

CITY OF KYLE



Planning & Zoning Commission

Regular Meeting Agenda

KYLE CITY HALL
100 W. Center Street

Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 6:30 PM on 4/26/2011, at Kyle City Hall, 100 W. Center Street for the purpose of discussing the following agenda.

Posted this the 22nd day of April prior to 6:30 PM.

I. Call Meeting To Order

- 1 Roll Call of Board
- 2 Minutes of Previous Meeting
 - Planning and Zoning Commission Meeting - March 22, 2011

 [Attachments](#)

II. Citizens Comments

III. Consider and Possible Action

- **General Review and Discussion of a proposed amendment to the Comprehensive Plan/Future Land Use Map.**
 - Second Public Hearing on the Proposed Comprehensive Plan Amendment.

 [Attachments](#)

IV. Consider and Act on:

Zoning

3. **Consider a request by Arturo and Linda Gonzales to assign original zoning of Retail Services District 'RS' to approximately 1.00 acre of land, on property located at 1601 E. FM 150. (Z-11-003 Gonzales Zoning).**

Owner: Arturo and Linda Gonzales

Agent: Bill Benavides

Staff Proposal to P&Z: Approve

- Public Hearing

 [Attachments](#)

4. **Consider a request by Danny and Amada Pavia to assign original zoning of Retail Services District 'RS' to approximately 1.00 acre of land, on property located at 1501 E. FM 150. (Z-11-004 Pavia Zoning).**

Owner: Arturo and Linda Gonzales

Agent: Bill Benavides
Staff Proposal to P&Z: Approve

- Public Hearing

 [Attachments](#)

Site Development Plan

5. Lake Kyle Park Improvement Project (SD-11-005)

Construction of new improvements including, staff offices, restrooms, pavilion, playscape, rock climbing, horseshoe and washer pits, parking lot, granite trail, picnic tables, benches and other park amenities.

Located off of Lehman Road, just north of FM 150.

Applicant: City of Kyle

Staff Proposal to P&Z: Approve the site plan.

- Public Hearing

 [Attachments](#)

6. Barton Word Building (SD-10-015)

0.067 acres; 5,012 square foot two story building

Located at 113 W. Center St.

Applicant: Barton Homestead Place Partnership

Staff Proposal to P&Z: Approve the site plan and act on the variance requests.

- Public Hearing

 [Attachments](#)

7. Creekside Commercial (SD-10-014)

1.597 acres; 6,000 square foot building

Located at the corner of Creekside Trail and FM 150.

Applicant: Asifali Karowalla

Staff Proposal to P&Z: Approve the site plan with the condition that the plat is recorded prior to issuance the site development permit.

- Public Hearing

 [Attachments](#)

8. 216 E Moore St/Valdez Development (SD-10-012)

0.35 acres; 548 square foot building

Located at the corner of E. Moore St and the IH-35 Access Road.

Applicant: Ernie and Bernice Valdez

Staff Proposal to P&Z: Approve the site plan with the condition that the plat is recorded prior to issuance of the site development permit.

- Public Hearing

 [Attachments](#)

Conditional Use Permit/Conditional Use Overlay District

9. Consider a request by Barton Homestead Place Partnership (Barton Word Building) for a Conditional Use Permit to construct a 5,012 sq ft two story building located within the Center Street Corridor District.

0.067 acres; 5,012 square foot two story building

Located at 113 W. Center St.

Applicant: Barton Homestead Place Partnership

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

 [Attachments](#)

10. Consider a request by Asifali Karowalla (Creekside Commercial) for a Conditional Use Permit to construct a 6,000 sq ft convenient store/meat market located within the FM 150 East Corridor District.

1.597 acres; 6,000 square foot building

Located at the corner of Creekside Trail and FM 150.

Applicant: Asifali Karowalla

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

 [Attachments](#)

11. Consider a request by Ernie and Bernice Valdez (216 E. Moore St) for a Conditional Use Permit to occupy a 548 sq ft building located within the Interstate Highway 35 Corridor District.

0.35 acres; 548 square foot building

Located at the corner of E. Moore St and the IH-35 Access Road.

Applicant: Ernie and Bernice Valdez

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

 [Attachments](#)

At any time during the Regular City Council Meeting, the City Council may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held

*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.



CITY OF KYLE, TEXAS

Minutes

Meeting Date: 4/26/2011
Date time: 6:30 PM

Subject/Recommendation: Planning and Zoning Commission Meeting - March 22, 2011

Other Information: Please see the attached minutes.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [March 22 Minutes](#)

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session March 22, 2011 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Samantha Bellows	Lila Knight
Commissioner Cicely Kay	Peter French
Vice-Chair John Atkins	Myra Goepp
Chairman Cale Baese	
Commissioner Jenny DiLeo	
Commissioner Michael Rubsam	
Shira Rodgers, Director of Planning	

CALL MEETING TO ORDER

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

ROLL CALL OF BOARD

Chairman Baese called for roll call. Present were: Commissioners Bellows, Kay, Atkins, Baese, DiLeo, and Rubsam. Commissioner Lloyd was absent.

MINUTES OF PREVIOUS MEETING

PLANNING AND ZONING COMMISSION MEETING – FEBRUARY 22, 2011.

Commissioner Rubsam moved to approve the minutes for February 22, 2011. Commissioner DiLeo seconded the motion. All votes aye. Motion carried.

PLANNING AND ZONING COMMISSION MEETING – MARCH 8, 2011.

Commissioner Rubsam moved to approve the minutes for March 8, 2011. Commissioner DiLeo seconded the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Baese opened the citizens comment period at 6:34 p.m. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Baese closed the citizens comment period at 6:34 p.m.

CONSIDER AND POSSIBLE ACTION

**GENERAL REVIEW AND DISCUSSION OF A PROPOSED AMENDMENT TO THE
COMPREHENSIVE PLAN/FUTURE LAND USE MAP.**

Chairman Baese opened the public hearing at 6:35 p.m. and called for comments for or against the Proposed Amendment to the Comprehensive Plan/Future Land Use Map. Lila Knight stated at the City Council and Planning and Zoning joint workshop there was discussion about eliminating CBD-1 / CBD-2 and wanted to know why the changes were not included with this proposed

amendment. Lila Knight also stated that she is in favor of mixed use in the core area. Chairman Baese closed the public hearing at 6:36p.m.

The Planning and Zoning Commission discussed the proposed amendment to the comprehensive plan/future land use map. No action was taken.

ZONING

CONSIDER AND POSSIBLE ACTION REGARDING PROPOSED PLUM CREEK PLANNED UNIT DEVELOPMENT SIGN ORDINANCE.

Peter French with Plum Creek Development gave a presentation regarding the proposed Plum Creek Planned Unit Development Sign Ordinance.

Chairman Baese opened the public hearing at 6:49 p.m. and called for comments for or against the Proposed Plum Creek Planned Unit Development Sign Ordinance. Lila Knight stated that she is in favor of the proposed Plum Creek Planned Unit Development Sign Ordinance and would like to see the City implement guidelines in the Overlay Districts. Chairman Baese closed the public hearing at 6:51 p.m.

Commissioner Rubsam moved to approve the Proposed Plum Creek Planned Unit Development Sign Ordinance. Commissioner Bellows seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY RR, HPI, LP TO REZONE APPROXIMATELY 107.247 ACRES OF LAND FROM “RS” RETAIL SERVICES DISTRICT TO “PUD” PLANNED UNIT DEVELOPMENT DISTRICT, ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF KYLE CROSSING AND IH-35. (Z-11-002 RECOVERY HP BUSINESS PARK)

Shira Rodgers, Director of Planning stated that the applicant has withdrawn the application to rezone approximately 107.247 acres of land from “RS” Retail Services District to “PUD” Planned Unit Development District on property located at the northwest corner of Kyle Crossing and IH-35. (Z-11-002 Recovery HP Business Park)

PLATS

THE HILL REPLAT OF LOTS 1 AND 2 (SFP-09-009) 9.132 ACRES; 4 LOTS LOCATED AT THE NORTHEAST CORNER OF FM 150 AND CREEKSIDE TRAIL.

Chairman Baese opened the public hearing at 7:17 p.m. and called for comments for or against The Hill Replat of Lots 1 and 2 (SFP-09-009) 9.132 acres; 4 lots located at the northeast corner of FM 150 and Creekside Trail. There were no comments. Chairman Baese closed the public hearing at 7:17 p.m.

Commissioner DiLeo moved to approve The Hill Replat of Lots 1 and 2 (SFP-09-009) 9.132 acres; 4 lots located at the northeast corner of FM 150 and Creekside Trail. Commissioner DiLeo withdraws the motion. Commission DiLeo moved to approve The Hill Replat of Lots 1 and 2 with the following conditions: Fiscal to be posted prior to plat recordation or subdivision improvements are accepted by City Council prior to plat recordation, and construction inspections fees paid prior to Council approval. Commissioner Bellows seconds the motion. All votes aye. Motion carried.

SITE DEVELOPMENT PLAN

KYLE PUBLIC LIBRARY SIDEWALK PHASE II (SD-11-003) CONSTRUCTION OF A PUBLIC SIDEWALK ALONG THE SOUTH SIDE OF CENTER STREET FROM MEYER STREET TO BURLESON STREET.

Chairman Baese opened the public hearing at 7:20 p.m. and called for comments for or against the Kyle Public Library Sidewalk Phase II (SD-11-003) construction of a public sidewalk along the south side of Center Street from Meyer Street to Burleson Street. There were no comments. Chairman Baese closed the public hearing at 7:20 p.m.

Commissioner Bellows moved to approve the Kyle Public Library Sidewalk Phase II (SD-11-003) construction of a public sidewalk along the south side of Center Street from Meyer Street to Burleson Street. Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

ADJOURN

With no further business to discuss, Commissioner Bellows moved to adjourn. Chairman Baese seconds the motion. All votes aye. Motion carried.

The Planning & Zoning Meeting adjourned at 7:27 p.m.

Amelia Sanchez, City Secretary

Cale Baese, Chairman



CITY OF KYLE, TEXAS

2nd Public Hearing Comp Plan

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

General Review and Discussion of a proposed amendment to the Comprehensive Plan/Future Land Use Map.

- Second Public Hearing on the Proposed Comprehensive Plan Amendment.

Other Information:

This is the second and final public hearing required to be held by the Planning and Zoning Commission as required by the City Charter for any amendments to the Comprehensive Plan.

Please see the attached information regarding the amendment.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Amendment](#)

**Public Notice
Notice of Public Hearing
City of Kyle Comprehensive Plan
Amendment**

NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS,
THAT:

The City Council and Planning and Zoning Commission of the City of Kyle, Texas, will hold public hearings in the City Council Chambers at 100 W. Center Street, Kyle, Texas, for the purpose of receiving testimony, comments, and written evidence from the public on the Comprehensive Plan Amendment for the City of Kyle.

To view the proposed amendments please visit the City's website at www.cityofkyle.com.

The public hearing schedule is as follows:

March 22, 2011 Planning and Zoning
Public Hearing at 6:30 PM

April 26, 2011 Planning and Zoning
Public Hearing at 6:30 PM

May 3, 2011 City Council Public
Hearing and 1st Reading

May 17, 2011 City Council 2nd
Reading

CORE AREA TRANSITION DISTRICT

CHARACTER

The Core Area Transition District currently consists primarily of commercial and light industrial uses, with some residential uses. Key defining features include Old Highway 81, North Bursleson Street, I-35 and frontage roads, and the railroad. This District is important as a transitional zone between largely residential areas and the commercial uses along I-35 and as a portion of Kyle that is visually significant to travelers along I-35. The character of the District should reflect its urban and transitional intentions. The land area of this District is relatively small, and there are many physical barriers, so land uses should be compact and aggregated, especially residential uses. Vertically mixed-use development models are well suited to this District, and development should be located close to roadways, with minimal front yards, to maximize available land and visibility from main roads. Adequate land use transitions should be provided to avoid conflict between different land uses (i.e. residential adjacent to industrial).

INTENT

With its highly visible position in the middle of the City, the Core Area Transition District should be an urban environment that serves an identifying function for the

City of Kyle. By acting as an area of functional linkage for the City, the District can connect vehicular and pedestrian movement, economic centers, and visually defining elements. The built fabric should display a transition from the small-scale grid pattern of Downtown to the large plate design of the Super Regional Node. As this District develops, it should serve to create a consistent fabric that links Downtown and the Super Regional Node, encouraging the expansion and strengthening of Kyle's core. Additionally, Plum Creek passes west to east through the middle of the Core Area Transition District, and this significant natural feature should be apparent and accessible via trails and open spaces.

JURISDICTION

The Core Area Transition District includes the land between Downtown Kyle and the Super Regional Node around the new hospital on either side of I-35. Figure 9 indicates the location of the Core Area Transition District.

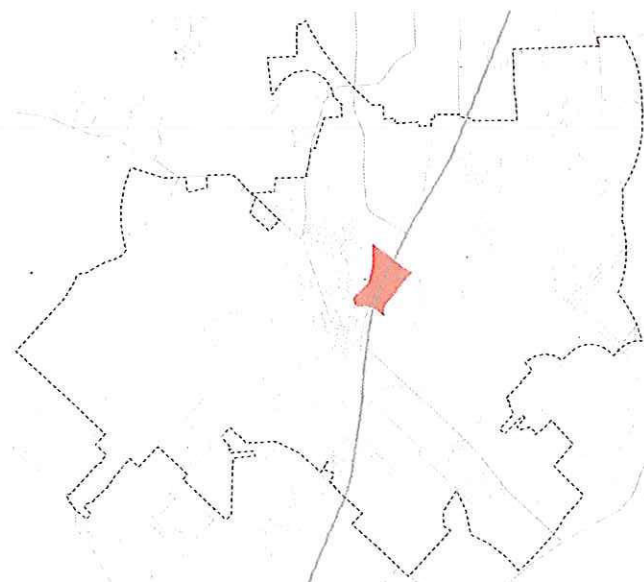


Figure 9: Core Area Transition District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Core Area Transition District.
- Not Recommended: Development plan is not appropriate for the Core Area Transition District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	15 - 25	1.2 - 3.2
Conditional	4 - 14.9; > 25	< 1.2
Not Recommended	< 4	> 3.2

APPLICATION

The following chart displays existing zoning categories and their applicability to the Core Area Transition District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Recommended
Central Business District 2	CBD-2	Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Conditional
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

land use plan

Proposed Amendment to the Core Area Transition District.

The proposed amendment would allow the Retail Services District to be a Recommended Use within the Core Area Transition District.

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN LANDUSE
RECOMMENDATIONS LIST

Farm District	Recommended: A, UE Conditional: R-1-1, R/S
Ranch District	Recommended: A, UE Conditional: R-1-1, R/S
Riparian District	Recommended: A, UE Conditional: R-1-1, R/S
Old Town District	Recommended: CBD-1, CBD-2, R-1-T Conditional: E, R-1-A, R-1-C, R-2, R-3-2, R-3-3
Core Area Transition	Recommended: CBD-1, CBD-2, R-1-T, R-1-C, R-3-2, R-3-3, RS Conditional: E, HS, R-1-A
Historic Core Area	Recommended: R-1-1, R-1-2, R-1-T Conditional: A, R-1-A, R-2, R-3-1, R/S, UE
Mid-Town District	Recommended: R-1-2, R-2 Conditional: E, R-1-1, R-1-A, R-1-T, R-3-1, R-3-2, R/S
New Settlement	Recommended: R-1-1, R-1-2 Conditional: A, E, HS, R-1-A, R-1-T, R-2, R-3-1, R-3-2, R/S, T/U, UE
New Town District	Recommended: R-1-1, R-1-2, R-1-C, R-1-T, R-2, R-3-2, R-3-3 Conditional: A, C/M, E, HS, R-1-A, R-3-1, R/S, T/U, UE, W
Employment District	Recommended: A, C/M, R-1-2, R-1-A, R-1-C, R-1-T, R-2, R-3-2, R-3-3, W Conditional: M-2, M-3, R-1-1, R-3-1, R/S, RV, T/U, UE
Sensitive/Sustainable Development	Recommended: A, UE Conditional: C/M, E, R-1-1, R-1-A, R-2, R-1-T, R/S, T/U, W
Heritage District	Recommended: A, R-1-1, R-1-2, UE Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R/S, RV, T/U, W
Local Node	Recommended: R-1-C, R-3-2, R-3-3, R/S Conditional: R-1-T, R-3-1
Regional Node	Recommended: R-1-C, R-3-2, R-3-3 Conditional: CBD-1, CBD-2, E, HS, R-3-1, R/S
Super Regional Node	Recommended: CBD-1, CBD-2, HS, R-1-C, R-3-2, R-3-3 Conditional: E

PROPOSED AMENDMENT SHOWN IN RED

ZONING CATEGORIES AND ABBREVIATIONS

- A Agricultural District
- CBD-1 Central Business District 1
- CBD-2 Central Business District 2
- CM Construction/Manufacturing
- E Entertainment
- HS Hospital Services
- M-1 Manufactured Home
- M-2 Manufactured Home Subdivision
- M-3 Manufactured Home Park
- R-1-1 Single-family Residential 1
- R-1-2 Single-family Residential 2
- R-1-A Single-family Attached
- R-1-C Residential Condominium
- R-1-T Residential Townhouse
- R-2 Residential Two-family
- R-3-1 Multi-family Residential 1
- R-3-2 Multi-family Residential 2
- R-3-3 Apartments Residential
- RS Retail/Service
- RV Recreational Vehicle Park
- TU Transportation/Utilities
- W Warehouse



CITY OF KYLE, TEXAS

Gonzales Zoning

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Consider a request by Arturo and Linda Gonzales to assign original zoning of Retail Services District 'RS' to approximately 1.00 acre of land, on property located at 1601 E. FM 150. (Z-11-003 Gonzales Zoning).

Owner: Arturo and Linda Gonzales

Agent: Bill Benavides

Staff Proposal to P&Z: Approve

- Public Hearing

Other Information:

Please see the attached support information.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Staff Report](#)

[Site Exhibit](#)

[Color Zoning Map](#)

[Future Land Use Map](#)

[Land Use Recommendations](#)

April 26, 2011	Planning and Zoning Commission
Zoning	Gonzales Zoning
Case Number: Z-11-003	

OWNER/APPLICANT: Arturo and Linda Gonzales **AGENT:** Al Benavides

LOCATION: E. FM 150, just west of New Country Rd.

COUNTY: Hays County

AREA: 1.00 acre

PROPOSED CITY COUNCIL HEARINGS: May 3, 2011 ~ 1ST Reading
May 17, 2011 ~ 2ND Reading

EXISTING ZONING: Interim "A" Agricultural

All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with *Chapt. 211, Tex. Loc. Gov't. Code*, and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

In an area temporarily classified as Agricultural District "A", no permits for the construction of a building or use of land other than uses allowed in said District under this Ordinance shall be issued by the City Building Official.

PROPOSED ZONING: "RS" Retail Services

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g. clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed.

SITE INFORMATION:

Transportation:

The site will have access off of FM 150.

This site will provide a neighborhood commercial area that will essentially service the surrounding neighborhoods, such as Waterleaf, Sunset Ridge, and the Woodlands. The site is just outside of the Local Node.

April 26, 2011	<i>Planning and Zoning Commission</i>
Zoning	Gonzales Zoning
Case Number: Z-11-003	

The RS District requires 100% of the exterior walls to consist of masonry, which includes but is not limited to: stone, brick, stone or brick veneers, or stucco.

Subdivision:

A subdivision plat will be required for this development.

Surrounding Land Use and Zoning:

North: M-3 Manufactured Home Park (Sunset Ridge Subdivision) and R-1-2 Single Family Residential (Waterleaf Subdivision).

South: RS Retail Services (Undeveloped Land)

East: R-1-2 Single Family Residential (Waterleaf Subdivision)

West: M-3 Manufactured Home Park (Sunset Ridge Subdivision)

PUBLIC INPUT:

Currently, Staff has not received any comments from the general public regarding the requested zoning change.

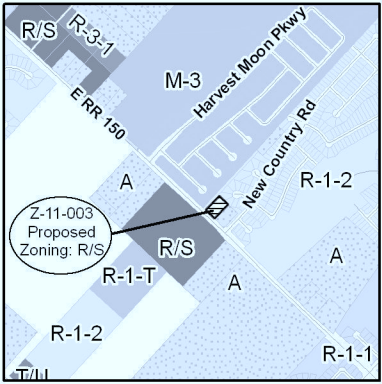
CONFORMANCE WITH COMPREHENSIVE PLAN:

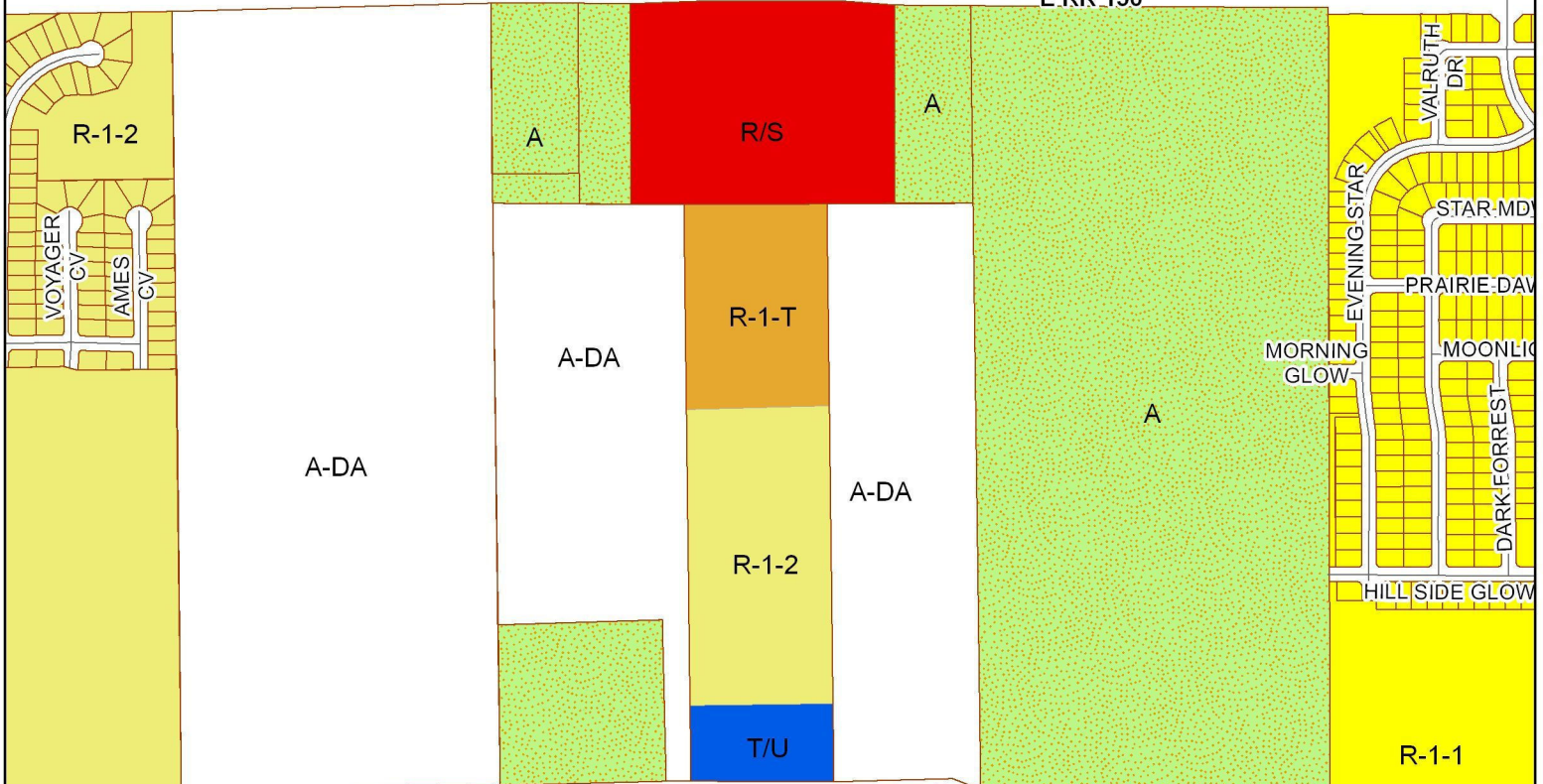
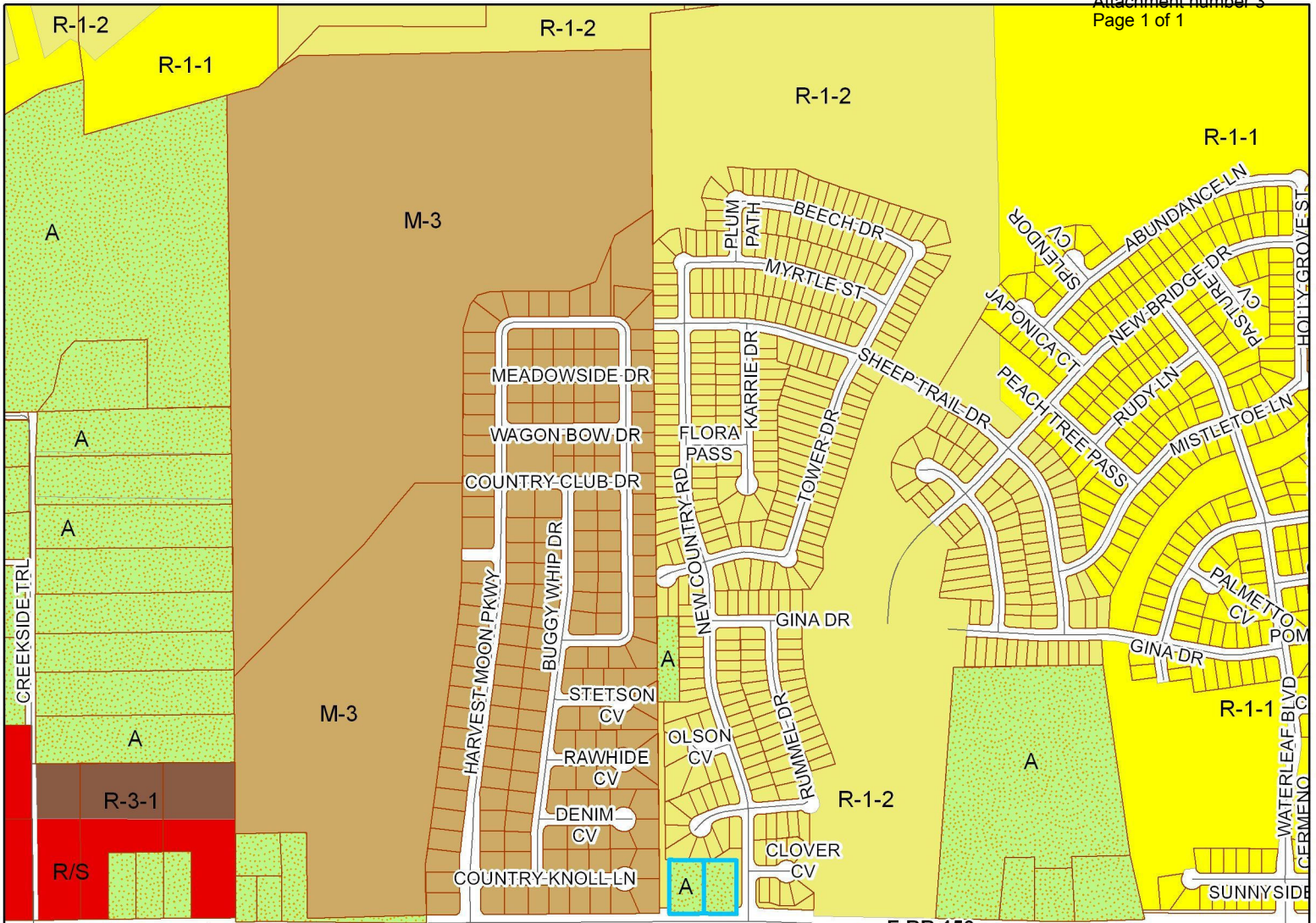
The site is designated as New Settlement District in the Comprehensive Plan. The New Settlement District allows for Retail Services District as a conditional use.

STAFF RECOMMENDATION:

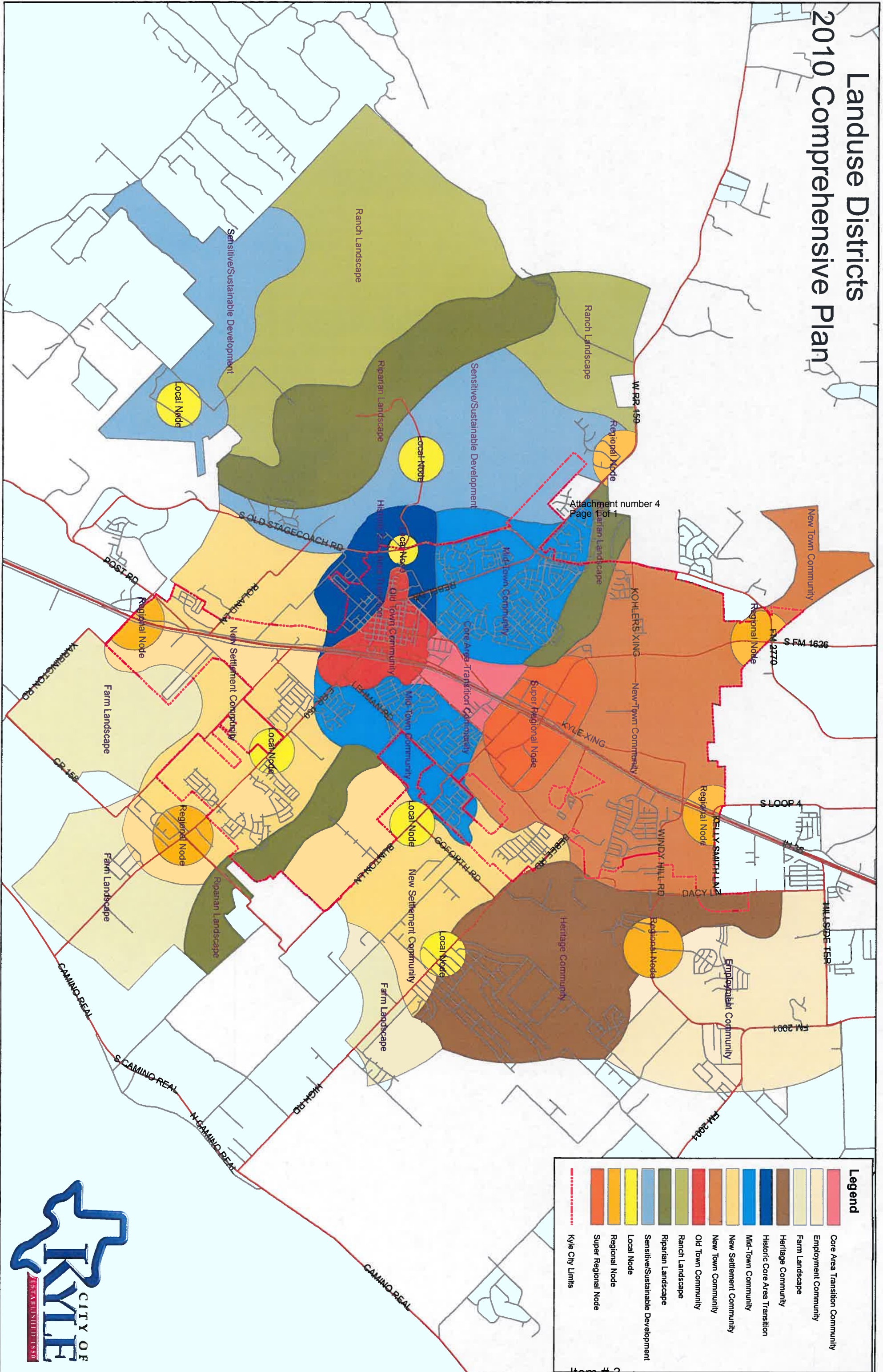
The request of the Retail Services District would help to create a neighborhood commercial center for surrounding residents and may help to slightly reduce the number of vehicle trips along FM 150 by not requiring residents to drive towards the Interstate for certain goods. Retail would also help create a more balanced tax base by promoting the development of a neighborhood retail center.

The request for this zoning reclassification is a reasonable request and is in the public interest because it promotes some of the goals adopted in the Comprehensive Plan.





Landuse Districts 2010 Comprehensive Plan



Legend

	Core Area Transition Community
	Employment Community
	Farm Landscape
	Heritage Community
	Historic Core Area Transition
	Mid-Town Community
	New Settlement Community
	New Town Community
	Old Town Community
	Ranch Landscape
	Riparian Landscape
	Sensitive/Sustainable Development
	Local Node
	Regional Node
	Super Regional Node
	Kyle City Limits



2010 Comp Plan Landuse Recommendations

Farm District	Recommended: A, UE Conditional: R-1-1, R/S
Ranch District	Recommended: A, UE Conditional: R-1-1, R/S
Riparian District	Recommended: A, UE Conditional: R-1-1, R/S
Old Town District	Recommended: CBD-1, CBD-2, R-1-T Conditional: E, R-1-A, R-1-C, R-2, R-3-2, R-3-3
Core Area Transition	Recommended: CBD-1, CBD-2, R-1-T, R-1-C, R-3-2, R-3-3 Conditional: E, HS, R-1-A
Historic Core Area	Recommended: R-1-1, R-1-2, R-1-T Conditional: A, R-1-A, R-2, R-3-1, R/S, UE
Mid-Town District	Recommended: R-1-2, R-2 Conditional: E, R-1-1, R-1-A, R-1-T, R-3-1, R-3-2, R/S
New Settlement	Recommended: R-1-1, R-1-2 Conditional: A, E, HS, R-1-A, R-1-T, R-2, R-3-1-, R-3-2, R/S, T/U, UE
New Town District	Recommended: R-1-1, R-1-2, R-1-C, R-1-T, R-2, R-3-2, R-3-3 Conditional: A, C/M, E, HS, R-1-A, R-3-1, R/S, T/U, UE, W
Employment District	Recommended: A, C/M, R-1-2, R-1-A, R-1-C, R-1-T, R-2, R-3-2, R-3-3, W Conditional: M-2, M-3, R-1-1, R-3-1, R/S, RV, T/U, UE
Sensitive/Sustainable Development	Recommended: A, UE Conditional: C/M, E, R-1-1, R-1-A, R-2, R-1-T, R/S, T/U, W
Heritage District	Recommended: A, R-1-1, R-1-2, UE Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R/S, RV, T/U, W
Local Node	Recommended: R-1-C, R-3-2, R-3-3, R/S Conditional: R-1-T, R-3-1
Regional Node	Recommended: R-1-C, R-3-2, R-3-3 Conditional: CBD-1, CBD-2, E, HS, R-3-1, R/S
Super Regional Node	Recommended: CBD-1, CBD-2, HS, R-1-C, R-3-2, R-3-3 Conditional: E



CITY OF KYLE, TEXAS

Pavia Zoning

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Consider a request by Danny and Amada Pavia to assign original zoning of Retail Services District 'RS' to approximately 1.00 acre of land, on property located at 1501 E. FM 150. (Z-11-004 Pavia Zoning).

Owner: Arturo and Linda Gonzales

Agent: Bill Benavides

Staff Proposal to P&Z: Approve

- Public Hearing

Other Information:

Please see the attached support information.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Staff Report](#)

[Site Exhibit](#)

[Color Zoning Map](#)

[Future Land Use Map](#)

[Land Use Recommendations](#)

April 26, 2011	Planning and Zoning Commission
Zoning	Pavia Zoning
Case Number: Z-11-004	

OWNER/APPLICANT: Danny and Amada Pavia

AGENT: Al Benavides

LOCATION: E. FM 150, just west of New Country Rd.

COUNTY: Hays County

AREA: 1.00 acre

PROPOSED CITY COUNCIL HEARINGS: May 3, 2011 ~ 1ST Reading
May 17, 2011 ~ 2ND Reading

EXISTING ZONING: Interim "A" Agricultural

All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with *Chapt. 211, Tex. Loc. Gov't. Code*, and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

In an area temporarily classified as Agricultural District "A", no permits for the construction of a building or use of land other than uses allowed in said District under this Ordinance shall be issued by the City Building Official.

PROPOSED ZONING: "RS" Retail Services

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g. clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed.

SITE INFORMATION:

Transportation:

The site will have access off of FM 150.

This site will provide a neighborhood commercial area that will essentially service the surrounding neighborhoods, such as Waterleaf, Sunset Ridge, and the Woodlands. The site is just outside of the Local Node.

April 26, 2011	<i>Planning and Zoning Commission</i>
Zoning	Pavia Zoning
Case Number: Z-11-004	

The RS District requires 100% of the exterior walls to consist of masonry, which includes but is not limited to: stone, brick, stone or brick veneers, or stucco.

Subdivision:

A subdivision plat will be required for this development.

Surrounding Land Use and Zoning:

North: M-3 Manufactured Home Park (Sunset Ridge Subdivision) and R-1-2 Single Family Residential (Waterleaf Subdivision).

South: RS Retail Services (Undeveloped Land)

East: R-1-2 Single Family Residential (Waterleaf Subdivision)

West: M-3 Manufactured Home Park (Sunset Ridge Subdivision)

PUBLIC INPUT:

Currently, Staff has not received any comments from the general public regarding the requested zoning change.

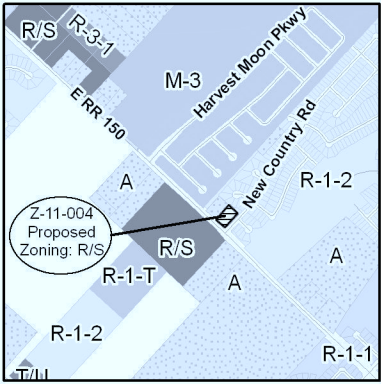
CONFORMANCE WITH COMPREHENSIVE PLAN:

The site is designated as New Settlement District in the Comprehensive Plan. The New Settlement District allows for Retail Services District as a conditional use.

STAFF RECOMMENDATION:

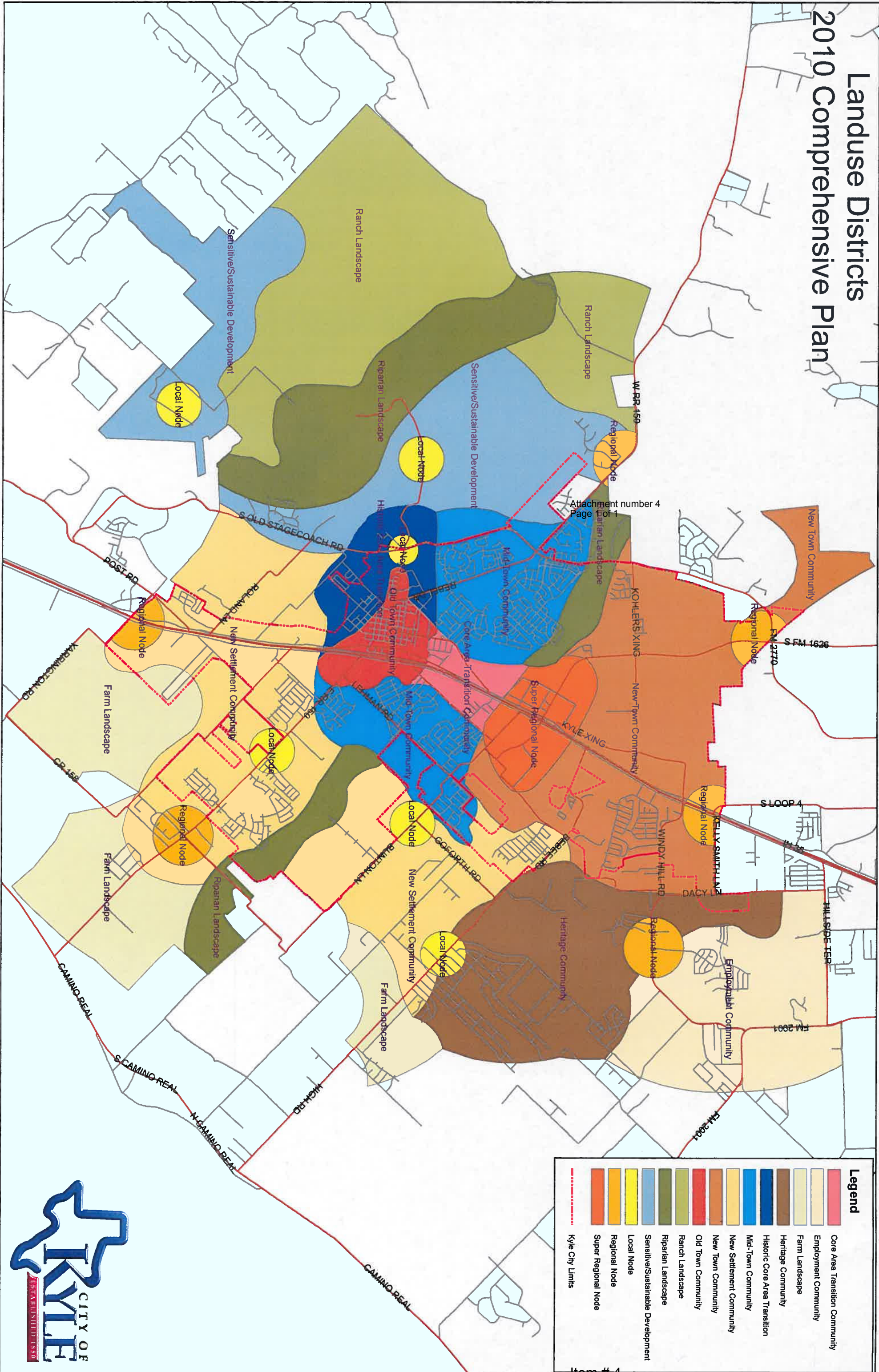
The request of the Retail Services District would help to create a neighborhood commercial center for surrounding residents and may help to slightly reduce the number of vehicle trips along FM 150 by not requiring residents to drive towards the Interstate for certain goods. Retail would also help create a more balanced tax base by promoting the development of a neighborhood retail center.

The request for this zoning reclassification is a reasonable request and is in the public interest because it promotes some of the goals adopted in the Comprehensive Plan.



Landuse Districts 2010 Comprehensive Plan

Attachment number 4
Page 1 of 1



Legend	
[Pink Box]	Core Area Transition Community
[Light Yellow Box]	Employment Community
[Light Green Box]	Farm Landscape
[Light Blue Box]	Heritage Community
[Light Purple Box]	Historic Core Area Transition
[Light Orange Box]	Mid-Town Community
[Light Red Box]	New Settlement Community
[Light Blue Box]	New Town Community
[Light Green Box]	Ranch Landscape
[Light Yellow Box]	Riparian Landscape
[Light Blue Box]	Sensitive/Sustainable Development
[Light Green Box]	Local Node
[Light Yellow Box]	Regional Node
[Light Orange Box]	Super Regional Node
[Red Dashed Line]	Kyle City Limits



2010 Comp Plan Landuse Recommendations

Farm District	Recommended: A, UE Conditional: R-1-1, R/S
Ranch District	Recommended: A, UE Conditional: R-1-1, R/S
Riparian District	Recommended: A, UE Conditional: R-1-1, R/S
Old Town District	Recommended: CBD-1, CBD-2, R-1-T Conditional: E, R-1-A, R-1-C, R-2, R-3-2, R-3-3
Core Area Transition	Recommended: CBD-1, CBD-2, R-1-T, R-1-C, R-3-2, R-3-3 Conditional: E, HS, R-1-A
Historic Core Area	Recommended: R-1-1, R-1-2, R-1-T Conditional: A, R-1-A, R-2, R-3-1, R/S, UE
Mid-Town District	Recommended: R-1-2, R-2 Conditional: E, R-1-1, R-1-A, R-1-T, R-3-1, R-3-2, R/S
New Settlement	Recommended: R-1-1, R-1-2 Conditional: A, E, HS, R-1-A, R-1-T, R-2, R-3-1-, R-3-2, R/S, T/U, UE
New Town District	Recommended: R-1-1, R-1-2, R-1-C, R-1-T, R-2, R-3-2, R-3-3 Conditional: A, C/M, E, HS, R-1-A, R-3-1, R/S, T/U, UE, W
Employment District	Recommended: A, C/M, R-1-2, R-1-A, R-1-C, R-1-T, R-2, R-3-2, R-3-3, W Conditional: M-2, M-3, R-1-1, R-3-1, R/S, RV, T/U, UE
Sensitive/Sustainable Development	Recommended: A, UE Conditional: C/M, E, R-1-1, R-1-A, R-2, R-1-T, R/S, T/U, W
Heritage District	Recommended: A, R-1-1, R-1-2, UE Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R/S, RV, T/U, W
Local Node	Recommended: R-1-C, R-3-2, R-3-3, R/S Conditional: R-1-T, R-3-1
Regional Node	Recommended: R-1-C, R-3-2, R-3-3 Conditional: CBD-1, CBD-2, E, HS, R-3-1, R/S
Super Regional Node	Recommended: CBD-1, CBD-2, HS, R-1-C, R-3-2, R-3-3 Conditional: E



CITY OF KYLE, TEXAS

Lake Kyle Park

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Lake Kyle Park Improvement Project (SD-11-005)

Construction of new improvements including, staff offices, restrooms, pavilion, playscape, rock climbing, horseshoe and washer pits, parking lot, granite trail, picnic tables, benches and other park amenities.

Located off of Lehman Road, just north of FM 150.

Applicant: City of Kyle

Staff Proposal to P&Z: Approve the site plan.

- Public Hearing

Other Information:

Please see the attached site plan.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



CITY OF KYLE, TEXAS

Barton Word Building

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Barton Word Building (SD-10-015)

0.067 acres; 5,012 square foot two story building

Located at 113 W. Center St.

Applicant: Barton Homestead Place Partnership

Staff Proposal to P&Z: Approve the site plan and act on the variance requests.

- Public Hearing

Other Information:

Please see the attached site plan.

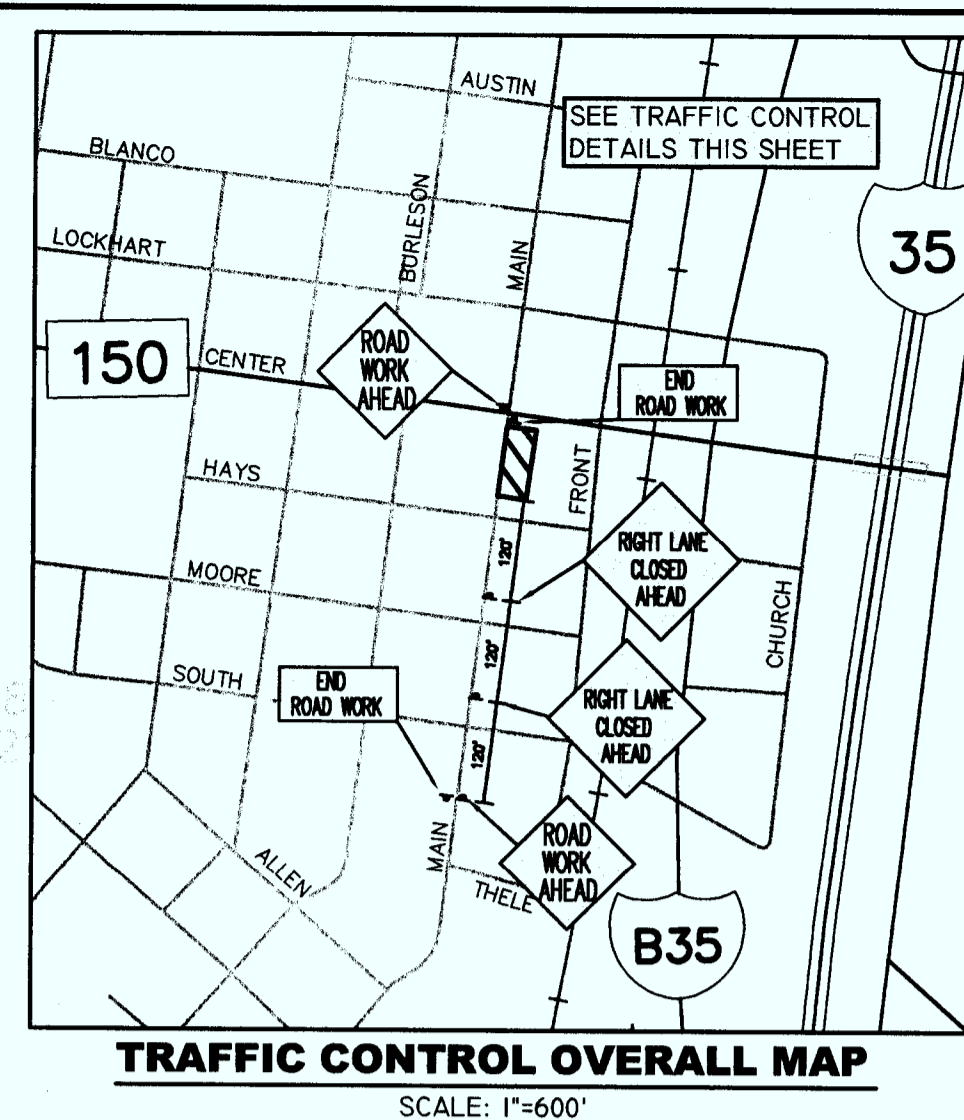
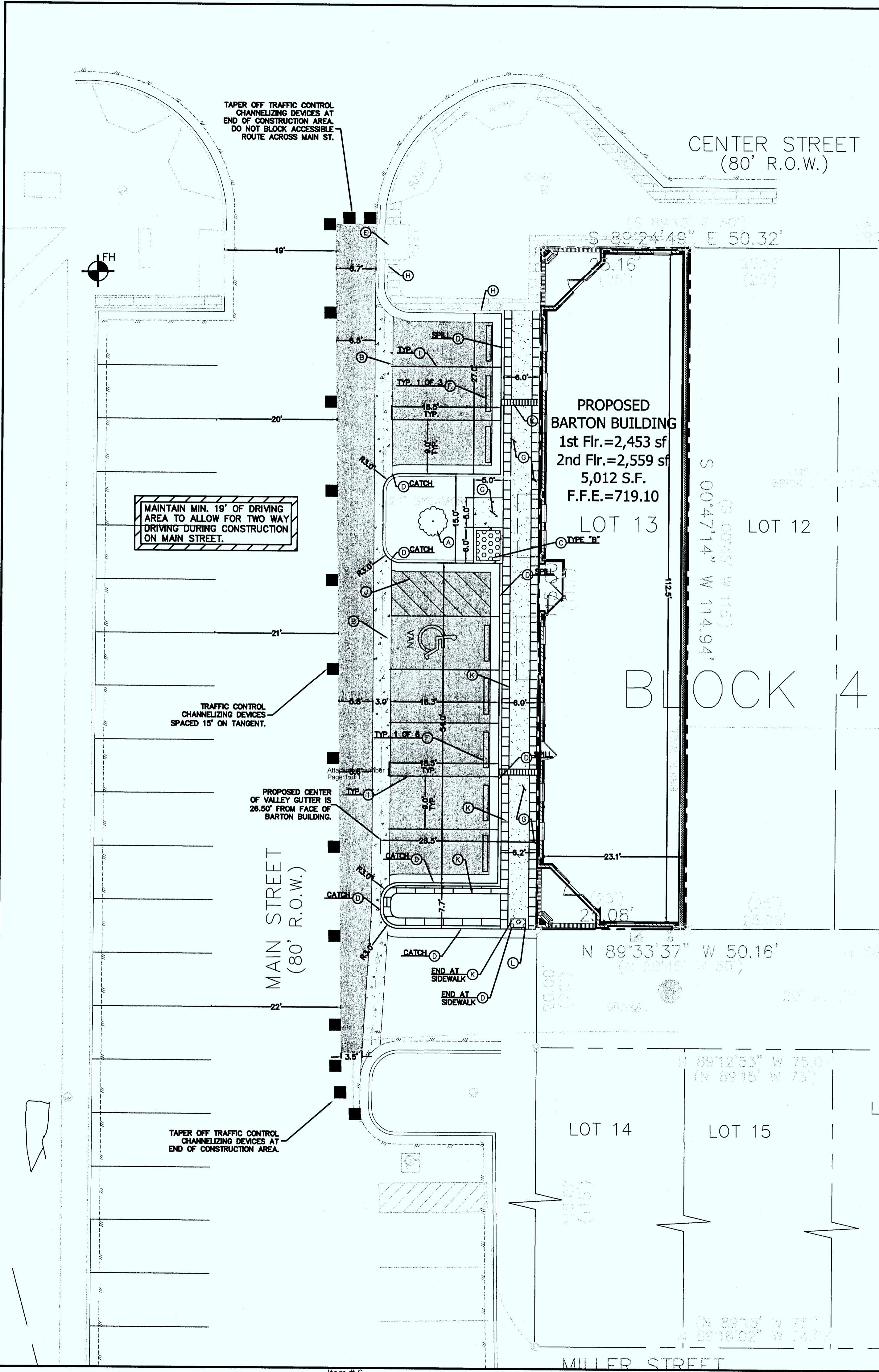
Budget Information:

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Attachments / click to download

 [Site Plan](#)

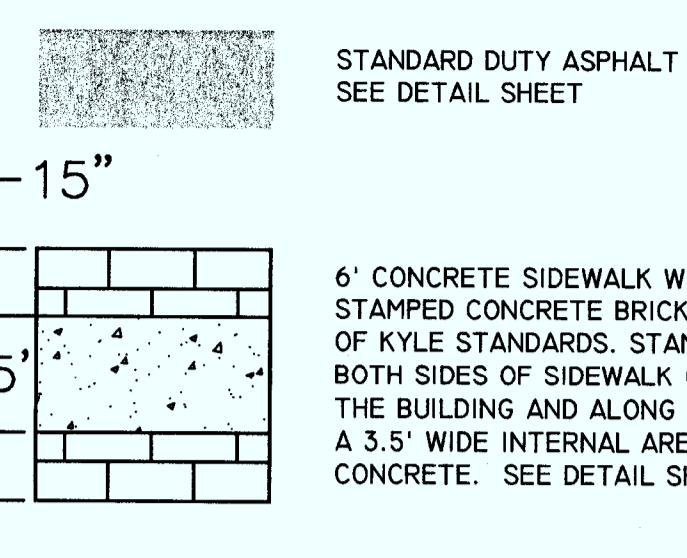
 [Variance Request Letter](#)



SITE LEGEND

- (A) EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT AND PRESERVE THE TREE. SEED PROPOSED ISLAND WITH DROUGHT TOLERANT GRASS OR CITY APPROVED EQUAL.
- (B) 4' WIDE CONCRETE V-SWALE SEE GRADING PLAN AND DETAIL SHEET
- (C) HANDICAP ACCESSIBLE RAMP SEE DETAIL SHEET
- (D) 18" CURB AND GUTTER SEE DETAIL SHEET
- (E) EXISTING INLET TO REMAIN
- (F) PARKING LOT BUMPER CURB SEE DETAIL SHEET
- (G) 6" CONCRETE SIDEWALK SEE DETAIL SHEET
- (H) EXISTING CURB AND GUTTER TO REMAIN
- (I) SINGLE WHITE SOLID LINE - 4" WIDE EACH
- (J) DIAGONAL STRIPING - 4" WIDE X 24" O.C. SEE DETAIL SHEET
- (K) 2' WIDE CONCRETE BRICK STRIP PER CITY OF KYLE STANDARDS
- (L) 2' WIDE DETECTABLE PAVERS AT END OF SIDEWALK AT ALLEY SEE ACCESSIBLE RAMP DETAIL FOR PAVEMENT INFORMATION.

LEGEND



PROPOSED SITE ANALYSIS TABLE

TOTAL SITE AREA	0.0663 ACRES
THE BARTON BUILDING-2 STORIES	5,012 S.F.
FIRST FLOOR	2,453 S.F.
SECOND FLOOR	2,559 S.F.
PARKING PROVIDED	8 SPACES
PARKING REQUIRED @ 1/200	25 SPACES
ACCESSIBLE PARKING PROVIDED	1 SPACE
FAR	1.73
IMPERVIOUS COVER	100%

THE BARTON BUILDING
SITE DEVELOPMENT PLANS

SITE PLAN
MAIN STREET & CENTER STREET
KYLE, TEXAS

Scale: AS SHOWN
 Designed: D&A
 Drawn: D&A
 Reviewed: D&A
 Date: 07/06/10

SHEET
5
 OF 10

Project No:
 101-002

FIRM REGISTRATION #3937
D&A Doucet & Associates, Inc.
 7401 B Hwy. 71 West, Suite 160
 Austin, TX 78735
 Phone: (512) 583-2600 Fax: (512) 583-2601
 WWW.DOUCETANDASSOCIATES.COM

Letter of Variance Request Revised

April 21, 2011

Shira Rodgers, Director
Planning Department
City of Kyle
100 W. Center St.
Kyle, Texas 78640

RE: Barton-Word Building (SD-10-015)

Ms. Rodgers,


This letter is to formally request several variances and/or findings as part of our submission for the Barton-Word Building:

1. A variance to maximum building coverage ratio of 60 percent, and, if necessary, from landscape requirements since we propose 100 percent lot coverage. The reasons for this request are addressed in our response to City Comments letter. For convenience, I have reprinted a part of them here: We are requesting the City Council waive the maximum building coverage ratio of 60%. We believe the 60% coverage stipulated in the code is incompatible with the fundamental intent of CBD-2 zoning and in conflict with the Center Street Overlay; it is certainly inconsistent with established commercial enterprises in the CBD-2 and would make this project wholly unfeasible. In fact, we believe a 60% limit on the historic narrow-lot fronts downtown would make this site (and similar historic lots) untenable not just for our project but for any commercial land use consistent with what we understand to be the City's goal of revitalizing the CBD-2. The very idea of the CBD zoning – particularly CBD 2 – is to allow and even stimulate the intensive business and commercial use of land in the historic City center (see Engineering Comment No. 1, above). Indeed, the code contemplates zero-line setbacks. But because of the narrow nature of the lots in the City's commercial core (25-foot width in our case), trying to meet 60% coverage and a 1.8 FAR will render the lots unviable for commercial development and will lead inevitably to the kind of downtown under-utilization and abandonment so common in many cities, a state of affairs the CBD-2 is intended to prevent. In addition, trying to meet 60% coverage and 1.8 FAR would bring the project into conflict with other parts of the code, expressly CBD-2 provisions and implied standards in the Center Street Overlay noted above that contemplate zero setbacks, uniform lot-line frontages, and design form and building mass in keeping with established use. The building that previously existed on this site – the history that the Center Street Overlay requires us to consider – covered approximately 100 percent of the lot with a 2.0 FAR. The fact that there has been no ground-up new construction in the CBD-2 in many years – perhaps since it

was created – except for the new City Hall, is one sure sign of the limitations and conflicts in the current ordinance. Even the City Hall, built by government rather than for-profit interests, did not follow the 60% coverage limitation and 1.8 FAR, at least not on the original site. We suggest that over the long term the City should consider revising the zoning ordinance and Center Street Overlay so that its design specifications better match the City’s intent, the historic character of the CBD-2 and current best practices in urban planning. In the meantime, we respectfully request a variance. This variance would simply allow us to comply with the corner lot setbacks expressed in Chart 1 of the City’s zoning ordinance.

2. We are also asking for City Council approval to use public on-street parking to qualify the project under parking requirements. This option is provided in the code. Again, we addressed the reasons in our Comment Response letter but for convenience I have reprinted our reasons here: Because of the lot limitations enumerated in Comments 2 and 3 above, it would be virtually impossible to incorporate parking into the property itself for this project. Again, the nature of the CBD-2 district is one that seems to presuppose street parking. This project is well-situated to take advantage of public parking along Main Street, both the east side (fronting the proposed building on Main) and across the street, on the west side of Main, fronting the Old City Hall park. Additional public parking is available fronting the building on Center Street. Recognizing street parking as integral to the site would be in keeping with the historic use of the building on our lot before it was demolished. It would also be in keeping with most surrounding commercial uses. We recognize that by its nature public parking may at times be in short supply based on other activity in the City. We are willing to live with that. We respectfully request approval from the City acknowledging that the project will rely on parking in public right-of-ways downtown, including along Main Street. The code allows Council to make this determination.

Thank you again for your help and cooperation throughout this process and for your efforts on behalf of the City of Kyle.

Sincerely,

Cyndy Slovak-Barton
Registered Agent
Barton Homestead Place Partners, Ltd.



CITY OF KYLE, TEXAS

Creekside Commercial

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Creekside Commercial (SD-10-014)

1.597 acres; 6,000 square foot building

Located at the corner of Creekside Trail and FM 150.

Applicant: Asifali Karowalla

Staff Proposal to P&Z: Approve the site plan with the condition that the plat is recorded prior to issuance the site development permit.

- Public Hearing

Other Information:

Please see the attached site plan and landscape plan.

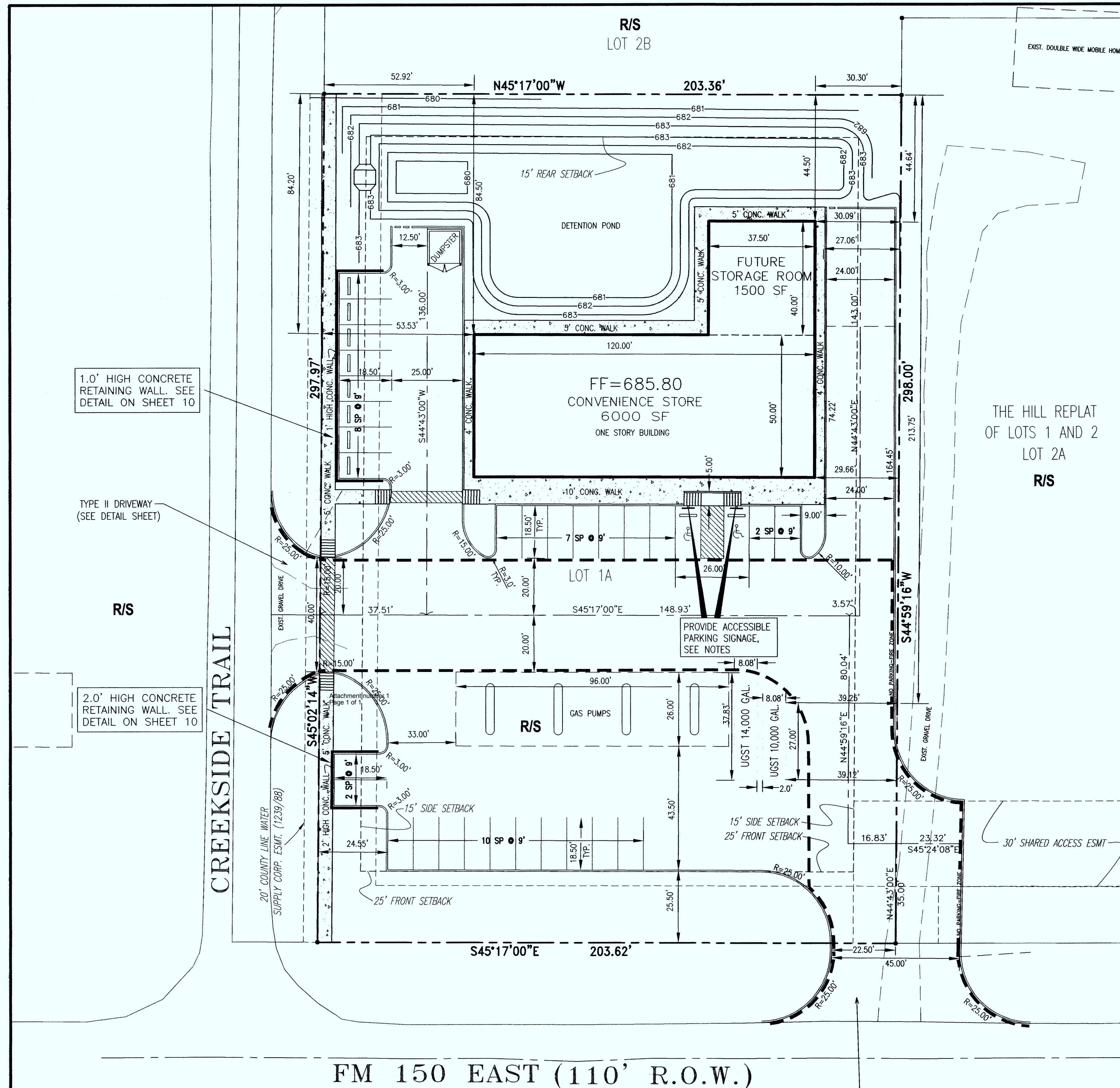
Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Site Plan](#)

 [Landscape Plan](#)



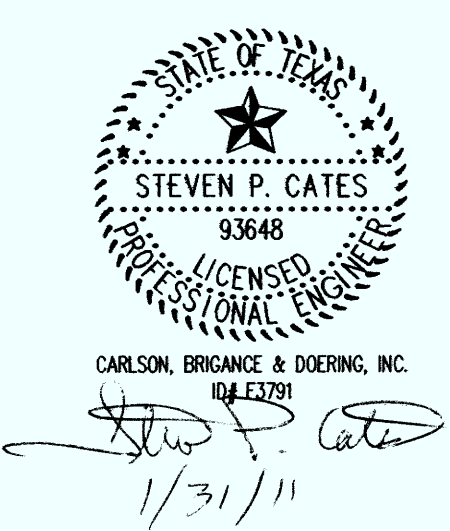
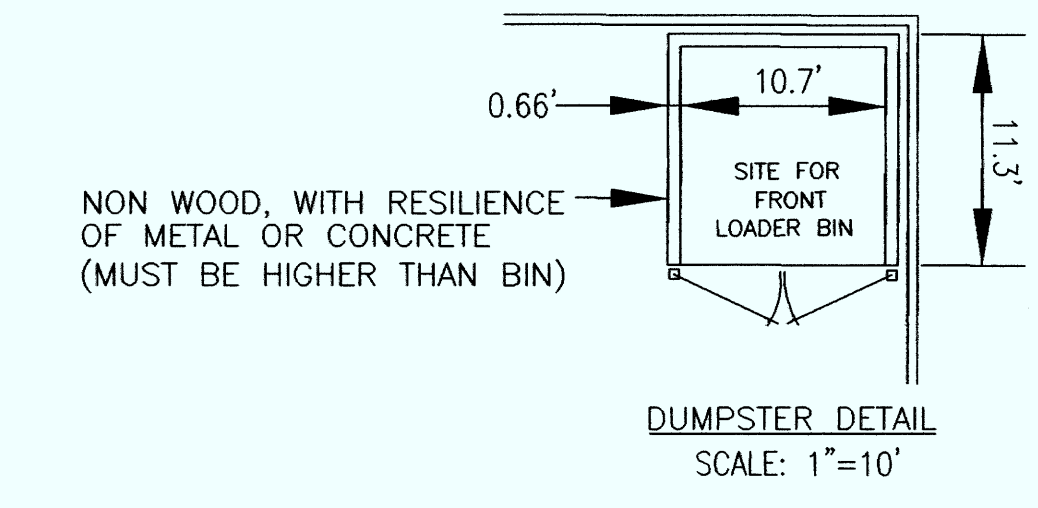
SCALE: 1"=20'

LOT 1A	=	60,639 S.F. = 1.39 AC
TOTAL SITE AREA	=	60,639 S.F. = 1.39 AC N.S.A.
IMPERVIOUS AREAS:		
BUILDING	=	7,500 S.F.
SIDEWALK	=	3,919 S.F.
PARKING AREA	=	35,369 S.F.
TOTAL	=	46,788 S.F. OR 77.15%

PARKING TABLE	
REQUIRED	
1 SPACE PER 250 FT OF GROSS FLOOR AREA BUILDING 7,500 SF	30 SPACES
TOTAL SPACE REQ'D.	30 SPACES
PROVIDED	
REGULAR SPACES	29 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL SPACES	31 SPACES

LEGEND	
	CURB & GUTTER
	PROPERTY LINE
	FIRE LANE SEE NOTES
R/S	ZONING CLASSIFICATION

- NOTES:
- FIRE LANE STRIPING TO BE 6" WIDE RED PAINT ON TOP AND FACE OF CURB WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS ON FACE OF CURB. WORDING MAY NOT BE SPACED GREATER THAN 25' APART. STRIPING TO BE PAINTED ON THE TOP AND FACE OF CURB WHEN PRESENT (NOT ON FLAT PAVEMENT OR PARKING SURFACE).
 - DIMENSIONS ARE TO THE FACE OF CURB.
 - ALL PAVING TO BE CONCRETE UNLESS OTHERWISE NOTED.
 - ALL PARKING AND DRIVING AISLES ARE DESIGNED WITH AN ALL WEATHER DRIVING SURFACE AND A FLEXIBLE BASE CAPABLE OF SUPPORTING LOADS OF NOT LESS THAN 80,000 POUND LIVE VEHICLE LOAD.
 - EVERY ACCESSIBLE PARKING SPACE TO BE IDENTIFIED BY A SIGN, CENTERED AT THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" ABOVE THE GROUND SO THAT THEY CANNOT BE OBTUSURED BY A VEHICLE PARKED IN THE SPACE.
 - THIS SITE IS ZONED RS - RETAIL SERVICES. IT IS LOCATED IN THE FM 150 EAST OVERLAY.
 - CONTRACTOR TO PROVIDE DRIVEWAY PERMITS.
 - CONTRACTOR TO PROVIDE SITE STAKING.
 - A SIGN PERMIT WILL BE OBTAINED FOR ALL SIGNS PROPOSED ON THIS SITE.
 - LIGHTING OF ALL OFF-STREET PARKING, DRIVEWAYS AND LOADING AREAS IS REQUIRED TO BE NON-FLASHING AND DIRECTED AWAY FROM ALL ABUTTING LOTS AND PUBLIC STREETS SO AS TO ELIMINATE OBJECTIONABLE GLARE.
 - THE TRASH RECEPTACLE ENCLOSURE IS REQUIRED TO BE CONSTRUCTED ON THREE SIDES OF MATERIALS OTHER THAN WOOD, WITH THE RESILIENCE OF METAL OR CONCRETE, NO LESS THAN THE HEIGHT OF THE BIN.
 - OUTDOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, ABOVE GROUND UTILITY HUTS AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A PRIVACY FENCE, PARAPET WALL OR VEGETATIVE SCREEN.



Carlson, Brigance & Doering, Inc.
 5801 West William Canyon
 Austin, Texas 78749
 Phone No. (512) 290-5166 Fax No. (512) 290-5165

CBD

SITE PLAN

DRAWN BY: JSL DATE: SEPT. 2010

DESIGNED BY: SFC

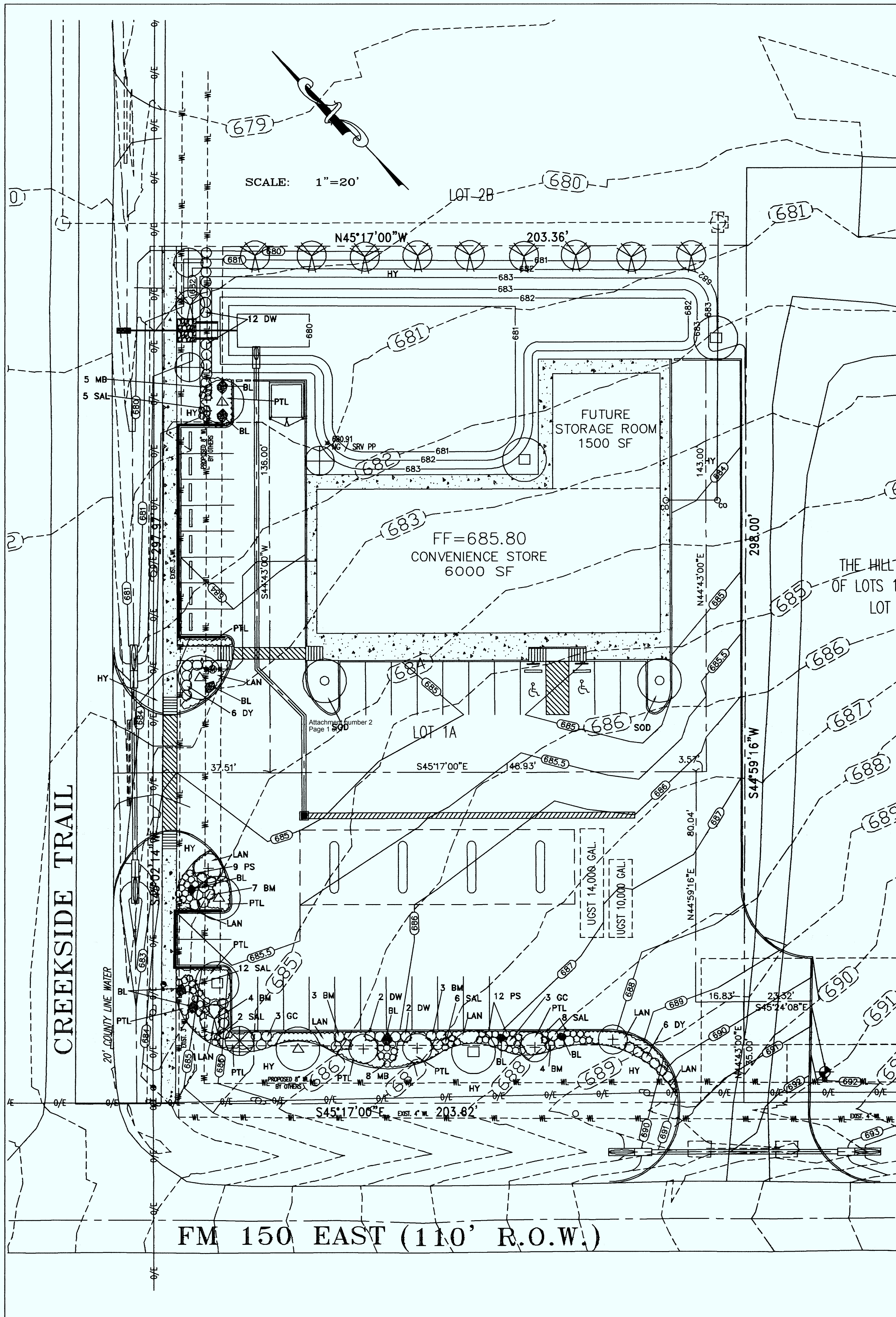
CREEKSIDE COMMERCIAL
 102 CREEKSIDE DRIVE KYLE, TEXAS 78640

SITE PLAN

JOB NAME: PROJECT: SHEET: 5 OF 13

JOB NUMBER: 4469

DATE: 1/31/11



SCALE: 1"=20'

FM 150 EAST (110' R.O.W.)

GENERAL CONTRACTORS NOTES

GENERAL CONTRACTORS SHALL LEAVE AREAS AT 4" BELOW REQUIRED FINISHED GRADE AND SHALL REMOVE ALL CONSTRUCTION DEBRIS. LANDSCAPE CONTRACTOR SHALL RAKE ALL LANDSCAPE AREAS BEFORE ADDING THE TOPSOIL LAYER. GENERAL CONTRACTOR SHALL REMOVE ALL NOXIOUS WEEDS AND ALL OTHER PLANT MATERIAL NOT SHOWN ON THE LANDSCAPE PLAN. 4" TOPSOIL AND AMENDMENTS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO MEET FINISHED GRADE.

LANDSCAPE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY, AND DEPTH. NO WORK SHOULD BE STARTED UNTIL ANY UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. LIMITS OF WORK SHALL BE VERIFIED BEFORE STARTING WORK.

TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM FREE OF STONES AND LUMPS (OVER 1" DIAMETER), CLAY, CALICHE, WEEDS, WEED SEEDS, STICKS, AND OTHER DEBRIS OR SUBSTANCES WHICH WILL BE HARMFUL TO PLANTS. TOPSOIL SHALL BE ACQUIRED FROM ONE SITE ONLY AND SHALL BE CHARACTERISTIC OF PRODUCTIVE SOILS IN THE VICINITY.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN LAWN AREAS. FINE GRADE LAWN AREA SHALL BE A SMOOTH CONSISTENT GRADE WITHOUT DEPRESSIONS OR IRREGULARITIES. CONTAIN ALL PLANT MASSES WITHIN MULCH BED.

LANDSCAPE CONTRACTOR SHALL PROVIDE STEEL EDGING AT ALL LOCATIONS WHERE SHRUB BEDS AND GRASS AREAS CONVERGE.

MULCH SHALL CONSIST OF SHREDDED HARDWOOD TO BE PROVIDED BY "GARDENVILLE" OR AN EQUIVALENT APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH IRRIGATION SYSTEM INSTALLATION.

IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE LANDSCAPE PLAN AND PROVIDE ENOUGH WATER TO MEET THE NEEDS OF EACH PLANT TYPE. SHRUB BEDS AND TURF AREAS SHALL BE ON SEPARATE SECTIONS.

MATERIAL QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN DEVELOPING THEIR OWN TAKEOFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE ACCOUNTABLE FOR HIS OWN BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.

LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL INCLUDING LAWN IS HEALTHY AND VITAL FOR ONE YEAR AFTER THE COMPLETION DATE OF THE LANDSCAPE AREA OR THE OTHER DATE(S) ESTABLISHED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DEGRADATION RESULTING FROM NEGLIGENCE BY THE OWNER OR OTHERS OR FOR ANY UNUSUAL PHENOMENON BEYOND THE CONTRACTOR'S CONTROL.

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS BY PARKING SPACES SHALL BE PROTECTED BY WHEEL STOPS.
2. IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET C.O.K. GUIDELINES.
3. ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER.
4. ALL MECHANICAL EQUIPMENT, STORAGE AREAS, DETENTION AND REFUSE COLLECTION AREAS SHALL BE SCREENED BY PLANT MATERIAL OR A SIX (6') FOOT PRIVACY FENCE.
5. SHRUB AND TREE BEDS SHALL BE COVERED WITH A HARDWOOD BARK MULCH TO A DEPTH OF FOUR (4") INCHES.
6. ALL PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF EIGHT (8') FEET OF SOIL AREA.
7. THIS PLAN IS FOR SUBMITTAL TO THE CITY OF KYLE TO COMPLY WITH THE LAND DEV. CODE AND IS NOT INTENDED TO BE A CONTRACTOR'S BID DOCUMENT OR LANDSCAPE WORKING DRAWINGS.
8. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. AN APPROVED LANDSCAPE PLAN SHALL BE REQUIRED FOR ALL NEW DEVELOPMENT IN ANY ZONING DISTRICT, SAVE AND EXCEPT FOR THE A, UE, R-1-1, R-1-2 AND R-1-A DISTRICTS.
9. THE OWNER OF THE LANDSCAPED PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THIS SECTION.
10. NO PARKING SPACE SHALL BE MORE THAN 50' FROM THE TRUNK OF A TREE.
11. ALL PROPERTY WITHIN THE CITY LIMITS WILL ADHERE TO CITY DROUGHT MANAGEMENT PROGRAM WHEN WATERING.
12. LANDSCAPING UNDER THIS SUBSECTION SHALL CONFORM TO THE PROVISIONS OF ARTICLE III, SECTION 61, SUBSECTIONS (k) (iv), (n) (v) AND (k) (v) OF THIS ORDINANCE.

IRRIGATION GUIDELINES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING GUIDELINES. THESE GUIDELINES (1-7) SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:

1. ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES AND PRESSURE REGULATION COMPONENTS SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS THE MANUFACTURER'S RECOMMENDED OPERATION RANGE.
2. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS CAN BE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS.
3. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
4. SERVICEABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE, ADJACENT TO PAVING AREAS.
5. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED FOR MINIMUM RUN-OFF AND MINIMUM OVERSPRAY ONTO NON-IRRIGATED AREAS (I.E. PAVING, STRUCTURES).
6. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING ABLE TO WATER EVERY FIVE DAYS. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
7. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET, A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - A. ESTIMATE MONTHLY WATER USE (IN GALLONS PER APPLICATION) AND THE AREA (IN SQUARE FEET) IRRIGATED.
 - B. PRECIPITATION RATES FOR EACH VALVE CIRCUIT.
 - C. MONTHLY IRRIGATION SCHEDULE FOR THE PLANT ESTABLISHMENT PERIOD (FIRST THREE MONTHS) AND RECOMMENDED YEARLY WATERING SCHEDULE, INCLUDING SEASONAL ADJUSTMENTS.
 - D. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 60,548 SQ. FT. (1.39 ac)
 15% REQUIRED LANDSC. = 9,082 SQ. FT.
 > 20% ACHIEVED LANDSC. = > 12,000 SQ. FT.

TREES / SHRUBS REQUIRED: 9,082 SQ. FT. / 600 = 15 UNITS

15 x 2 TREES = 30 TREES REQUIRED
 30 TREES ACHIEVED

15 x 4 SHRUBS = 60 SHRUBS REQUIRED
 > 80 SHRUBS ACHIEVED

> 50% OF LANDSCAPING BETWEEN BUILDING AND R.O.W.

NO ORDINANCE TREES ON SITE

PLANT LIST

TREES TO BE A MINIMUM OF 4" CAL. MEASURED 3' OFF THE GROUND IMMEDIATELY AFTER PLANTING (CITY REQUIREMENTS) (REFERENCE UPTOWN DISTRICT STANDARDS AND GUIDELINES)

KEY	#	TREE / CALIPER IN. / HT.
(Symbol: Triangle in circle)	4	4" CAL. LIVE OAK, 15' HT., MIN. (SEE NOTE ABOVE)
(Symbol: Circle in circle)	2	4" CAL. CHINQUAPIN OAK, 15 HT., MIN. (SEE NOTE ABOVE)
(Symbol: Square in circle)	4	4" CAL. CEDAR ELM, 15 HT., MIN. (SEE NOTE ABOVE)
(Symbol: Star in circle)	1	4" CAL. MOUNTAIN LAUREL, 7' HT., MIN., MULTI TRUNK (SEE NOTE ABOVE)
(Symbol: Wheel in circle)	11	4" CAL. TREE YAUPON, 7' HT., MIN., MULTI TRUNK (SEE NOTE ABOVE)
(Symbol: Circle with cross)	3	4" CAL. TEXAS REDBUD, 8' HT., MIN., MULTI TRUNK (SEE NOTE ABOVE)
(Symbol: Plus in circle)	5	4" CAL. CRAPE MYRTLE, 8' HT., MIN., MULTI TRUNK (SEE NOTE ABOVE)

5 GAL. SHRUBS-EVERGREEN, MIN. HT. 36" @ PLANTING (EXCEPT DW.F. YAUPON)

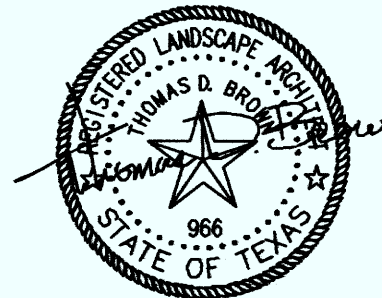
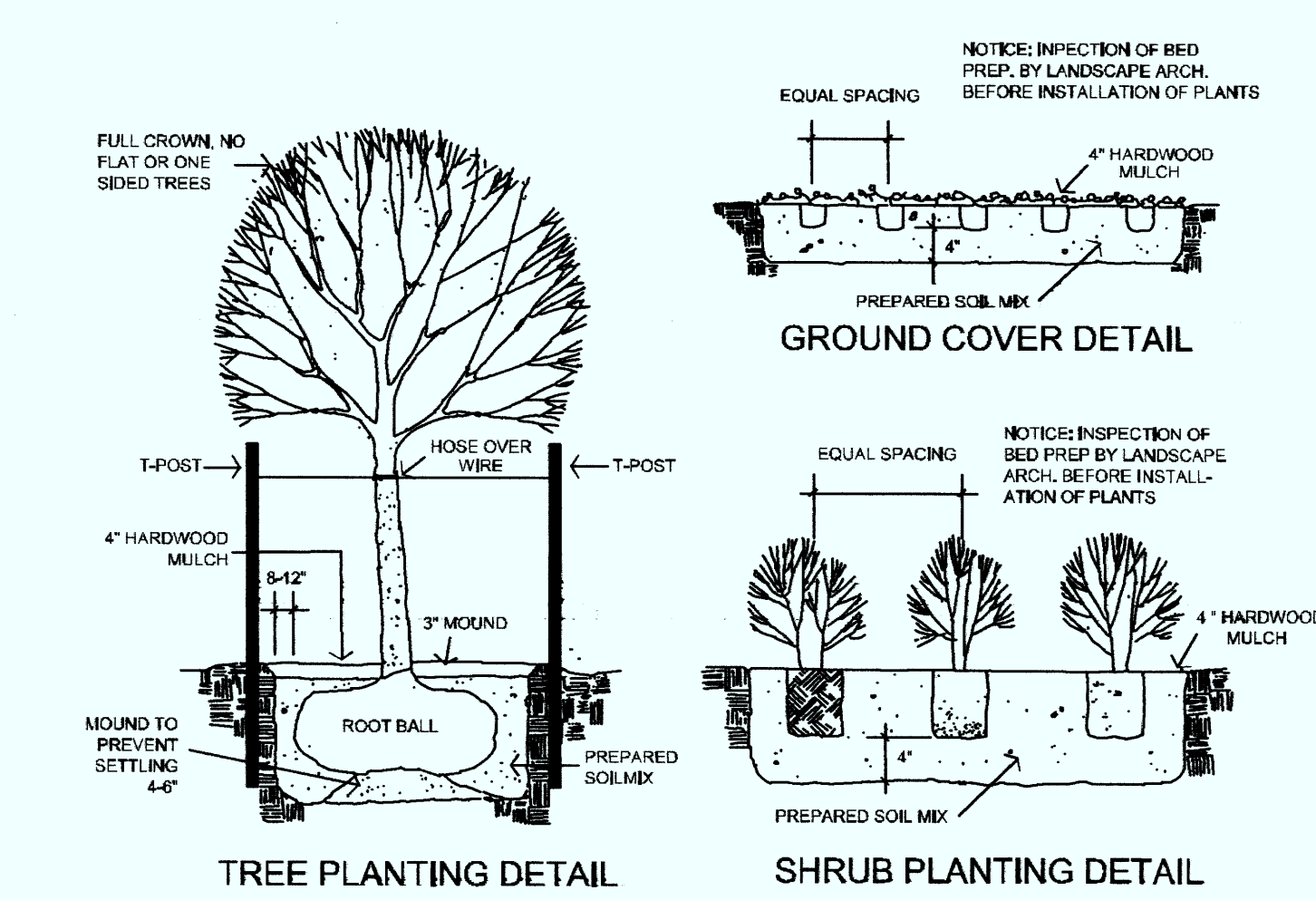
GC	6	GREEN CLOUD SAGE
DY	12	DWF. YAUPON
SAL	33	SALVIA GREGGII
BM	21	BIG MUGHLEY
DW	16	DWF. WAX MYRTLE

1 GAL. SHRUBS

PS	21	1 GAL. PINK SKULLCAP
MB	13	1 GAL. MEALY BLUE SAGE
LAN	-	1 GAL. 'NEW GOLD' LANTANA, 18" O.C.
PTL	-	1 GAL. PURPLE TRAILING LANTANA, 18" O.C.
BL	9	LIMESTONE BOULDERS, 2'X3' MIN., BURY 1/4 IN GROUND

TURF

HY = HYDROMULCH BERMUDA ON 4" OF TOPSOIL
 SOD = SOLID SOD BERMUDA GRASS ON 4" TOPSOIL



08/05/10
 REV 10/11/10
 REV 01/31/11

LANDSCAPE PLAN

DATE: 01/31/11

SHEET 13 OF 13

CREEKSIDE COMMERCIAL
KYLE, TEXAS

JOB NUMBER

SHEET

C.B.D.

Carlson, Briggance & Diering, Inc.
 Civil Engineering
 5301 West Williams Carribo
 P.O. Box 510
 Austin, Texas 78749
 Phone No. (512) 286-5100 Fax No. (512) 286-5165



CITY OF KYLE, TEXAS

216 E Moore St

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

216 E Moore St/Valdez Development (SD-10-012)

0.35 acres; 548 square foot building

Located at the corner of E. Moore St and the IH-35 Access Road.

Applicant: Ernie and Bernice Valdez

Staff Proposal to P&Z: Approve the site plan with the condition that the plat is recorded prior to issuance of the site development permit.

- Public Hearing

Other Information:

Please see the attached site plan.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Site Plan](#)

PLOTTING DATE: 7/15/10

FILE NAME: L:\DRS\10-128-216 MOORE STREET (UNDEVELOPED) SHEETS\VALDEZ SITE PLAN.dwg

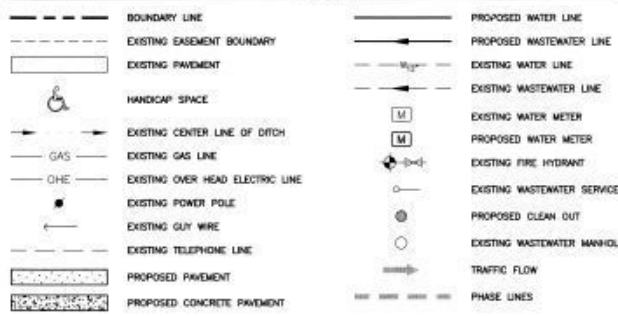
LOT 1
ERNEST E. VALDEZ
AND BERNICE VALDEZ
VOLUME 3239, PAGE 563

MOORE STREET
(50' R.O.W.)

INTERSTATE HIGHWAY 35 W. ACCESS ROAD



LEGEND



NOTES:

1. A SIGN PERMIT WILL BE OBTAINED FOR ALL SIGNS PROPOSED ON THIS SITE.
2. LIGHTING OF ALL OFF-STREET PARKING, DRIVEWAYS AND LOADING AREAS IS REQUIRED TO BE NON-FLASHING AND DIRECTED AWAY FROM ALL ADJACENT LOTS AND PUBLIC STREETS SO AS TO ELIMINATE OBJECTIONABLE GLARE.
3. THE SOLID WASTE RECEPTACLE ENCLOSURE IS REQUIRED TO BE CONSTRUCTED ON THREE SIDES OF MATERIALS OTHER THAN WOOD, WITH RESILIENCY OF METAL OR CONCRETE, NOT LESS THAN THE HEIGHT OF THE BIN.
4. OUTDOOR MECHANICAL SUCH AS COMPRESSORS, ABOVE GROUND UTILITY HUTS AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A PRIVACY FENCE, PARAPET WALL, OR VEGETATIVE SCREEN.

CONSTRUCTION NOTES:

1. ADJUST EXISTING CLEANOUT AS NEEDED

IMPERVIOUS COVER SUMMARY-SITE	
ALLOWABLE IMPERVIOUS COVER (I.C.)	PROPOSED IMPERVIOUS COVER
ORIGINAL TOTAL SITE AREA: (0.35 AC.)	15,246 SF
EXISTING ZONING:	RS
ALLOWABLE I.C. %:	80%
CALCULATE ALLOWABLE (I.C.)	12,205 SF
ALLOWABLE IMPERVIOUS COVERAGE	= 12,205 SF
TOTAL SITE AREA: (0.35 AC.)	15,246 SF
BUILDING:	548 SF
PARKING AREA:	2,885 SF
SIDEWALKS:	234 SF
TOTAL PROPOSED COVER:	3,667 SF
PROPOSED IMPERVIOUS COVERAGE = 3,667 / 15,246 = 24.05%	
SINCE 24.05% < 80%, THEREFORE, OK.	

PARKING SPACE SUMMARY:

- REQUIRED:
 - HAIR SALON: 480 S.F. X 2 STORY= 960 S.F.
 - NEW OUTDOOR DECK AREA: 162 S.F.
 - SPACES: 1,122 S.F. / 250 S.F./ SPACE = 4.49 SPACES
- 5 PARKING SPACES REQUIRED
- ACTUAL:
 - PROVIDE 5 CAR SPACES @ 9'x18.5'
 - INCLUDING 1 ADA SPACES
- 5 CAR PARKING SPACES PROVIDED
- 5 CAR PARKING SPACES REQUIRED VS 5 PROVIDED
- 5/5 = 100% OF REQUIRED SPACES ARE PROVIDED...OK.

A. GENERAL NOTES:

1. FOR SITE GRADING INFORMATION, SEE SHEET C410.
 2. FOR DIMENSIONAL CONTROL, SEE SHEET C701.
- CONSTRUCTION NOTES:
1. CONTRACTOR SHALL COMPLY WITH ALL DRIVEWAY PERMIT REQUIREMENTS, COMPLY WITH CONSTRUCTION ZONE TRAFFIC SIGN REQUIREMENTS PER M.U.T.C.D. PROVISIONS.
 2. **BIGD PAVEMENT:**
 - CONCRETE SURFACE = 5" CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W.
 - BASE = 2" SAND CUSHION
 - SUBGRADE = 6" MOISTURE CONDITIONED, COMPACTED TO 95% PROCTOR DENSITY.

20' ALLEY WAY

LOT 5
PETE SERRANO
VOLUME 184, PAGE 453

Item # 8

OWNER: ERNIE AND BERNICE VALDEZ
611 WILLOW CREEK CIRCLE
SAN MARCOS, TEXAS

PROJECT: JOB # 10-128
VALDEZ SITE PLAN

DATE: JULY, 2010

REVISION:

NO.	DATE	DESCRIPTION
1	1/7/11	ISSUED PER CITY COMMENTS
2	1/23/2010	ISSUED PER CITY COMMENTS
3	1/23/2011	ISSUED PER CITY COMMENTS

DESIGNER: HEJ
CHECKED: HEJ
DRAWN: LS
APPROVED: HEJ
SHEET: C202

ACUATRO CONSULTANTS, LTD.
Registration No. F-5539
Professional Seal: Ernest Valdez
Professional Seal: Bernice Valdez



CITY OF KYLE, TEXAS

Barton Word Bldg Cond. Use

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Consider a request by Barton Homestead Place Partnership (Barton Word Building) for a Conditional Use Permit to construct a 5,012 sq ft two story building located within the Center Street Corridor District.

0.067 acres; 5,012 square foot two story building

Located at 113 W. Center St.

Applicant: Barton Homestead Place Partnership

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

Other Information:

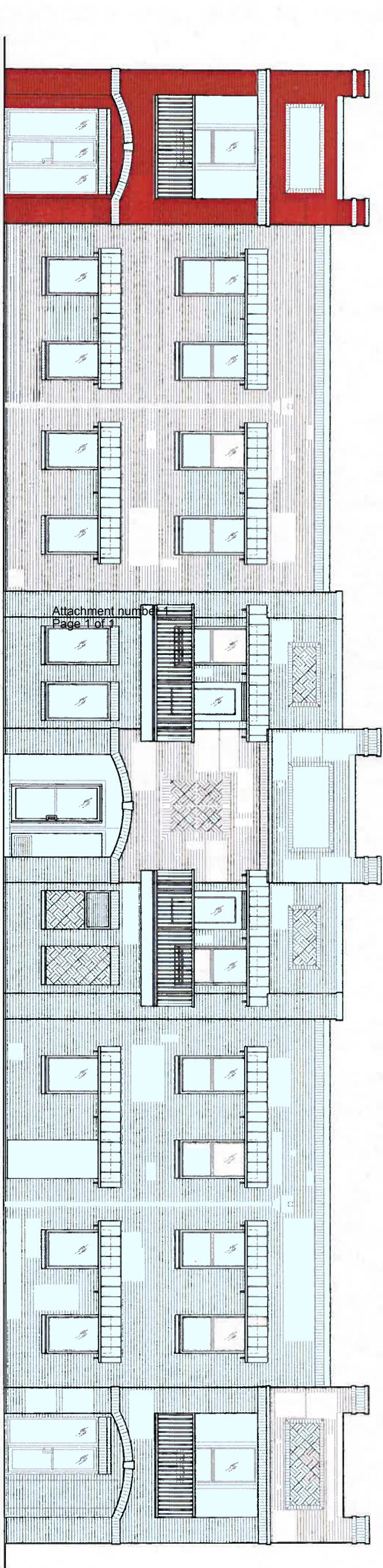
Please see the attached rendering.

Budget Information:

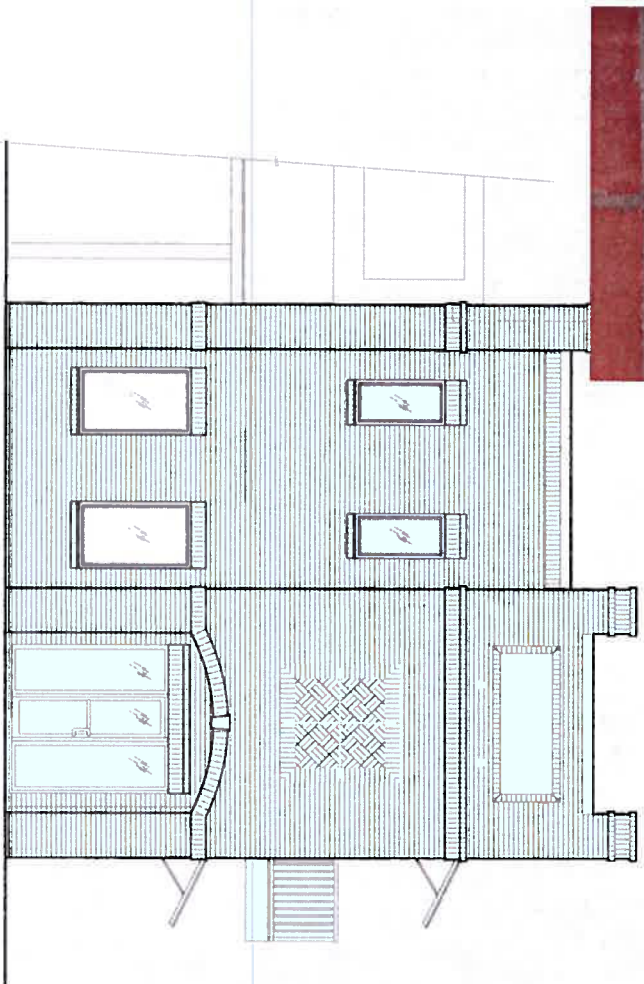
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

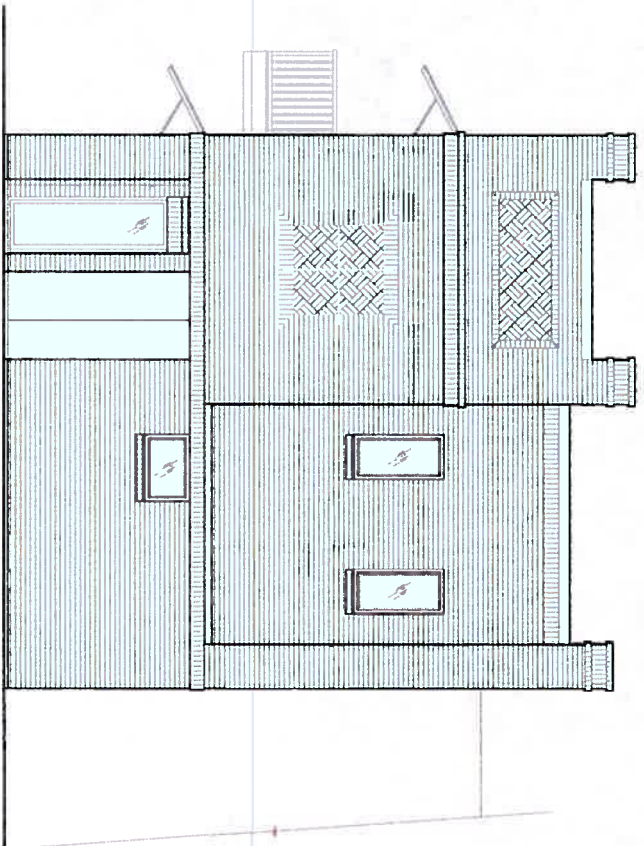
 [Rendering](#)



1 SOUTH MAIN STREET ELEVATION
 SC. 1/4" = 1'-0"



2 CENTER STREET ELEVATION
 SC. 1/4" = 1'-0"



3 ALLEY ELEVATION
 SC. 1/4" = 1'-0"



4 AWNING DETAIL
 SC. 3/8" = 1'-0"

THE BARTON-WORD BUILDING

BARTON-WORD BUILDING
 113 West Center Street
 Kyle, TX

Threshold Design, LLC
 110 Humphreys Drive, Buda, TX 78610
 512-295-5000

DESIGN: AC
 DRAWN: LOK
 CHECKED: AC
 DATE: 7/14/10
 REVISED: 8/15/10
 9/1/10
 11/18/10

JOB NO.: 0913

SHEET NO.:

A-4

4 OF 8



CITY OF KYLE, TEXAS

Creekside Commercial Cond. Use

Meeting Date: 4/26/2011
Date time: 6:30 PM

Subject/Recommendation:

Consider a request by Asifali Karowalla (Creekside Commercial) for a Conditional Use Permit to construct a 6,000 sq ft convenient store/meat market located within the FM 150 East Corridor District.

1.597 acres; 6,000 square foot building

Located at the corner of Creekside Trail and FM 150.

Applicant: Asifali Karowalla

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

Other Information:

Please see the attached rendering.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Color Rendering](#)

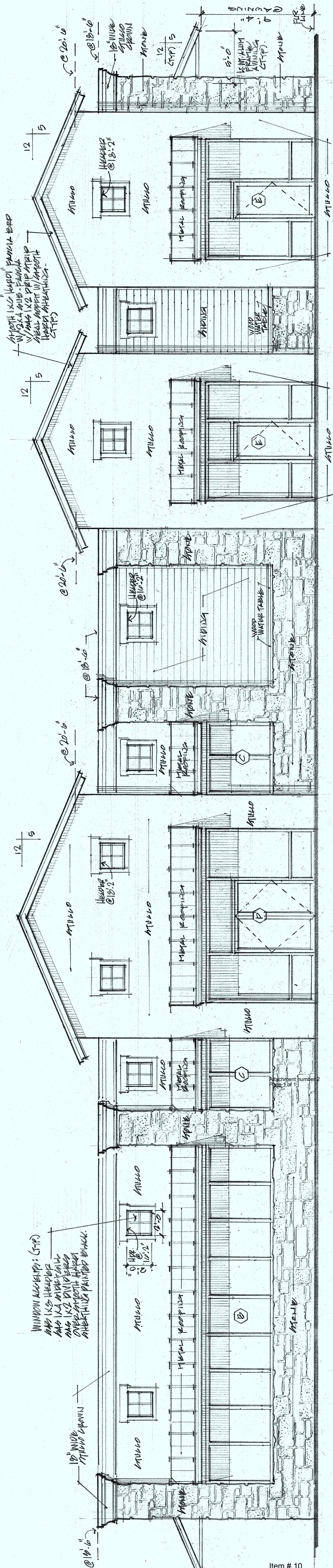
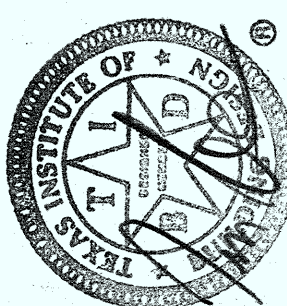
[Elevation](#)

[Elevation](#)

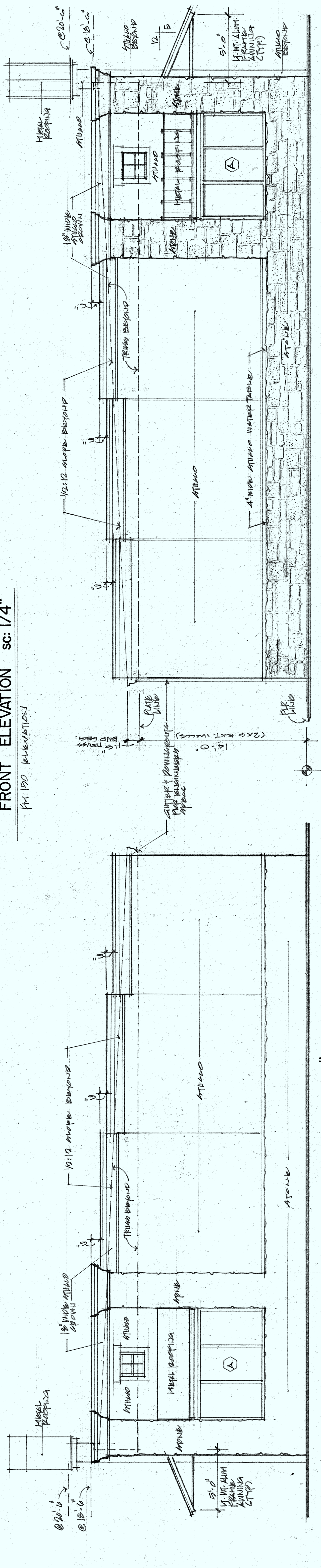


Attachment number
Page 1 of 1

[Signature]

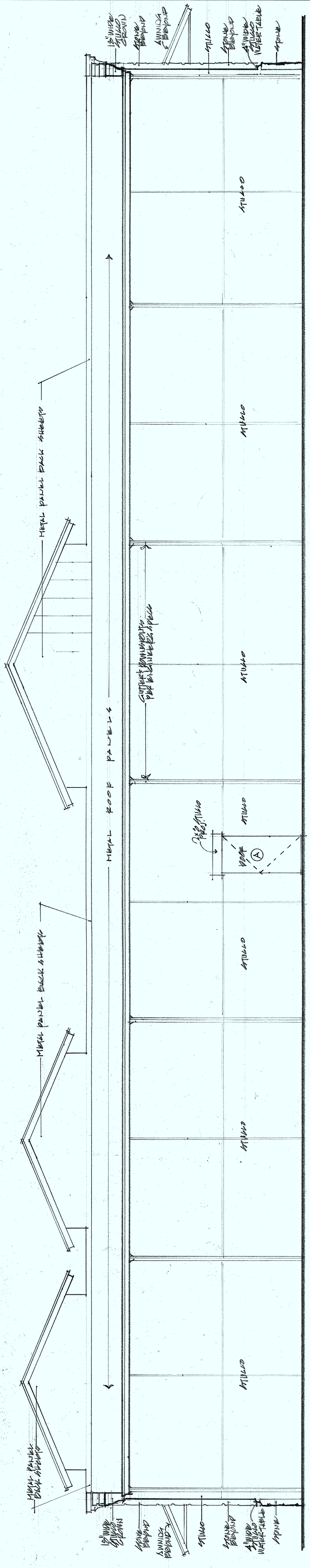


FRONT ELEVATION sc: 1/4"
PM 150 ELEVATION



RIGHT ELEVATION sc: 1/4"

LEFT ELEVATION sc: 1/4"
CREEKSIDE DRIVE ELEVATION



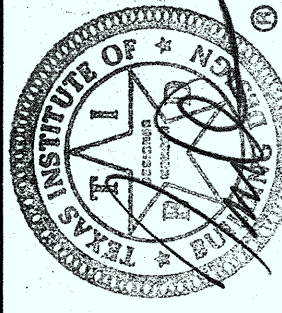
REAR ELEVATION sc: 1/4"

A
BD

DATE:

TIM BOATRIGHT
CERTIFIED PROFESSIONAL DESIGNER

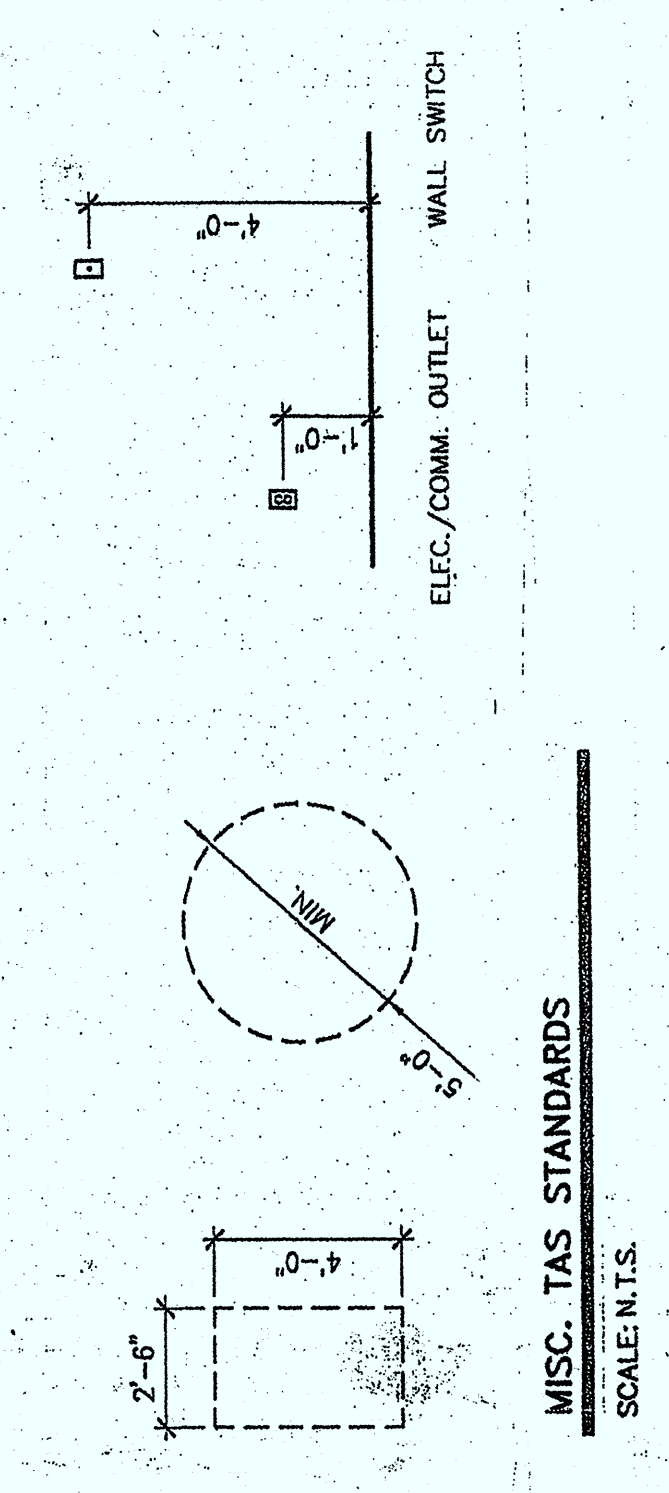
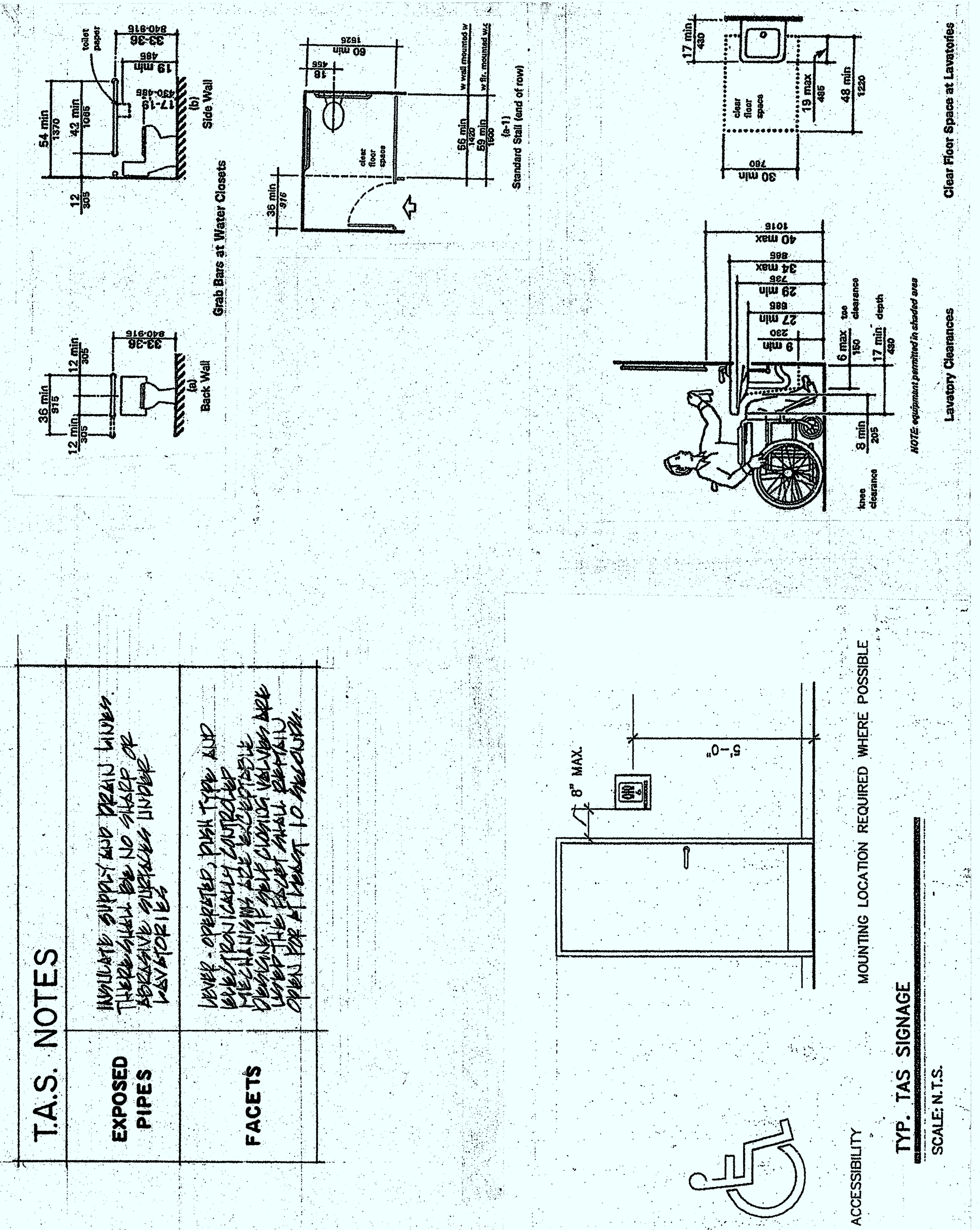
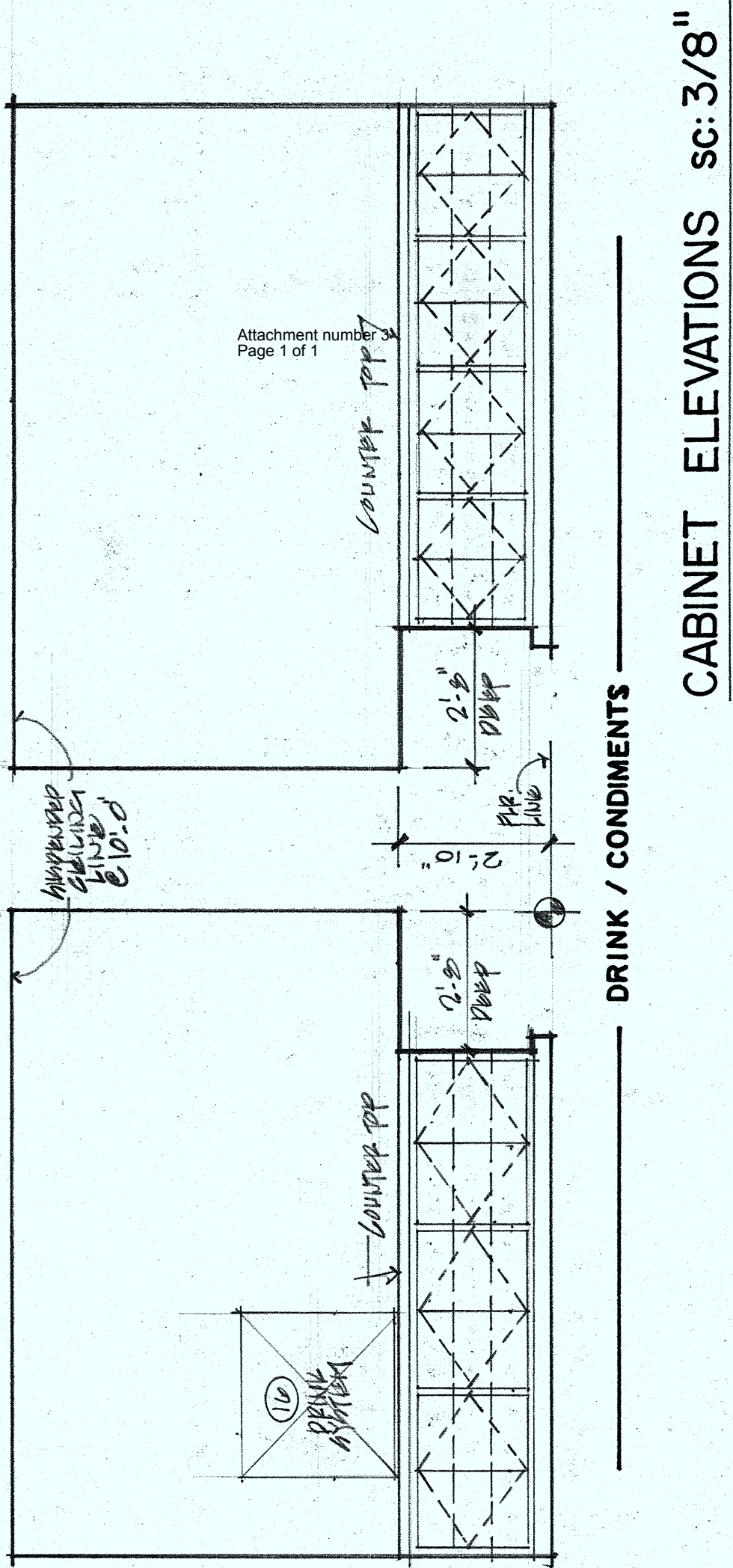
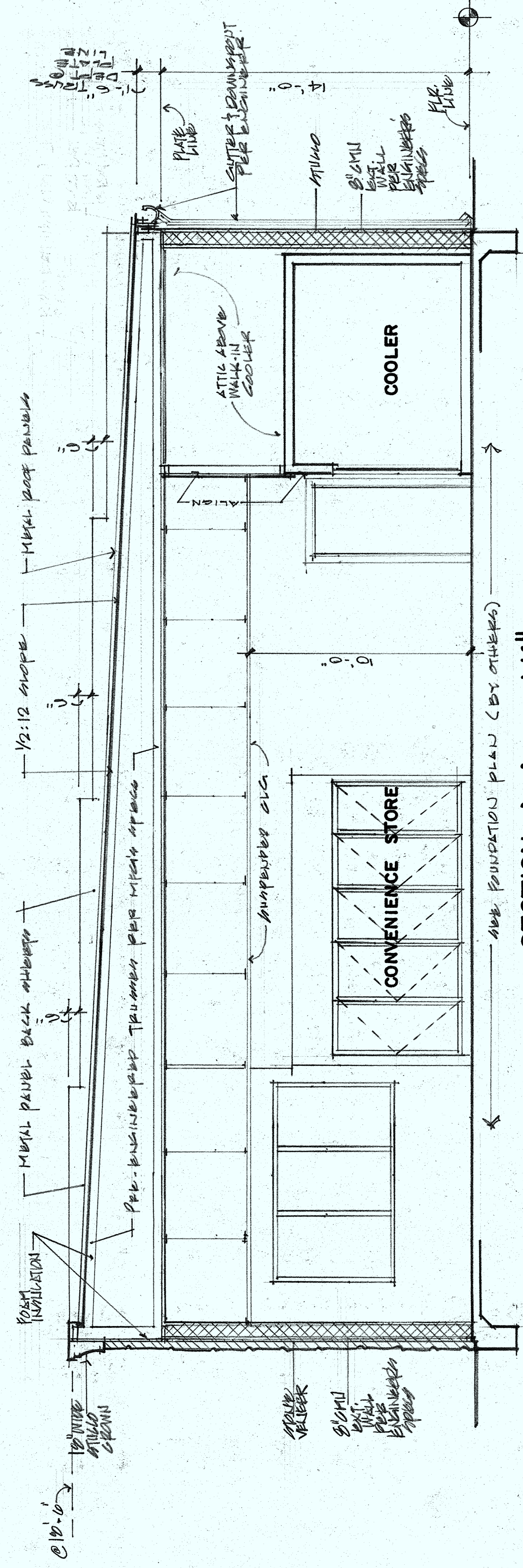
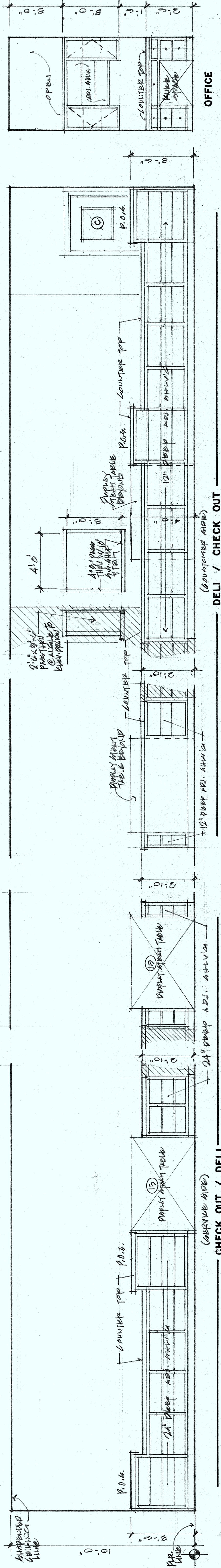
512/930 1168 FAX 512/849 2632
GEORGETOWN TEXAS 75423
107 COUNCIL ROAD
TOLL FREE 888/960 1168



TIM BOATRIGHT 8309
DATE 10/12/10

CREEKSIDE COMMERCIAL

Revision Issues:
Drawn by: C4000
Job No.
Sheet No. **A-3** OF **4**



T.A.S. RESTROOM & MISC. DETAILS (no scale)



CITY OF KYLE, TEXAS

216 E Moore St Cond. Use

Meeting Date: 4/26/2011

Date time: 6:30 PM

Subject/Recommendation:

Consider a request by Ernie and Bernice Valdez (216 E. Moore St) for a Conditional Use Permit to occupy a 548 sq ft building located within the Interstate Highway 35 Corridor District.

0.35 acres; 548 square foot building

Located at the corner of E. Moore St and the IH-35 Access Road.

Applicant: Ernie and Bernice Valdez

Staff Proposal to P&Z: Approve the conditional use overlay permit.

- Public Hearing

Other Information:

Please see the attached color rendering.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Color Rendering](#)



FRONT ELEVATION
COLORED SCHEME



REAR ELEVATION - COLORED SCHEME



VIEW FROM STREET CORNER



SIDE ELEVATION

p&c Persimmon & Co., Inc.
Architecture • Planning • Construction

THE VALDEZ - KYLE PROPERTY			
Project number	1009AC	A-3	Scale N.T.S
Date	MARCH 1, 2011		
Drawn by	NBN		
Client Name	THE VALDEZ		

Item # 11
① EXISTING ELEVATION PHOTOS
N.T.S