



# CITY OF KYLE

## BOARD OF ADJUSTMENT MEETING

KYLE CITY HALL  
100 W. CENTER STREET

Notice is hereby given that the Board of Adjustment of the City of Kyle, Texas will meet at 6:30 P.M. on October 3, 2016, at Kyle City Hall, 100 W. Center Street for the purpose of discussing the following agenda.

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

Posted this 29<sup>th</sup> day of September prior to 6:30 P.M.

1. Call meeting to order
2. Roll Call
3. Citizen Comments
4. Consider a request by BioLife Plasma Services, tenant, representing SCC Kyle Partners, owner, on property located at 906 Seton Parkway for a variance to Chapter 53, Section 33 (n)(3) Maximum Parking, of the City of Kyle Code of Ordinances.


- **PUBLIC HEARING**

5. Adjournment

Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000. The permissible responses to 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 the 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 Board of Adjustment meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle Hall, 100 W. Center Street, Kyle, Texas. This notice was posted on:

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

09/29/2016  
(Date)



# CITY OF KYLE

## Community Development Department

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Variance Application Number: VR-16-002

Property Location 906 Seton Parkway

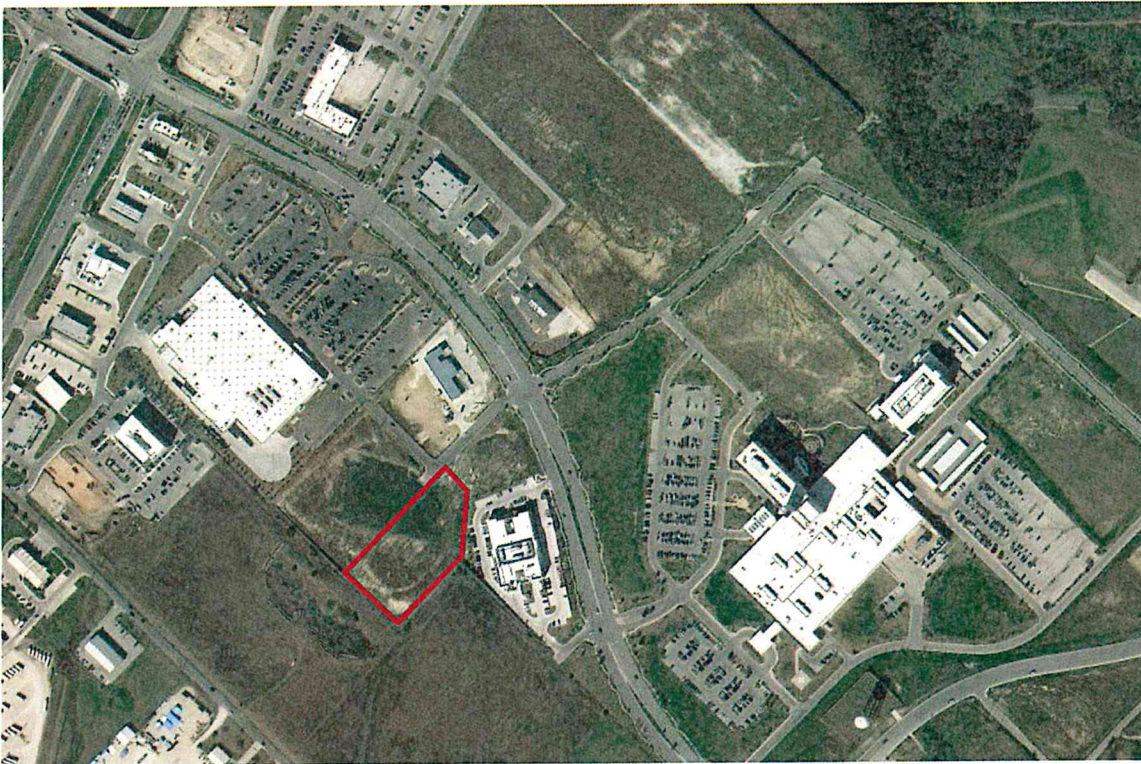
Owner Scott A Deskins, SCC Kyle Partners  
201 South Calhoun Street, Suite 125  
Fort Worth, Texas 76104

Petitioner Ben Westra, W.D.S. Construction  
111 Rowell Street  
Beaver Dam, Wisconsin 53916

Variance Request Install 156% of the maximum allowable off-street  
parking spaces for a new medical office facility

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### Vicinity Map



The site is located on the southeast side of Seton Parkway, just southwest of its intersection with Kyle Parkway (FM 1626). The property is currently zoned R/S



(Retail/Services District). The applicant's request is to construct an off-street parking lot with capacity that exceeds the city's statutory maximum by a factor of 56%.

## Site Plan Analysis

The project site totals 2.67 acres. The site is zoned R/S and has 550 feet of street frontage along Seton Parkway, and is approximately 263 feet deep at its deepest dimension. The property abuts office and retail/service development, zoned R/S, along its west, north and east property lines, and as-yet undeveloped property, zoned 'A' (Agriculture District) to its southwest, south, and southeast.

The applicant proposes to construct a new building, a high-turnover medical office facility, to be located slightly southwest of the exact center of the property. The proposed building comprises 16,686 square feet of gross floor area in a single story.

In the R/S district, there is a requirement for off-street parking. The rate at which the parcel must provide parking is 1 parking space for every 250 square feet of gross floor area. This would total a minimum off-street parking requirement of 67 spaces (technically, 66.744 spaces). Additionally, the city enforces a maximum allowable parking ratio of 150% of the required minimum number of spaces. In this case, that would be a maximum off-street parking requirement of 101 spaces (100.116 spaces). The site proposed by the applicant indicates 156 parking spaces, an excess of approximately 56%.

Finally, of note, the establishment of additional paved area for parking spaces may necessitate a variance from the Planning Commission for a reduction of required landscape area and corresponding plant material. This is because although the site comprises more than enough open space for required minimum landscape area, much of those pervious areas are occupied with pre-existing easements and underground utilities that do not lend themselves to be used as planting space.

## Relevant Text from the Zoning Ordinance

### §53-33. - General requirements and limitations

...

(n) *Parking.* Automotive vehicles or trailers not bearing current license plates and state motor vehicle inspection stickers, excluding racing cars, antique cars, and cars belonging to members of armed forces who are on active duty, shall be parked or stored in any residential area only in completely enclosed buildings. No vehicle, trailer or major recreational equipment shall be parked or stored on any lot except that it shall be enclosed in a building or parked on a driveway or a concrete, paved or stone pad installed for such a purpose and subject to the following requirements:

- (1) *Parking regulations.* Where any lot and/or structure is erected, reconstructed or converted for any of the business or commercial uses permitted in this chapter, designated on-street or off-street parking spaces shall be provided in a number not less than as provided in chart 4, set forth in this subsection.



- (2) *Handicap parking.* Nonresidential handicap parking and handicap accessible routes shall be provided and constructed in compliance with the Texas Accessibility Standards (TAS).
- (3) ***Maximum parking.*** The maximum number of parking spaces for a general retail, commercial, office or industrial use area shall not exceed 150 percent of the parking required pursuant to chart 4.
- (4) *Width of parking spaces.* Except for all required handicap parking, not less than 50 percent of all parking spaces, for any given commercial use must be a minimum of nine feet in width, and all remaining parking spaces must not be less than 8½ feet in width.
- (5) *Reduction of parking.* The total number of required motor vehicle parking spaces for a nonresidential use may be reduced by five percent for each of the activities listed in this subsection provided by the owners or operators, up to a maximum of ten percent reduction in the total number of motor vehicle spaces:
  - a. Participate in an area wide carpool/vanpool ride matching program for employees; designating at least ten percent of the employee motor vehicle parking spaces as carpool/vanpool parking and placing such spaces closer to the building than other employee parking;
  - b. Providing showers and lockers for employees who commute by bicycle;
  - c. Providing covered, secured bicycle parking racks or facilities;
  - d. Providing a transit facility that is approved by the local transit authority, and related amenities. Related amenities include, but are not limited to, a public plaza, pedestrian sitting areas, and additional landscaping.
- (6) *Development and maintenance standards for parking areas.* Every parcel of land hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:
  - a. Off-street parking areas for more than five vehicles shall be effectively screened by a sight-obscuring fence, hedge or planting, on each side which adjoins a residential use or property situated in a residential area.
  - b. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents.
  - c. Access aisles shall be of sufficient width for vehicular turning and maneuvering.
- (7) *Council determination.* Off-street and on-street parking, for all uses not within the categories listed in this subsection, shall be adequate to meet the anticipated needs and shall be determined by the city council using standards outlined for special exceptions and with a view towards providing adequate parking and carrying out the general scheme of the parking requirements herein set out.
- (8) *Special exception.* The city council may grant a special exception to allow two or more uses to share parking spaces upon a showing that the particular uses in question will require parking at different times. Any spaces the council allows to be shared count toward the number of spaces each use must provide.

Chart 4 <sup>(1)</sup>	
Use (See exhibit A for list of SIC codes)	Number of Parking Spaces <sup>(1)</sup>
CBD-1	One space for every 200 square feet of floor space.
CBD-2	If located on Center, Main or Front Streets, parking requirements will be decided on case-by-case basis. All others will provide one space for every 200 square feet of floor space.
R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, M-1, M-2 and M-3 districts	Two spaces minimum for each living unit, and one-half space for each additional bedroom above two.
W and CM districts	One space per 1,000 feet of gross floor area and one space for every 1½ employees.
SIC codes: 72111000 (hotels); 72111001 (motels)	One space per bedroom and one space for each two employees.
SIC codes: 62149300 (emergency clinic); 62311000 (convalescent and nursing home); 62221000 (rehabilitation services); 62221001 (rehabilitation clinic); 62331100 (retirement homes)	One space for each two employees, and one space for each four patient beds.
Bars, cafes, restaurants, taverns, night clubs, and similar uses. RS SIC codes 72211006—72211017 (fast-food); 72211000—72211005 (restaurants); 72221200 (cafeteria); 72241001 (bar); 72241004 (brew pub)	One space for every four seats provided for customer services provided food is served. Bars and brew pubs which do not serve food shall have one space for three persons up to the maximum capacity allowed by fire codes for establishment.
<b>RS district, E district unless SIC code stated additional requirements above.</b>	<b>One space for each 250 square feet of gross floor area.</b>



HS district (hospital, extended care facility, intermediate care facility, longterm care facility).	Two for each bed, plus one for each two employees on the largest shift at full design capacity.
HS district (ambulance service)	Two for each ambulance vehicle.
HS district (medical educational institution)	One per each facility member, plus one for each three students.
HS district (clinic or doctor's office)	One per 200 square feet of gross floor area.

Note— <sup>(1)</sup> The city council may, based on a site plan approved by council, waive all or part of these parking space requirements for buildings within the original town.

**[Bold for emphasis – Ed.]**

### **Conditions of the Zoning Ordinance**

§53-1198. - Board of adjustment.

- (a) *Established.* A board of adjustment is established in accordance with the provisions of V.T.C.A., Local Government Code ch. 211, regarding the zoning of cities and with the powers and duties as provided in said state statute.
- (b) *Organization and membership.* The board of adjustment shall consist of no more than seven citizens appointed or reappointed by the mayor and confirmed by the city council. Members of the board of adjustment shall be removable for cause by the city council, upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term of the member whose term becomes vacant. The board of adjustment shall elect its own chair, who shall serve for a period of one year or until his successor is elected.
- (c) *Meetings.* Meetings of the board of adjustment shall be held at the call of the chair and at such other times as the board of adjustment may determine.
- (d) *Hearings.* All meetings and hearings held by the board of adjustment shall be public; provided that upon the advice and consent of the city attorney the board of adjustment may go into executive session pursuant to V.T.C.A., Local Government Code ch. 551.
- (e) *Rules and regulations.* The board of adjustment shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and such minutes shall be immediately filed in the office of the board of adjustment and shall be a public record. The board of adjustment shall act by resolution in which four members must concur. The board of adjustment may adopt rules in accordance and consistent with this chapter as necessary and required. A copy of any such rules shall be furnished to any person requesting same. All rules and regulations shall operate uniformly in all cases and all resolutions and orders



shall be in accordance therewith. The city attorney may prepare guidelines and criteria regarding the legal responsibilities of the board of adjustment members and the legal limits of the discretion granted to the board of adjustment. The city attorney may present these guidelines to the board of adjustment at their first meeting every year.

(f) *Appeals.*

- (1) *Procedure.* Any person aggrieved by a decision of an administrative officer in the enforcement of V.T.C.A., Local Government Code ch. 211, this chapter, or any officer, department, board or bureau of the city affected by any such decision by an administrative officer, may appeal such decision to the board of adjustment. Such an appeal shall be made by filing with the office of the board of adjustment and the officer whose action is being appealed, a notice of appeal specifying the grounds thereof. The officer from which the appeal is taken shall forthwith transmit to the board of adjustment all of the papers constituting the record upon which the action appealed from is taken.
- (2) *Stay of proceedings.* An appeal shall stay all proceedings in furtherance of the action appealed from, unless the officer whose decision is appealed shall certify to the board of adjustment that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed other than by a restraining order granted for just cause by the board of adjustment, or by a court of record, after notice to the officer from whom the appeal is taken.
- (3) *Notice of hearing on appeal.* The board of adjustment shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and shall give public notice of the hearing and due notice to the parties in interest.
- (4) *Decision by board.* The board of adjustment shall decide appeals within a reasonable time. Any part to the appeal may appear in person or by agent or attorney at any hearing. The board of adjustment may, upon the concurring vote of four members, reverse or affirm, in whole or in part, or modify the administrative official's order, requirement or decision, and make the correct order, requirement, decision, or determination on the matter appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made, and to that end, shall have all powers of the officer or department from whom the appeal is taken.

(g) *Powers and duties of the board of adjustment.*

- (1) *Appeals based on error.* The board of adjustment shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of V.T.C.A., Local Government Code ch. 211, or this chapter.
- (2) ***Special exceptions.*** The board of adjustment shall have the power to hear and decide special exceptions to the terms of this chapter when this chapter requires the board of adjustment to do so. Such special exceptions shall be as follows:
  - a. To permit a public utility or public service use or structure in any district as necessary to house equipment, pumps, switching gear, and similar devices



only, required for the provision of the utility service or a public utility or public service building of a ground area and of a height at variance with those provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the provision of utility service and the public health, convenience, safety or general welfare.

- b. To grant a permit for the extension of a use, height or area regulation into an adjoining district for any lot platted in an approved subdivision, where the boundary line of the district divides such lot and the lot was in a single ownership on June 3, 1991.
  - c. **Authorize a variance from the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities, and where the topography or unusual shape of the lot and regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.**
- (h) *Variances.* The board of adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done, including the following:
- (1) *Yard and setback.* Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardship in the carrying out of these provisions due to an irregular shape of the lot, topography or other conditions; provided that such variance will not significantly affect any adjoining property or the general welfare.
  - (2) *Structures.* Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this chapter relating to the construction or alteration of a building or structure or the use of land will impose unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this chapter as are in harmony with its general purpose and intent, but only when the board of adjustment is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance as established by this chapter, and at the same time, the surrounding property will be properly protected; provided that the board of adjustment shall not in any event permit a use on any property that is not permitted within the zoning category for which such property is zoned.
- (i) *Changes.* The board of adjustment shall have no authority to change any provision of this chapter and its jurisdiction is limited to hardship and borderline cases which may arise from time to time.

**[Bold for emphasis – Ed.]**

## **Attachments**

1. Applicant submittal package containing original application form, authorization to act as applicant, and letter of justification.
2. Vicinity map
3. Proposed site plan, entitled 'Proposed Center for: BioLife Plasma Services, L.P.', dated September 6, 2016, revised September 29, 2016, and received by the Community Development Department on September 29, 2016.



Additional information for BOA Meeting: Biolife Plasma Services.  
Refer to BOA Application signed on September 8th, 2016

**APPLICATION & CHECKLIST – BOARD OF ADJUSTMENT**

Variance: Site Parking

(Variance Requested)

CITY OF KYLE

(Submittal Date)

**INSTRUCTIONS:**

- Fill out the following application and checklist completely prior to submission.
- Use the most current application from the City's website ([www.cityofkyle.com](http://www.cityofkyle.com)) or at city hall.
- Place a check mark on each line if you have complied with that item. Indicate with N/A if the item does not apply to your subdivision. *This checklist is only a guide.*

SEP 29 2016

PLANNING DEPARTMENT

**REQUIRED ITEMS FOR SUBMITTAL PACKAGE:**

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

- ☒ 1. Letter to Board of Adjustment signed by owner in which written appeal states all facts and circumstances making a variance or special exception necessary.
- ☒ 2. Name and address of property owners within 200 feet of property and from that a location map and key showing the notification boundaries and numbered key listing the names and mailing addresses of those to be notified.
- ☒ 3. Number of property owners to be notified: 4
- ☒ 4. Two prints of the plan.  
Site plan or plot plan of property must include north arrow, scale, dimensions, setbacks, property lines, easements, right-of-way, adjacent streets, and any other information to assist in consideration of request.
- ☒ 5. Photographs and/or drawings to support request.
- ☒ 6. Application fee: \$428.06 \* 3.62 per acre (\$437.73)
- ☒ 7. Findings Statements (see attached)
- ☐ 8. Additional support information: \_\_\_\_\_

A meeting will be scheduled for the Board of Adjustment after the application has been received and notification requirements have been met.

**Variance Application:**

**1. Ownership Information:**

Name of Property Owner SCC Kyle Partners-Scott A Deskins

(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: 201 S. Calhoun Street, Ste. 125, Fort Worth, TX 76104

Phone: 512-329-9947

Fax: 512-329-9948

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**2. Nature of Request**

The above named applicant hereby requests a variance from the following portion of the City of Kyle Ordinances:

Ordinance #: Chapter 53, Article I, Division I

Section: 53-33(n)(3) Maximum Parking

Current Zoning of Property: RS

Legal description: Lot 2 of Replat of Lot 1B of the SCC Buntan Creek Subdivision, Replat of Lot 61, Block A, according to the map or plat thereof, recorded in Volume 19, Page 211, Plat Records, Hays County, Texas.

Brief explanation of request: \_\_\_\_\_

Per code, the maximum parking is 150% of the minimum. For the proposed site, the requirement for parking on site is 1/250 sf for a total of 67 stalls and a max of 100 stalls. The proposed Biolife facility includes 72 donation units, 6 employees, and they require additional stalls for turnover. On the proposed site, 156 stalls are proposed (72 units, 60 employees, and 24 for turnover) to meet the requirement.



**3. Agent Information:**

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

Agent's Name: W.D.S. Construction, Inc.-Ben Westra  
Agent's address: 111 Rowell Street, Beaver Dam, WI 53916  
  
Agent's Phone Number: 920-356-1255  
Agent's Fax Number: 920-356-1270  
Agent's Mobile Number:   
Agent's Email Address: bwestra@wdsconstruction.net

I hereby authorize the person named above to act as my agent in processing this application before the Board of Adjustment of the City of Kyle:

Owner's Signature:   
Date:

**4. The Board of Adjustment must determine the existence of, sufficiency of and weight of evidence supporting the findings below. Therefore, you must complete each applicable Findings Statement as part of your application. Failure to do so may result in your application being rejected as incomplete:**

**(A) Reasonable Use:**

The zoning regulations applicable to the property do not allow for a reasonable use because:

The proposed facility includes 72 units, 60 employees, and adequate space for turnover. Per code, the max. parking stalls cannot exceed 100 stalls (150% of requirement). Biolife's parking requirement, without turnover, requires 132 stalls.

**(B) Hardship:**

**(1) The hardship for which the variance is requested is unique to the property in that:**

Providing code required stalls would require any additional donors to park offsite on the roadway or potentially adjacent neighbors. This would create a safety hazard for vehicles traveling in the area and additional pedestrian movements in the right of way.

**(2) The hardship is not general to the area in which the property is located because:**

The proposed facility includes 72 units, 60 employees, and adequate space for turnover. Per code, the max. parking stalls cannot exceed 100 stalls (150% of requirement). Biolife's parking requirement, without turnover, requires 132 stalls.

**(C) Area Character:**

The variance will not alter the character of the area adjacent to the property, will not impair the use adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The building and site will conform to all other city requirements and will be below the city's threshold for impervious surface (85%) and will exceed the requirement for open space (15%). The proposed site includes 72.2% impervious and 27.8% open space. Allowing additional parking on site will allow adjacent properties to not be impacted by offsite parking. Regional Stormwater accounted for 85% impervious on the site which the site is less than. There are other large scale parking lots located in the general area and this would not be unique to the area.

Note: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I hereby certify that the above information provided to the City of Kyle is true and accurate and that I am the owner of the above described property.

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
*Do Not Write Below This Line -- Staff Will Complete*

Hearing Date Before Board of Adjustment: \_\_\_\_\_

Action: \_\_\_\_\_



Additional information for BOA Meeting: Biolife Plasma Services.  
Refer to BOA Application signed on September 8th, 2016

**APPLICATION & CHECKLIST – BOARD OF ADJUSTMENT**

Variance: Site Parking

(Variance Requested)

(Submittal Date)

**INSTRUCTIONS:**

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**REQUIRED ITEMS FOR SUBMITTAL PACKAGE:**

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

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(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.)

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Agent's Phone Number: 920-356-1255  
Agent's Fax Number: 920-356-1270  
Agent's Mobile Number:   
Agent's Email Address: bwestra@wdsconstruction.net

I hereby authorize the person named above to act as my agent in processing this application before the Board of Adjustment of the City of Kyle:

Owner's Signature:   
Date:

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*Note: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.*

I hereby certify that the above information provided to the City of Kyle is true and accurate and that I am the owner of the above described property.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
*Do Not Write Below This Line -- Staff Will Complete*

Hearing Date Before Board of Adjustment: \_\_\_\_\_

Action: \_\_\_\_\_



September 6, 2016  
Rev: Sept. 29, 2016

City of Kyle, TX  
**Attn:** Debbie Guerra  
100 W. Center Street  
Kyle, TX 78640



City of Kyle Board of Adjustment,

Biolife Plasma Services is requesting a variance for the quantity of parking allowed on site to be above the maximum allowable quantity. The proposed project is located on Lot 2 of the SCC Bunton Creek Subdivision off of Seton Pkwy. The site is on the southeast side of the road, east of Goodwill, and southwest of Warm Springs Rehabilitation Hospital of Kyle. The overall property boundary is 2.67 acres and is currently undeveloped. The site is zoned RS: Retail and Services District and is located within the I-35 Overlay Corridor. The project will be a blood and plasma donation center and is permitted as Professional Services-Medical within the RS zoning. The project will include the construction of a 16,686 sf building, asphalt parking area, loading area, installation of utilities, erosion control, landscaping, and irrigation. Upon completion of the construction, the site will be comprised of 72.2% impervious area and 27.8% open space. Based on the city's ordinance, there is a maximum threshold of 85% impervious and minimum of 15% open space. The site will not exceed these thresholds. Per code, the required parking is determined based on a value of 1 stall/250 GFA with a maximum allowable of 150 percent of the requirement. With this information, the minimum quantity on site is 67 stalls and the maximum is 100 stalls. To meet Biolife Plasma Service's facility requirements, there are 156 parking spaces proposed on site. This facility will accommodate 72 beds (donation units), 60 employees, and 24 stalls for turnover. Based on the above information, the proposed site is below the maximum impervious percentage and the parking area and under the regional stormwater ponds impervious requirements. If required to meet code the site would not be able to park all employees and donors on site. The additional vehicles visiting the site would then be parking in the roadway or possibly on other surrounding properties. This would create a safety hazard due to increased vehicles and passengers traveling in the roadway. This would also create a nuisance to the surrounding properties. Biolife is requesting an approved variance to allow 156 parking stalls on site.

If you have any questions or need any additional information please contact me at any time.

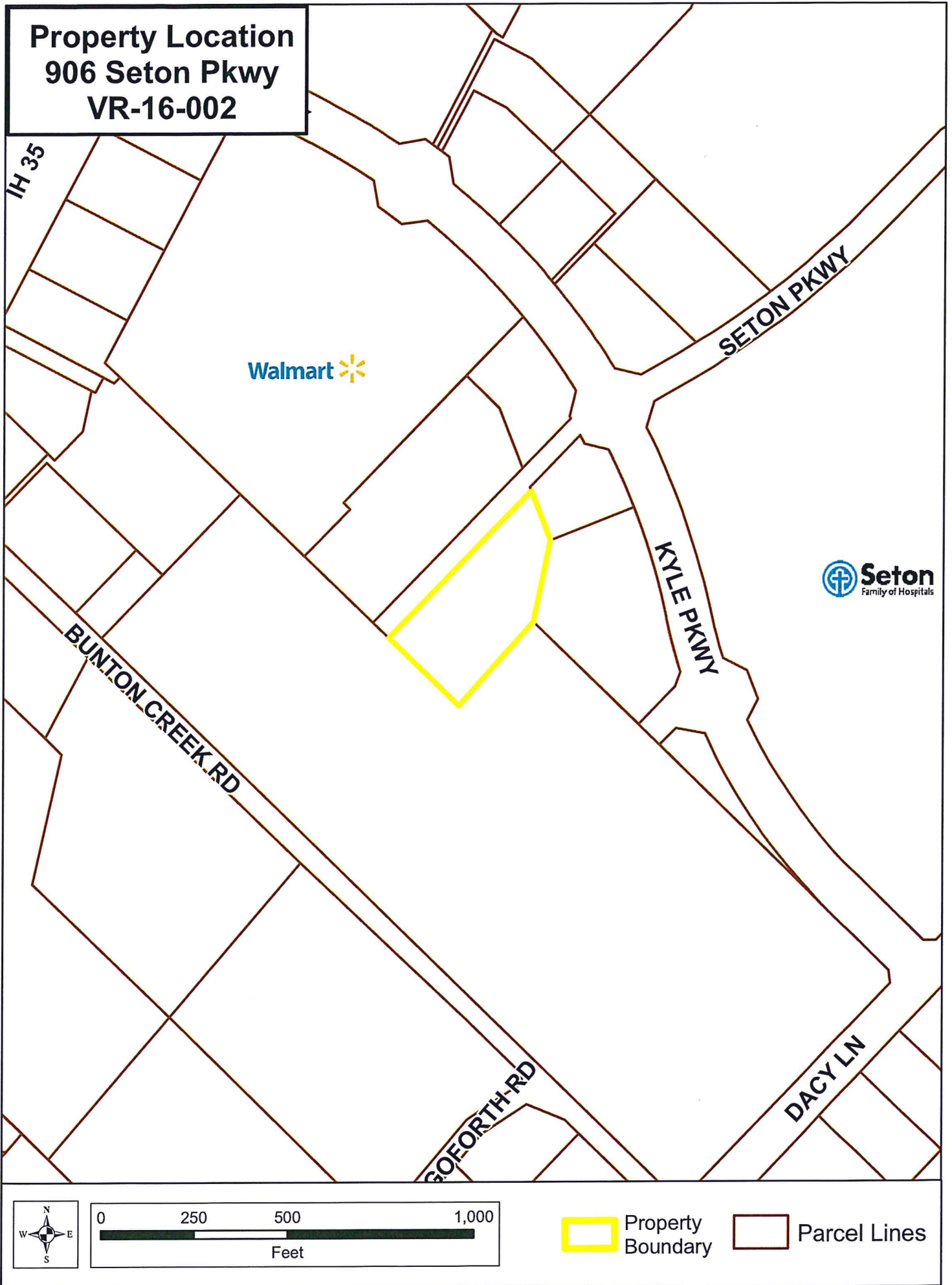
Sincerely,

**SCC Kyle Partners (Property Owner)**

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Scott A. Deskins

**Property Location**  
**906 Seton Pkwy**  
**VR-16-002**





**SITE INFORMATION:**

**LEGAL DESCRIPTION:**  
L42.2 REPLAY OF LOT 18 OF THE SCC BUNTON CREEK SUBDIVISION, REPLAY OF LOT 81, BLOCK A, according to Plat Records, Hays County, Texas.

**PROPERTY AREA:**  
AREA = 116,178 S.F. (2.67 ACRES)

**EXISTING ZONING:**  
R/S W/ 1-35 OVERLAY

**PROPOSED ZONING:**  
R/S W/ 1-35 OVERLAY

**PROPOSED USE:**  
MEDICAL CLINIC-BLOOD/PLASMA DONATION

**AREA OF SITE DISTURBANCE:**  
2.81 AC (INCL. STREET/DRIVEWAYS)

**SETBACKS:**  
BUILDING: FRONT = 25'  
REAR = 15'  
SIDE = 10'  
PAVEMENT: FRONT = 0'  
REAR = 0'  
SIDE = 0'

**PROPOSED BUILDING HEIGHT:**  
22' (MAX. HEIGHT 45')

**PARKING REQUIRED:**  
1 SPACES PER 250 S.F. (67 SPACES REQ.)

**PARKING PROVIDED:**  
170 SPACES (6 H.C. ACCESSIBLE)  
(72 BEDS, 60 EMPLOYEES, & 38 WAITING)

**HANDICAP STALLS REQUIRED:**  
6 HANDICAP STALLS PROVIDED: 6

**CLASS OF BUILDING CONSTRUCTION:**  
I-II-B

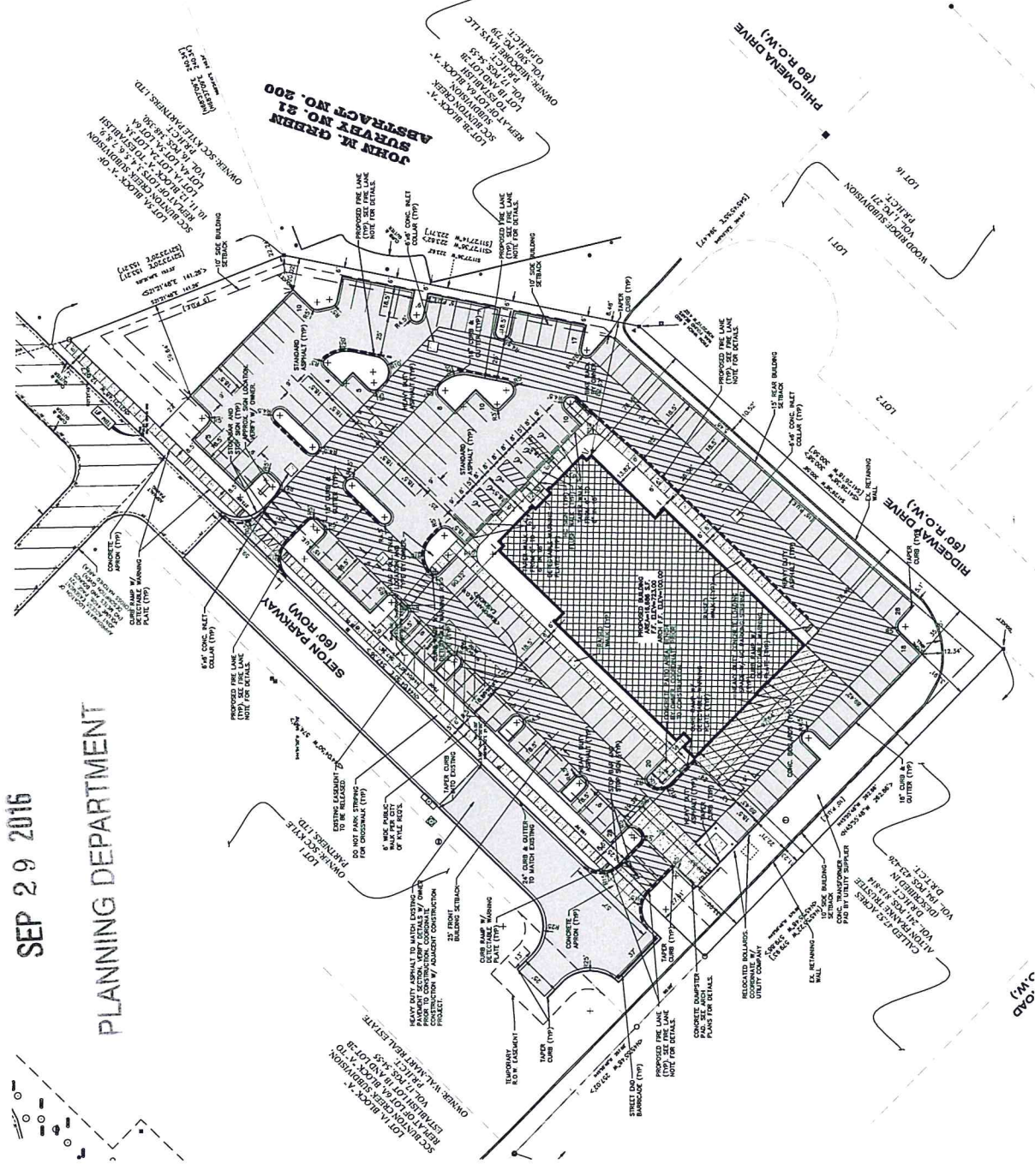
**LANDSCAPE REQUIREMENTS:**  
MIN. LANDSCAPE SURFACE (RATIO): 15%  
MAXIMUM LOT COVERAGE = BUILDING ONLY: 60%  
WATERSHED: PLUM CREEK

EXISTING SITE DATA			
AREA (AC)	AREA (SQ)	RATIO	
PROJECT SITE	116,178		
PAVEMENT (TOP & CONC.)	0.00	0.00	
LANDSCAPE (TOP & CONC.)	0.00	0.00	
LANDSCAPE / OPEN SPACE	2.87	116,178	100.00

PROPOSED SITE DATA			
AREA (AC)	AREA (SQ)	RATIO	
PROJECT SITE	116,178		
PAVEMENT (TOP & CONC.)	0.00	0.00	
LANDSCAPE (TOP & CONC.)	0.00	0.00	
LANDSCAPE / OPEN SPACE	2.87	116,178	100.00

USE LAND SURFACE OTHER SIDE OF A FIRE LANE SHALL BE PAINTED RED TO INDICATE A FIRE LANE. CONSIDERATION AND LAYOUT MARKED WITH THE AT LEAST THREE (3) INCHES IN HEIGHT AT INTERVALS THE FOLLOWING (20) FEET.

USE GUARANTEEABLE FURNISHING: A COMPANY WITHIN THE PROJECT SHALL BE A GUARANTEEABLE FURNISHING COMPANY. MATERIALS AND AN ANTI-CRACK SURFACE MATERIALS OF SUFFICIENT STRENGTH SHALL BE USED.



**C1.2**

**SHEET INFORMATION**

**NOT FOR CONSTRUCTION**

**PRELIMINARY DATE:**  
SEPTEMBER 8, 2016  
SEPTEMBER 23, 2016

**PROPOSED CENTER FOR:**  
**BIOLIFE PLASMA SERVICES, L.P.**  
LOT 2, SCC BUNTON CREEK SUBDIVISION, KYLE, TX 78640

**PROJECT INFORMATION**

**PROJECT NUMBER:**  
1008860

**WDS**  
**CONTRACTORS**

**EXCEL**  
ARCHITECTS & ENGINEERS & SURVEYORS  
100 GANGLIST DRIVE  
PO BOX 1411  
KYLE, TX 78640  
WWW.EXCELDESIGN.COM



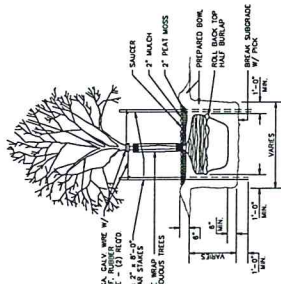
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
<b>DECIDUOUS TREES</b>				
①	Trees Ash	<i>Fraxinus americana</i>	4"	0
②	Black Dogwood	<i>Cornus americana</i>	4"	20
③	Black Dogwood	<i>Cornus americana</i>	4"	20
④	Burr Oak	<i>Quercus macrocarpa</i>	4"	3
⑤	Trees Redbud	<i>Cercis canadensis 'truncata'</i>	4"	4
<b>DECIDUOUS SHRUBS</b>				
⑥	Grass Ashoka	<i>Alnus glandulosa</i>	24"x30"	0
⑦	Knox Oak Rose	<i>Rosa x 'Nemora'</i>	24"x30"	24
<b>EVERGREEN TREES</b>				
⑧	Shrubby Compact Maple Pine	<i>Pinus mugo 'Shoreland Compact'</i>	24"	18
⑨	Shrubby Juniper	<i>Juniperus horizontalis 'Sargentii'</i>	24"x30"	31
⑩	Shrubby Juniper	<i>Juniperus horizontalis 'Sargentii'</i>	24"x30"	31
⑪	Dwarf Yucca Holly	<i>Yucca gloriosa 'Nana'</i>	24"	4
⑫	Emerald Green Japanese	<i>Thuja occidentalis 'Tamarif'</i>	24"x30"	51
<b>PERENNIALS</b>				
✱	Little Bluestem	<i>Scirpus/panicum scoparium</i>	8"x12"	30
✱	Shrub Yucca	<i>Yucca 'Fragilis'</i>	12"	24
✱	Black Mondo Grass	<i>Ophiopogon japonicus</i>	12"	32

MAINTENANCE: DOSE MUCH AS AN EXPOSURE AREA (SEE TYPE 4 SPEC)

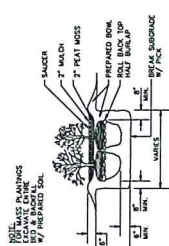
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**LANDSCAPE REQUIREMENT NOTE:**

DUO TO THE NATURE OF THE SITE AND THE EXISTING PUBLIC UTILITY EASEMENTS (PUE) ADJACENT TO THE PRIORITY LINES, TREES CANNOT BE LOCATED WITHIN THE EASEMENT PER THE CITY OF WYLE. TO SATISFY THE CITY OF WYLE'S REQUIREMENT OF 50% OF THE REQUIRED TREES BE PLACED IN THE FRONT YARD (SEEN FROM) AND ALL PARKING STALLS TO BE WITHIN 50' OF A TREE.



**TREE PLANTING DETAIL**



SHRUB PLANTING DETAIL

