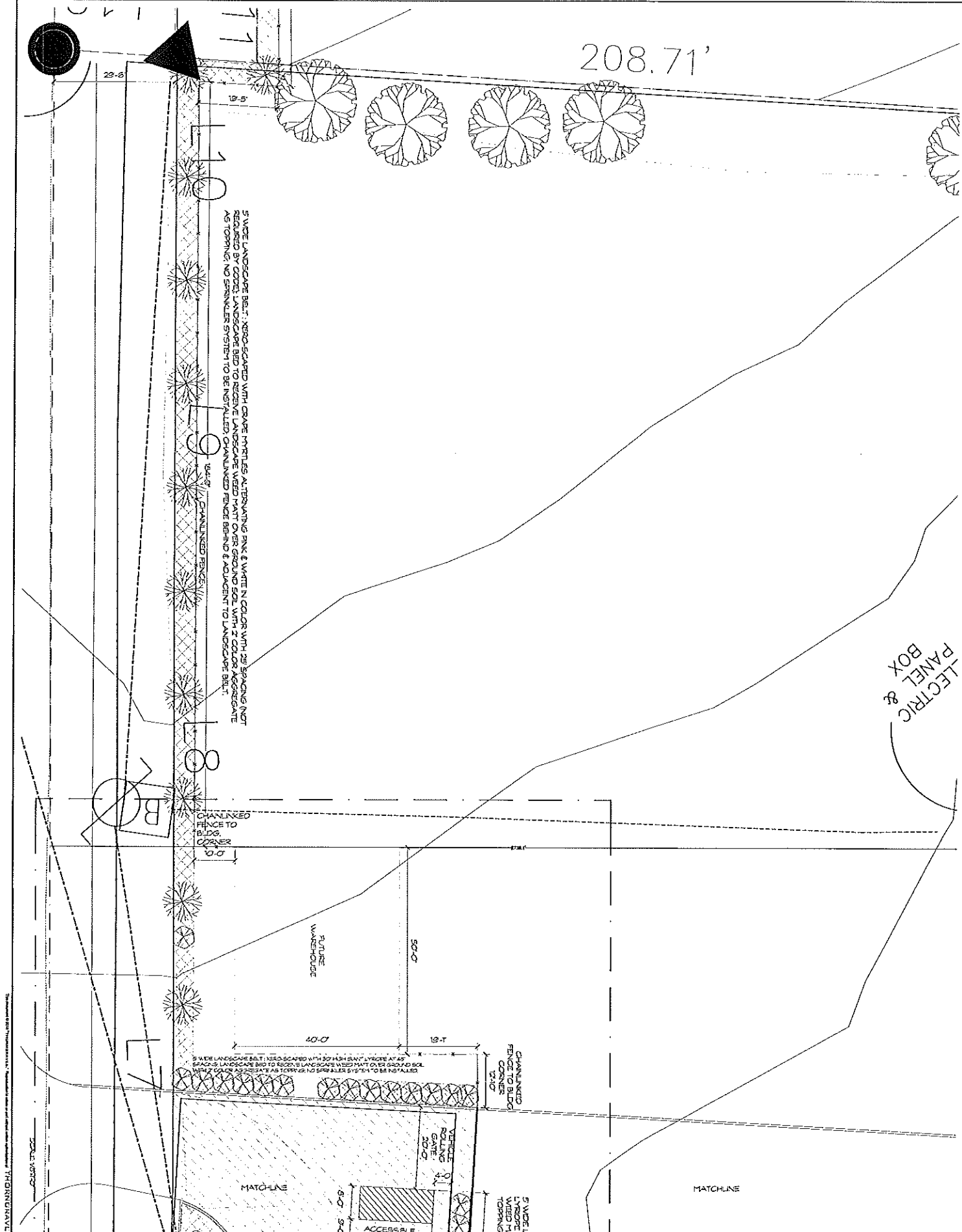
FUTURE WAREHOUSE

MATCHLINE

MATCHLINE

ACCESSIBLE

VERTICAL ROLLING GATE 20'-0"



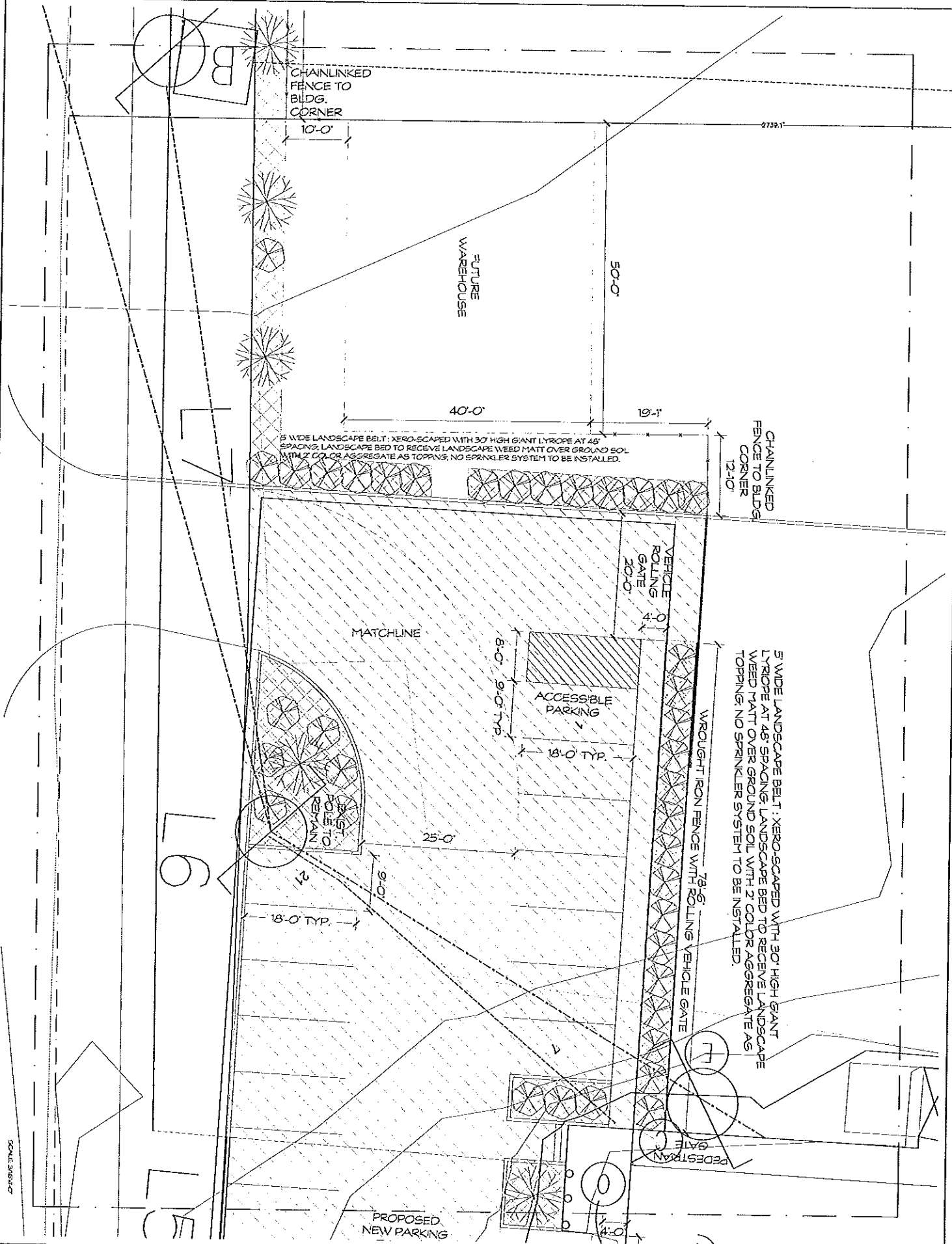
A1.2

THORNGRAVES
ARCHITECTS PLANNERS INTERIORS

Miscellaneous Steel Industries
400 BUNTON CREEK ROAD
KYLE, TX 78640

NO. 1	DATE	DESCRIPTION
1	08.23.2016	ISSUED FOR PERMIT
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PROJECT NO. 16-0001
DATE: 08.23.2016
SCALE: AS NOTED
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



SCALE 3/8"=1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/22/2016
2	ISSUED FOR CONSTRUCTION	08/22/2016
3	ISSUED FOR AS-BUILT	08/22/2016

THORNGRAVES
 ARCHITECTS PLANNERS INTERIORS
 14400 STAR FLANC 40078 TX 78258 • PHONE 817.222.9788 • FAX 817.222.9748

Miscellaneous Steel Industries
 400 BUNTON CREEK ROAD
 KYLE, TX 78640

A1.3

ARCHITECTURAL SITE PLAN (UNAWARDED)

DATE: 08/22/2016

SCALE: AS NOTED