

CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING



Kyle City Hall, 100 W. Center Street,
Kyle, Texas 78640

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on September 12, 2017, at Kyle City Hall, 100 W. Center Street, Kyle, Texas 78640, for the purpose of discussing the following agenda.

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

Posted this 8th day of September, 2017 prior to 6:30 P.M.

1. Call Meeting To Order

2. Roll Call

3. Minutes

A.Planning and Zoning Commission meeting minutes for April 25, 2017, May 9, 2017, June 13, 2017 and June 27, 2017.

4. Citizen Comments

5. Consent

A.New Haven at Kyle, Replat of Lot 2, Block A, RJ Subdivision (SFP-17-006) 5 acres; 2 lots located at 107 Creekside Trail.

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

B.Replat of Plum Creek Park, Lot 2 (SFP-17-005) 23.36 acres; 2 lots located at the southwest corner of the intersection of City Lights Drive and IH-35, southbound access road.

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

C.Cipto Subdivision, Lot 1 (SFP-17-007) 0.5 acres; 1 commercial lot located at 1408

W. Center Street.

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

D.Kyle Gateway - Preliminary Plan (PP-17-008) 47.74 acres; 28 commercial lots located at 24800 S. IH-35.

Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirements.

E. Driskell Subdivision - Preliminary Plan (PP-17-009) 171.15 acres; 535 single family lots, 1 multi-family lot and 1 commercial lot locate west of the Union Pacific Railroad, south of Opal Lane and north of Roland Lane.

Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirements.

F. Brookside Subdivision Phase 4 - Final Plat (FP-17-010) 10.575 acres; 81 residential lots, 3 PUE/PUSE/Access Easement lots, 1 PUE/Access Easement lot and 6 Private Park/PUSE/Access Easement lots located east of the intersection of Arbor Knot Drive and Ferrule Drive.

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

G.Cool Springs Subdivision Phase 1 - Final Plat (FP-17-015) 50.796 acres; 99 residential lots, 1 amenity center, 2 parkland lots, 3 open space / landscape lots and 1 commercial lot located between E. RR 150 and CR 158, just west of Woodlands Subdivision.

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

6. Zoning

A.Consider a request by Roderick D.Tanner, Frances H. Brown and Carolyn T. Cohen (Sewell Alvin Estate) to assign original zoning to approximately 1.71 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located at the northeast corner of Porter Street and Rebel Drive. (Z-17-014)

- Public Hearing
- Recommendation to City Council

B.Consider a request by Gene and Vicki Harris to assign original zoning to approximately 2.552 acres from Agriculture 'AG' to Retail Service District 'RS' for property located at 1550 Dacy Loop. (Z-17-015)

- Public Hearing
- Recommendation to City Council

C.Consider a request by Dena Campbell (13.81 acres) and Debra Shea Green (11.91 acres) to assign original zoning to a combined total of approximately 25.72 acres of land from Agriculture 'AG' to Recreational Vehicle 'RV' for properties located at 1942 Dacy Lane and 2000 Dacy Lane. (Z-17-016)

- Staff Recommendation to Postpone until October 11, 2017.
- Public Hearing

7. Consider and Possible Action

A.Consider a request by Scott Deskins, President of SCC Kyle Partners, LLC to construct a 8,274 square foot building located at 5940 Kyle Parkway. (IH-35 Overlay District - CUP-17-005)

8. General Discussion

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

9. Staff Report

A.Staff Report by Howard J. Koontz, Director of Planning and Community Development.

10. Adjournment

*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: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Planning and Zoning Commission meeting minutes for April 25, 2017, May 9, 2017, June 13, 2017 and June 27, 2017.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- April 25, 2017
- May 9, 2017
- June 13, 2017
- June 27, 2017

**SPECIAL CALLED MEETING OF THE
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in a special called meeting on April 25, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Lila Knight
Commissioner Oppel	Lana Nance
Commissioner Bradley Growt	Travis Mitchell
Commissioner Allison Wilson	Robert Kleeman
Commissioner Rick Koch	Jerry Kolacny
Commissioner Jo Fenety	
Planning Director, Howard J. Koontz	
Planning Technician, Debbie A. Guerra	
City Planner, William Atkinson	

CALL MEETING TO ORDER

Chairman Ellison called the meeting to order at 6:32 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. Vice-Chair Kay was absent.

Commissioner Oppel moved excuse Vice-Chair Kay from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:33 P.M. and call for comments on items not on the agenda or posted for public hearing. Lila Knight addressed the Commission and stated that she was opposed to the proposed parking amendments. Chairman Ellison closed the public hearing at 6:36 P.M.

CONSENT

**CREEKSIDE VILLAGE SECTION THREE – FINAL PLAT (FP-17-009) 33.80 ACRES;
102 SINGLE FAMILY LOTS AND 4 DRAINAGE LOTS LOCATED OFF OF N.
BURLESON ROAD JUST WEST OF THE UNION PACIFIC RAILROAD.
STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY
STATUTORY REQUIREMENT.**

BUNTON CREEK RESERVE – REVISED PRELIMINARY PLAN (PP-17-004) 98.109 ACRES; 355 SINGLE FAMILY LOTS LOCATED OFF OF BUNTON LANE 2,000 FEET EAST OF TWIN ESTATES DRIVE.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

BUNTON CREEK RESERVE, PHASE 1 – FINAL PLAT (FP-17-008) 47.378 ACRES; 125 SINGLE FAMILY LOTS AND 4 PUBLIC ACCESS, PUBLIC UTILITY, PARKLAND AND D.E.LOTS LOCATED OFF OF BUNTON LANE BETWEEN LEHMAN ROAD AND HEIDENREICH LANE.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

BLANCO RIVER CROSSING, SECTION 1, AMENDED PLAT OF LOTS 12 & 13, BLOCK N (AFP-17-002) 0.86 ACRES; 2 SINGLE FAMILY LOTS LOCATED AT 103 AND 106 DEER CLEARING.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

RESUBDIVISION OF LOT 6, REPLAT OF LOTS 6-9 COR-DEV #1 SUBDIVISION (SFP-17-001) 1.688 ACRES; 2 LOTS LOCATED AT 370 AND 450 N. OLD HIGHWAY 81.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

Commissioner Fenety moved to approve the consent agenda as written. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

SECOND OF TWO PUBLIC HEARINGS FOR THE PURPOSE OF RECEIVING TESTIMONY, COMMENTS, AND WRITTEN EVIDENCE FROM THE PUBLIC REGARDING MID-TERM AMENDMENTS TO THE 2010 COMPREHENSIVE PLAN.

Chairman Ellison opened the public hearing at 6:38 P.M. and called for public comments for or against the request. Lila Knight speaking for the Katherine Anne Porter Literary Center stated their concerns with making CBD-1 and CBD-2 recommended for the Old Town District. Ms. Knight stated that CBD-1 and CBD-2 was created to preserve the residential character of the western end of Center Street. Secondly, Ms. Knight asked that the Commission keep CBD-1 and CBD-2 conditional. Ms. Knight also stated her concerns with applying Mixed-Use and Office Institutional zoning categories without any ordinances in place for those districts. Ms. Knight also, stated that there was a mistake on the map provided in the back up material. Ms. Knight stated that there was not enough public advertising for the comprehensive plan amendment and is also concerned with the stretching of the regional node along I-35. Chairman Ellison closed the public hearing at 6:42 P.M.

Commissioner Fenety moved to postpone to the May 9th regular meeting and have staff compile a list of all existing land development agreements. No second. Motion failed.

Commissioner Oppel moved to forward the changes that have been made to the Comprehensive Plan to City Council with the additional wording within the applicable land use districts that development agreements supersede anything described within the intent of the land use districts. Commission Wilson seconds the motion.

Commissioner Growt moved to amend the motion with placing all the adjusted zoning classes in conditional for all three (3) Farm, Ranch and Riparian Landscape. Commissioner Oppel and Commissioner Wilson accepts the amendment from Commissioner Growt.

Commissioner Oppel calls for a vote on the original motion without the amendment from Commissioner Growt. Commissioner Wilson seconds the motion.

Commissioner's Oppel, Wilson and Koch vote aye. Commissioner's Growt, Ellison and Fenety vote nay. Motion Failed.

Commissioner Growt moved to direct staff to make changes that Commissioner Oppel suggested and bring back for consideration on May 9th. Commissioner Fenety seconds the motion. All votes aye. Motion carried.

Commissioner Growt requested a five (5) minutes break at 8:03 P.M.
Meeting reconvened at 8:11 P.M.

**CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON
AMENDMENTS TO MULTIPLE SECTIONS OF CHAPTER 29, SIGN STANDARDS
AND PERMITS OF THE CITY OF KYLE, CODE OF ORDINANCES.**

Council Member, Travis Mitchell addressed the Commission stating after watching the previous Planning and Zoning Commission meeting, he decided to attend and give some explanation on feather flags and on where the proposed ordinance revision came from. Council Member, Mitchell stated that he does not want the item to move forward if the Commission decides to completely redo the ordinance.

Commissioner Fenety moved to table indefinitely.

Commissioner Fenety withdrew the motion temporary.

Jerry Kolacny addressed the Commission stating his concerns with eyesore signage for small businesses trying to get their business started or trying to revive their business and keep it operating. Mr. Kolacny also stated that the City needs to have a strict sign ordinance and it needs to be aggressively enforced.

Commissioner Fenety moved to reintroduce her motion to table indefinitely. Discussion with Howard Koontz, Director of Community Development regarding tabling versus postponing an item. Commissioner Growt offered a friendly amendment to postpone the item until the first voting meeting in August for consideration. Commission Oppel made a substitute motion to withdraw the item from consideration. Chairman Ellison restated the motion on the table. Chairman Ellison asked for a second for Commissioner Fenety's motion. No second. Motion failed. Commission Oppel made a substitute motion to withdraw the item from consideration. Commissioner Wilson seconds the motion. Commissioner's Oppel, Wilson, Ellison and Fenety vote aye. Commissioner's Growt and Koch vote nay. Motion carried.

GENERAL DISCUSSION

DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 47 – TRAFFIC AND VEHICLES ARTICLE II – PARKING OF THE CITY OF KYLE, CODE OF ORDINANCES.

Discussion only. No action taken.

ADJOURN

With no further business to discuss, Commissioner Growt moved to adjourn.

The Planning and Zoning Commission meeting adjourned at 10:01 P.M.

Prepared by: Debbie A. Guerra

Commissioner: Dex Ellison

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

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular meeting on May 9, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Wade Todd
Commissioner Oppel	Andrew Cipto
Commissioner Bradley Growt	Robert Kleeman
Vice-Chair Timothy Kay	
Commissioner Rick Koch	
Commissioner Jo Fenety	
Planning Director, Howard J. Koontz	
Planning Technician, Debbie A. Guerra	
City Planner, William Atkinson	

CALL MEETING TO ORDER

Chairman Ellison called the meeting to order at 6:31 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. Commissioner Wilson was absent.

Commissioner Oppel moved excuse Commissioner Wilson from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:32 P.M. and call for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Ellison closed the public hearing at 6:32 P.M.

CONSENT

**CROSSWINDS SUBDIVISION PHASE 2 – PRELIMINARY PLAN (PP-17-005) 69.77 ACRES; 258 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS FOR PROPERTY LOCATED OFF OF CROSSWINDS PARKWAY.
STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.**

LOTS 5A AND 6A, ORIGINAL TOWN OF KYLE, BLOCK 45, REPLAT OF LOTS 4, 5 AND 6, BLOCK 45 (AFP-17-003) 0.323 ACRES; 2 LOTS LOCATED AT 609 AND 617 W. MOORE STREET.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

Vice-Chair Kay moved to statutorily disapprove Crosswinds Subdivision Phase 2 – Preliminary Plan (PP-17-005) and Lots 5A and 6A, Original Town of Kyle, Block 45, Replat of Lots 4, 5 and 6, Block 45 (AFP-17-003). Commissioner Fenety seconds the motion. All votes aye. Motion carried.

Roll Call: Chairman Ellison asked staff is anyone had heard from Commissioner Wilson. Howard J. Koontz, Director of Planning and Community Development stated that Commissioner Wilson was out of town.

Commissioner Oppel moved excuse Commissioner Wilson absence from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

ZONING

(APPLICATION WITHDRAWN) CONSIDER A REQUEST BY KYLE MORTGAGE INVESTORS, LLC. TO REZONE APPROXIMATELY 57.26 ACRES OF LAND FROM RETAIL SERVICE DISTRICT ‘RS’ AND SINGLE FAMILY RESIDENTIAL-2 ‘R-1-2’ TO PLANNED UNIT DEVELOPMENT ‘PUD’ FOR PROPERTY LOCATED OFF OF W. FM 150 AND OLD STAGECOACH ROAD. (Z-17-007)

No action taken.

CONSIDER A REQUEST BY MAGNOLIA RESERVE, LLC TO REZONE APPROXIMATELY 98.106 ACRES OF LAND FROM SINGLE FAMILY RESIDENTIAL ATTACHED ‘R-1-A’ AND SINGLE FAMILY RESIDENTIAL-2 ‘R-1-2’ TO SINGLE FAMILY RESIDENTIAL-3 ‘R-1-3’ FOR PROPERTY LOCATED OFF OF BUNTON LANE APPROXIMATELY 2,000 FEET EAST OF TWIN ESTATES DRIVE. (Z-17-009)

Chairman Ellison opened up the public hearing at 6:36 P.M. and called for comments for or against the request. There were no speakers. Chairman Ellison closed the public hearing at 6:36 P.M.

Commissioner Oppel moved to approve the request. Vice-Chair Kay seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY ANDREW CIPTO TO REZONE APPROXIMATELY 0.5 ACRES OF LAND FROM CONSTRUCTION MANUFACTURING ‘CM’ TO COMMUNITY COMMERCIAL ‘CC’ FOR PROPERTY LOCATED AT 1408 W. CENTER STREET. (Z-17-010)

Chairman Ellison opened up the public hearing at 6:53 P.M. and called for comments for or against the request. There were no speakers. Chairman Ellison closed the public hearing at 6:53 P.M.

Commissioner Oppel moved to recommend to approve Community Commercial ‘CC’. There was no second. Motion failed.

Commissioner Growt moved to recommend approval of Neighborhood Commercial ‘NC’ to City Council. Commissioner Fenety seconds the motion. Commissioner’s Growt, Ellison, Koch and Fenety vote aye. Commissioner’s Oppel and Kay vote nay. Motion carried.

CONSIDER AND POSSIBLE ACTION

CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL FOR THE MID-TERM AMENDMENTS TO THE 2010 COMPREHENSIVE PLAN.

Commissioner Fenety moved to recommend approval of the Comprehensive Plan as is. Vice-Chair Kay amends the motion to include the words all zoning categories that are not either recommended or conditional shall be stated as not recommended. Vice-Chair Kay withdrew the amendment. Commissioner Oppel seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

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

Howard Koontz, Director of Planning and Community Development stated as requested by the Commission a list of all development agreements are in their packets. Mr. Koontz also stated that the parking ordinance procedure will need to be sponsored by a Council Member and would go directly to City Council.

Commissioner Growt stated he would like to have a work session regarding the sign ordinance pursuant to City permission.

Commissioner Fenety stated she would like zoning signs to be larger in size.

Chairman Ellison asked what the status is with the Residential Style Guide. Howard J. Koontz, Director of Planning stated it would be at the June workshop meeting.

STAFF REPORT

**STAFF REPORT BY HOWARD J. KOONTZ, DIRECTOR OF PLANNING AND
COMMUNITY DEVELOPMENT.**

No staff report.

ADJOURN

With no further business to discuss, Commissioner Growt moved to adjourn.

The Planning and Zoning Commission meeting adjourned at 8:07 P.M.

Prepared by: Debbie A. Guerra

Chairman, Dex Ellison

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

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular meeting on June 13, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Megan Shannon
Commissioner Oppel	Dan Cabellero
Commissioner Bradley Growt	
Vice-Chair Timothy Kay	
Commissioner Rick Koch	
Commissioner Jo Fenety	
Planning Director, Howard J. Koontz	
Planning Technician, Debbie A. Guerra	
City Planner, William Atkinson	

CALL MEETING TO ORDER

Chairman Ellison called the meeting to order at 6:31 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. All present.

MINUTES

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR APRIL 11, 2017.

Vice-Chair Kay moved to approve the minutes for April 11, 2017. Commissioner Fenety seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:33 P.M. and call for comments on items not on the agenda or posted for public hearing. Megan Shannon with Plum Creek Development Partners addressed the Commission stating she was in favor of the ACC Phase 2 Expansion Site Plan. Chairman Ellison closed the public hearing at 6:34 P.M.

CONSENT

Commissioner Oppel pulled items C (Windy Hill Subdivision 24 acres) and D (Cypress Forest Phase 2) off the consent agenda.

**HAYS COMMERCE CENTER REVISED PRELIMINARY PLAN (PP-17-007) 108.049 ACRES; 20 COMMERCIAL LOTS AND 2 DRAINAGE LOTS LOCATED AT THE NORTHWEST CORNER OF KYLE CROSSING AND IH-35.
STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.**

**WINDY HILL SUBDIVISION 11 ACRE – FINAL PLAT (FP-16-006) 11.66 ACRES; 35 RESIDENTIAL LOTS AND 5 OS/POA LOTS LOCATED AT THE WESTERN SIDE OF THE INTERSECTION OF WINDY HILL ROAD AND FM 2001.
STAFF PROPOSAL TO P&Z: APPROVE THE FINAL PLAT**

**ACC HAYS CAMPUS PHASE 2 EXPANSION – SITE PLAN (SD-17-004) 96.093 ACRES; 1 LOT LOCATED AT 1200 KOHLER’S CROSSING.
STAFF PROPOSAL TO P&Z: APPROVE THE SITE PLAN**

Vice-Chair Kay moved to statutorily disapprove Hays Commerce Center Revised Preliminary Plan and approve Windy Hill Subdivision 11 acre – Final Plat and ACC Hays Campus Phase 2 Expansion – Site Plan. Commissioner Koch seconds the motion. All votes aye. Motion carried.

**WINDY HILL SUBDIVISION 24 ACRE – FINAL PLAT (FP-16-007) 23.681 ACRES; 58 RESIDENTIAL LOTS AND 4 OS/POA LOTS LOCATED AT THE WESTERN SIDE OF THE INTERSECTION OF WINDY HILL ROAD AND FM 2001.
STAFF PROPOSAL TO P&Z: APPROVE THE FINAL PLAT**

Vice-Chair Kay moved to approve Windy Hill Subdivision 24 acre – Final Plat. Commissioner Koch seconds the motion. Commissioner’s Growt, Ellison, Kay, Koch and Fenety vote’s aye. Commissioner Oppel votes nay. Motion carried.

**CYPRESS FOREST PHASE 2 – FINAL PLAT (FP-17-007) 26.85 ACRES; 73 SINGLE FAMILY LOTS, 2 OPEN SPACE LOTS AND 4 UTILITY LOTS FOR PROPERTY LOCATED OFF OF N. OLD STAGECOACH ROAD AND THE EXTENSION OF CYPRESS FOREST DRIVE.
STAFF PROPOSAL TO P&Z: APPROVE THE FINAL PLAT**

Vice-Chair Kay moved to approve Cypress Forest Phase 2 – Final Plat. Commissioner Koch seconds the motion. Commissioner’s Growt, Ellison, Kay, Koch and Fenety vote’s aye. Commissioner Oppel votes nay. Motion carried.

ZONING

CONSIDER A REQUEST BY SHELDON-TANGLEWOOD, LTD. TO REZONE APPROXIMATELY 4.566 ACRES OF LAND FROM MULTI-FAMILY RESIDENTIAL-3 ‘R-3-3’ TO RETAIL SERVICE DISTRICT ‘RS’ FOR PROPERTY LOCATED AT THE

NORTHWEST CORNER OF MARKETPLACE AVENUE AND S. FM 1626, IN HAYS COUNTY, TEXAS. (Z-17-011)

Chairman Ellison opened up the public hearing at 6:52 P.M. and called for comments for or against the request. There were no speakers. Chairman Ellison closed the public hearing at 6:52 P.M.

Vice-Chair Kay moved to recommend approval of the request. Commissioner Koch seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

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

Commissioner Oppel stated he would like to include in future work session briefings from staff regarding the following:

- The City's process for notifying property owners within a specified distance of a parcel designated for possible zoning change.
- The council's decision last year to increase building height limitations to 150 feet in areas zoned RS, specifically dealing the idea of including those same limitations in the new MXD and OI zoning ordinances and staff recommendations on whether we need to revisit our multi-family housing higher than three stories.
- A review of Planned Unit Development ordinances in Kyle along with a comparison between PUDs and mixed-use zoning.
- Future annexation plans and what the commission's role is in those plans.
- An economic development update that focuses on exactly what geographic areas are being targeted and are likely to be in the locations of employment-related development.
- A briefing from Code Enforcement that includes enforcing the ordinances that passed through this commission such as the landscape ordinance, impervious cover ordinances, vendor ordinances, etc.
- The City Manager's Capital Improvements Program.
- A presentation from Julie Snyder of the Kyle Chamber of Commerce on the Chamber's long-term vision for the City of Kyle.

Proposed future agenda items requested by Commission Oppel:

- Discussion on the possibility of recommending changes to city council zoning denials.
- Discussion on signs to be placed on properties applying for zoning changes.

Commissioner Fenety volunteered to assist with researching different types of signs for public hearing notices.

Commissioner Growt stated he would like to see the sign ordinance come back to the Commission.

STAFF REPORT

Howard J. Koontz, Director of Planning and Community Development gave a brief report on upcoming items.

- Style Guide work session on June 27th – P&Z meeting on July 11th and July 20th for City Council.
- Handed out a cheat sheet for the landuse district chart and map final version.
- Signage for public hearing notices – Researching sign companies along with fees and process. (Commissioner Fenety asked that the sign have City of Kyle logo)

ADJOURN

With no further business to discuss, Commissioner Fenety moved to adjourn.

The Planning and Zoning Commission meeting adjourned at 7:21 P.M.

Prepared by: Debbie A. Guerra

Chairman, Dex Ellison

SPECIAL CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a special called meeting on June 27, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison
Vice-Chair Timothy Kay
Commissioner Oppel
Commissioner Bradley Growt
Commissioner Rick Koch
Commissioner Jo Fenety
Planning Director, Howard J. Koontz
Planning Technician, Debbie A. Guerra
City Planner, William Atkinson

CALL MEETING TO ORDER

Chairman Ellison called the meeting to order at 6:30 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. No one was absent.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:31 P.M. and call for comments on items not on the agenda or posted for public hearing. There were no speakers. Chairman Ellison closed the public hearing at 6:31 P.M.

CONSENT

Commissioner Oppel pulled Sunset Hills Subdivision - Revised Preliminary Plan, Stagecoach Subdivision – Preliminary Plan and Plum Creek VUE Apartments – Site Plan off the consent agenda to discuss individually.

**SUNSET HILLS SUBDIVISION – REVISED PRELIMINARY PLAN (PP-17-003) 52,990 ACRES; 210 SINGLE FAMILY LOTS AND 5 OPEN SPACE LOTS LOCATED NORTH OF BEBEE ROAD APPROXIMATELY 0.5 MILES EAST OF IH-35.
STAFF PROPOSAL TO P&Z: APPROVE THE REVISED PRELIMINARY PLAN**

Vice-Chair Kay moved to approve Sunset Hills Subdivision – Revised Preliminary Plan. Commissioner Growt seconds the motion. Commissioner’s Growt, Ellison, Kay, Koch and Fenety vote aye. Commissioner Oppel votes nay. Motion carried.

**STAGECOACH SUBDIVISION – PRELIMINARY PLAN (PP-17-002) 272 SINGLE FAMILY LOTS, 8 LSE, SWE & PUE LOTS, 3 WATER QUALITY EASEMENT & D.E. LOTS, 1 PARK LOT AND 1 MAIL KIOSK LOT LOCATED EAST OF OLD STAGECOACH ROAD AND WEST OF SCOTT STREET.
STAFF PROPOSAL TO P&Z: APPROVE THE PRELIMINARY PLAN**

Vice-Chair Kay moved to approve Stagecoach Subdivision - Preliminary Plan. Chairman Ellison seconds the motion. Commissioner’s Growt, Ellison, Kay, Koch and Fenety vote aye. Commissioner Oppel votes nay. Motion carried.

**PLUM CREEK VUE APARTMENTS – SITE PLAN (SD-17-006) 7 ACRES; 1 LOT LOCATED AT 4624 CROMWELL DRIVE.
STAFF PROPOSAL TO P&Z: APPROVE THE SITE PLAN**

Commissioner Growt moved to approve the Plum Creek VUE Apartments – Site Plan. Vice-Chair Kay seconds the motion. Commissioner’s Growt, Ellison, Kay, Koch and Fenety vote aye. Commissioner Oppel votes nay. Motion carried.

ADJOURN

With no further business to discuss, Commissioner Oppel moved to adjourn.

The Planning and Zoning Commission meeting adjourned at 6:53 P.M.

Prepared by: Debbie A. Guerra

Commissioner: Dex Ellison



CITY OF KYLE, TEXAS

New Haven at Kyle, Replat of Lot
2, Block A, RJ Subdivision

Meeting Date: 9/12/2017
Date time:6:30 PM

Subject/Recommendation: New Haven at Kyle, Replat of Lot 2, Block A, RJ Subdivision (SFP-17-006) 5 acres; 2 lots located at 107 Creekside Trail.
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Replat of Plum Creek Park, Lot 2

Meeting Date: 9/12/2017

Date time: 6:30 PM

Subject/Recommendation: Replat of Plum Creek Park, Lot 2 (SFP-17-005) 23.36 acres; 2 lots located at the southwest corner of the intersection of City Lights Drive and IH-35, southbound access road.
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Cipto Subdivision, Lot 1

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Cipto Subdivision, Lot 1 (SFP-17-007) 0.5 acres; 1 commercial lot located at 1408 W. Center Street.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Kyle Gateway - Preliminary Plan

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Kyle Gateway - Preliminary Plan (PP-17-008) 47.74 acres; 28 commercial lots located at 24800 S. IH-35.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Driskell Subdivision - Preliminary Plan

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Driskell Subdivision - Preliminary Plan (PP-17-009) 171.15 acres; 535 single family lots, 1 multi-family lot and 1 commercial lot locate west of the Union Pacific Railroad, south of Opal Lane and north of Roland Lane.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Brookside Subdivision Phase 4 - Final Plat

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Brookside Subdivision Phase 4 - Final Plat (FP-17-010) 10.575 acres; 81 residential lots, 3 PUE/PUSE/Access Easement lots, 1 PUE/Access Easement lot and 6 Private Park/PUSE/Access Easement lots located east of the intersection of Arbor Knot Drive and Ferrule Drive.
Staff Proposal to P&Z: Approve the Final Plat.

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Final Plat
- Project Location Map

BROOKSIDE PHASE 4

STATE OF TEXAS)
 COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

That, BIGELOW SAN MARCOS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, and BIGELOW KYLE LLC owners of 10.575 acres of land out of the M.B. ATKINSON Survey, Abstract No. 21, in Hays County, Texas, and being a part of the remnant portion of the called 26.145 acre tract of land conveyed to BIGELOW SAN MARCOS DEVELOPMENT, LLC as recorded in Volume 4963, Page 874 of the Official Public Records of Hays County, Texas, and being a part of the remnant portion of the called 11.847 acre tract of land conveyed to BIGELOW KYLE LLC as recorded in Instrument No. 16041709 of the Official Public Records of Hays County, Texas and does hereby subdivide said 10.575 acres of land in accordance with this plat, to be known as BROOKSIDE PHASE 4 and do hereby dedicate to the public ROW, streets, alleys, easements, parks, and other open spaces to public use.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

James P. Bigelow, President
 Bigelow San Marcos Development, LLC

Before me, the undersigned authority on this day personally appeared James P. Bigelow, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
 My Commission Expires: _____

James P. Bigelow, President
 Bigelow Kyle LLC

Before me, the undersigned authority on this day personally appeared Perry J. Bigelow, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
 My Commission Expires: _____

THIS PLAT (BROOKSIDE PHASE 4), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION

DATED THIS _____ DAY OF _____, 20____.

PLANNING & ZONING CHAIRPERSON

20____, A.D.

DIRECTOR OF PUBLIC WORKS

DATE

CITY ENGINEER

DATE

STATE OF TEXAS)
 COUNTY OF HAYS)

I, Shane Shafer, a Registered Professional Land Surveyor in the State of Texas hereby certify that this plat was prepared from an actual on-the-ground survey made under my direction and supervision and is true and correct to the best of my knowledge.

By: _____ AUGUST 25, 2017
 Shane Shafer Date
 Registered Professional Land Surveyor
 No. 5281 - State of Texas
 Diamond Surveying, Inc.
 116 Skyline Road
 Georgetown, TX 78628
 (512) 931-3100

STATE OF TEXAS)
 COUNTY OF HAYS)

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that the plat and all plans and specifications which are included with the plat are, to the best of my professional capacity, complete and accurate and in compliance with all relevant City Ordinances.

Stephen R. Jamison, P.E. Date
 Registered Professional Engineer
 No. 86951 - State of Texas
 TBE Firm No. F-17756
 Jamison Civil Engineering, LLC
 13812 Research Blvd. #B-2
 Austin, Texas 78750
 737-484-0880

STATE OF TEXAS)
 COUNTY OF HAYS)

I, Liz Gonzales, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock ____M., and duly recorded on the _____ day of _____, 20____, A.D. at _____ o'clock ____M., in the Plat Records of said County and State on document# _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT of said County, the _____ day of _____, 20____, A.D.

Liz Gonzales, County Clerk
 Hays County, Texas

AMERICAN MIDWEST BANK, SUCCESSOR BY MERGER TO, AMERICAUINTEBANK AND TRUST COMPANY USA
 321 WEST GOLF ROAD
 SCHAUMBURG, ILLINOIS 60196

BY: _____

NAME: _____

TITLE: _____

STATE OF ILLINOIS)
 COUNTY OF COOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ON THE _____ DAY OF _____, 2016 BY _____ OF AMERICAN MIDWEST BANK, SUCCESSOR BY MERGER TO AMERICAUINTEBANK AND TRUST COMPANY USA.

NOTARY PUBLIC, STATE OF ILLINOIS

ZECHARIAH, LLC
 P.O. BOX 848
 SAN MARCOS, TEXAS 78667

BY: _____

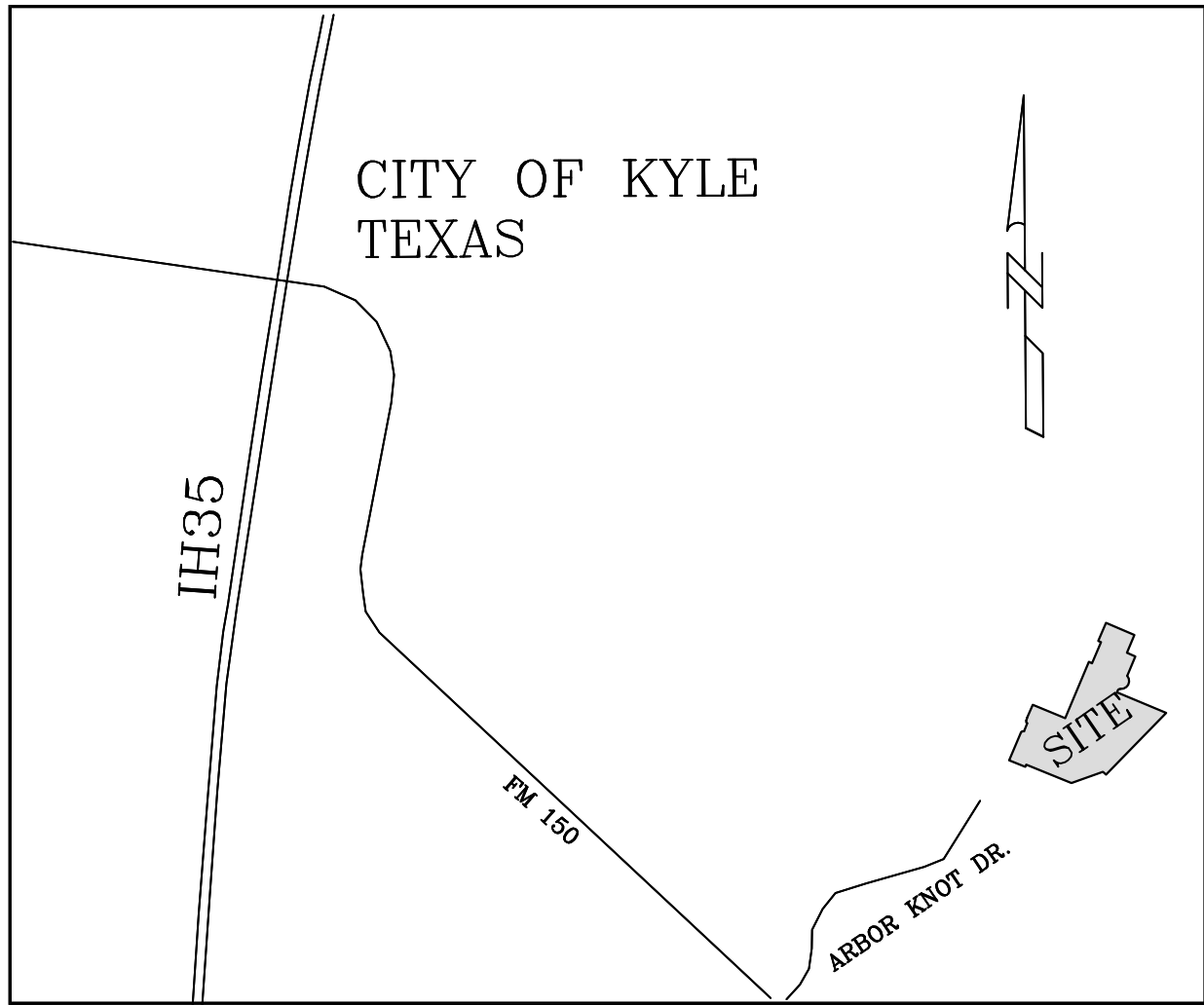
NAME: _____

TITLE: _____

STATE OF TEXAS)
 COUNTY OF HAYS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ON THE _____ DAY OF _____, 2016 BY _____ OF ZECHARIAH, LLC.

NOTARY PUBLIC, STATE OF TEXAS



LOCATION MAP
 NOT TO SCALE

BLOCK	LOT	SQ. FT.
E	33	2868
E	34	3583
E	35	3583
E	36	3583
E	37	3583
E	38	3587
E	39	3940
E	40	7903
E	41	6109
E	42	5698
E	43	5716
E	44	6543
E	45	4581
E	46	5334
E	47	5308
E	48	4796
E	49	6253
E	50	5811
E	51	4466
E	52	4495
E	53	5074
E	54	5060
E	55	6206
E	56	5685
E	57	5654
E	58	7357
E	59	7031
E	60	5434
E	61	5434
E	62	5187
E	63	5837
E	64	5402
E	65	5434
E	66	5156
E	67	6111

BLOCK	LOT	SQ. FT.
F	1	6299
F	2	5063
F	3	5063
F	4	4572
F	5	4859
F	6	4525
F	7	3600
F	8	3600
F	9	3601
F	10	4454
F	11	5679
F	12	4299
F	13	3420
F	14	3420
F	15	3422
F	16	4112
F	17	4539
F	18	3420
F	19	3420
F	20	3420
F	21	3239
F	22	9422
F	23	3719
F	24	3013
F	25	3035
F	26	3891
F	27	556
F	28	3416
F	29	3001
F	30	3001
F	31	3019
F	32	4225
F	33	4971
F	34	4301
F	35	3363
F	36	3385
F	37	3412
F	38	3727
F	39	3741
F	40	570
F	41	4301
F	42	3363
F	43	3385
F	44	3385
F	45	3385
F	46	3412
F	47	5075
F	48	7358
F	49	4301
F	50	3363
F	51	3385
F	52	3385
F	53	3385
F	54	3412
F	55	3981
F	56	5674

OWNER INFORMATION:
 BIGELOW KYLE LLC,
 242 RUSH HAVEN
 SAN MARCOS, TX 78666

OWNER INFORMATION:
 BIGELOW SAN MARCOS DEVELOPMENT, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 P.O. BOX 848
 SAN MARCOS, TX 78667

BROOKSIDE PHASE 4

10.575 ACRES
 CITY OF KYLE, HAYS COUNTY, TEXAS
 SHEET 1 OF 3

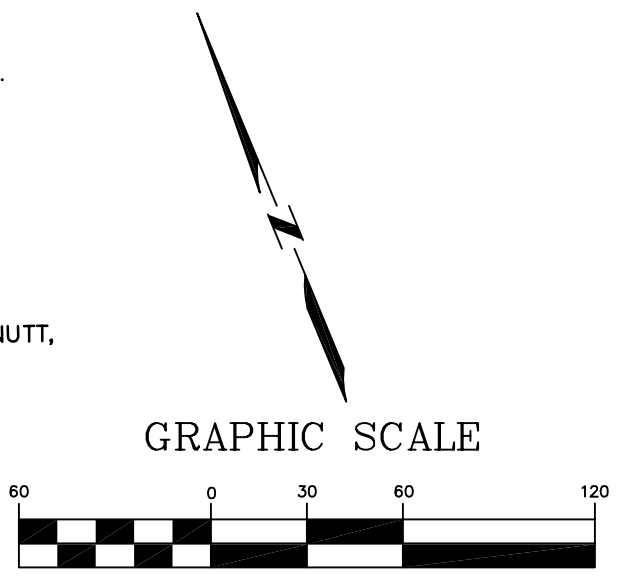
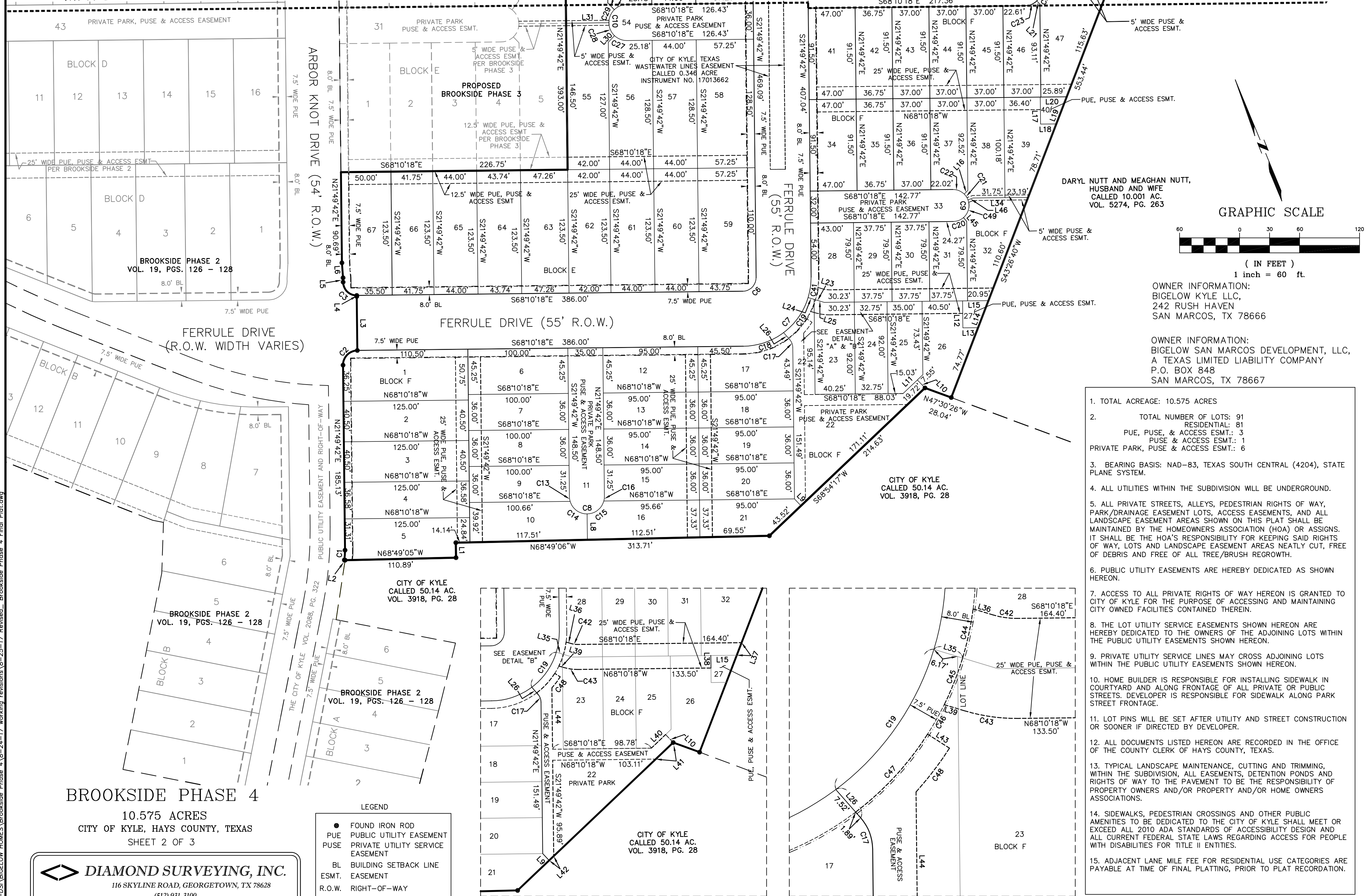
DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 931-3100

PRELIMINARY FOR REVIEW ONLY

BROOKSIDE PHASE 4

MATCHLINE SHEET 3

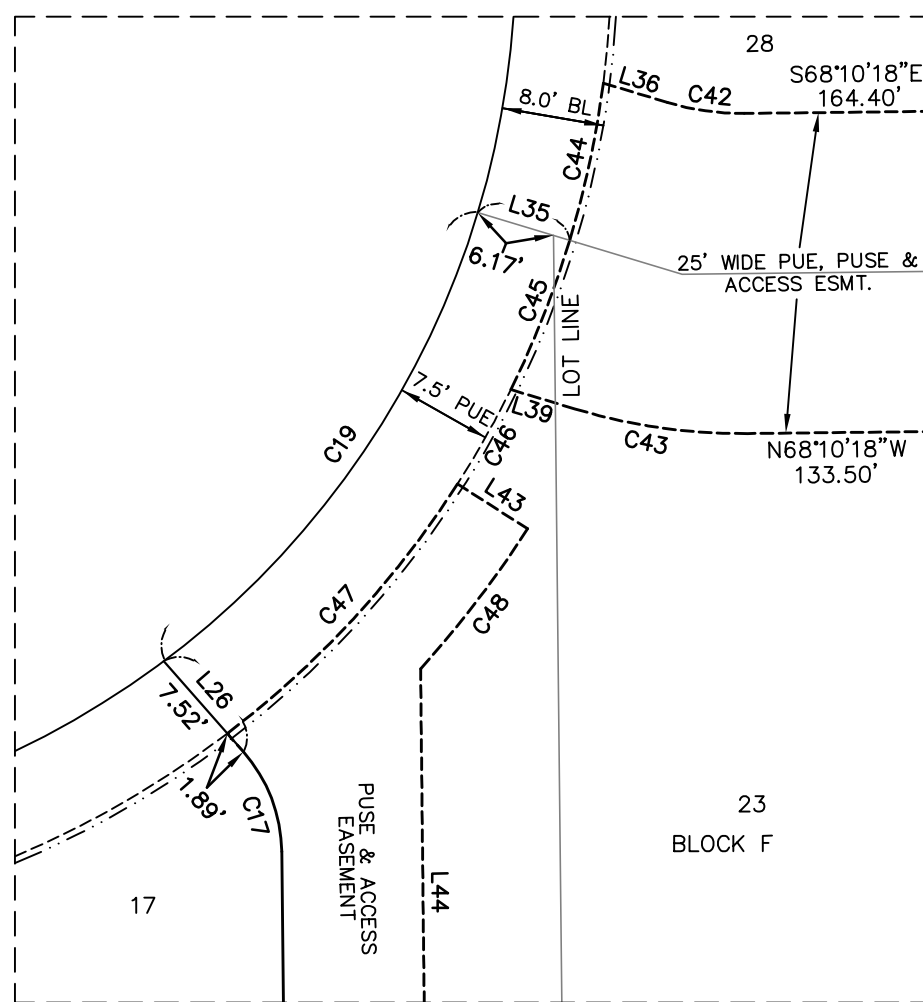
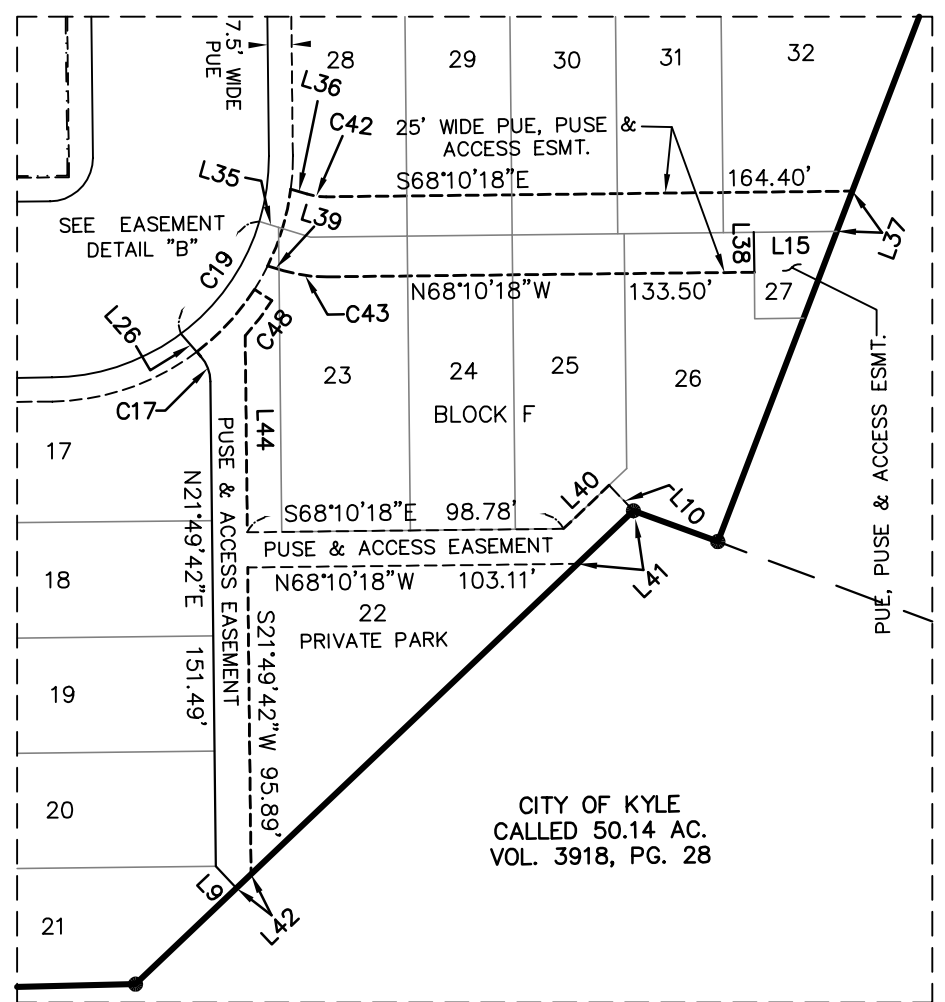
MATCHLINE SHEET 3



OWNER INFORMATION:
BIGELOW KYLE LLC,
242 RUSH HAVEN
SAN MARCOS, TX 78666

OWNER INFORMATION:
BIGELOW SAN MARCOS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 848
SAN MARCOS, TX 78667

1. TOTAL ACREAGE: 10.575 ACRES
2. TOTAL NUMBER OF LOTS: 91
RESIDENTIAL: 81
PUE, PUSE, & ACCESS ESMT.: 3
PUE & ACCESS ESMT.: 1
PRIVATE PARK, PUSE & ACCESS ESMT.: 6
3. BEARING BASIS: NAD-83, TEXAS SOUTH CENTRAL (4204), STATE PLANE SYSTEM.
4. ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
5. ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHTS OF WAY, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHTS OF WAY, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH REGROWTH.
6. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
7. ACCESS TO ALL PRIVATE RIGHTS OF WAY HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
8. THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
9. PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
10. HOME BUILDER IS RESPONSIBLE FOR INSTALLING SIDEWALK IN COURTYARD AND ALONG FRONTAGE OF ALL PRIVATE OR PUBLIC STREETS. DEVELOPER IS RESPONSIBLE FOR SIDEWALK ALONG PARK STREET FRONTAGE.
11. LOT PINS WILL BE SET AFTER UTILITY AND STREET CONSTRUCTION OR SOONER IF DIRECTED BY DEVELOPER.
12. ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.
13. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHTS OF WAY TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
14. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
15. ADJACENT LANE MILE FEE FOR RESIDENTIAL USE CATEGORIES ARE PAYABLE AT TIME OF FINAL PLATTING, PRIOR TO PLAT RECORDATION.



LEGEND

●	FOUND IRON ROD
—	PUBLIC UTILITY EASEMENT
- - -	PRIVATE UTILITY SERVICE EASEMENT
BL	BUILDING SETBACK LINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY

BROOKSIDE PHASE 4

10.575 ACRES
CITY OF KYLE, HAYS COUNTY, TEXAS
SHEET 2 OF 3

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

F:\Data\DS\BIGELOW HOMES\Brookside Phase 4\18-24-17 working revisions\18-25-17 Revised... Brookside Phase 4 Final Plat.dwg

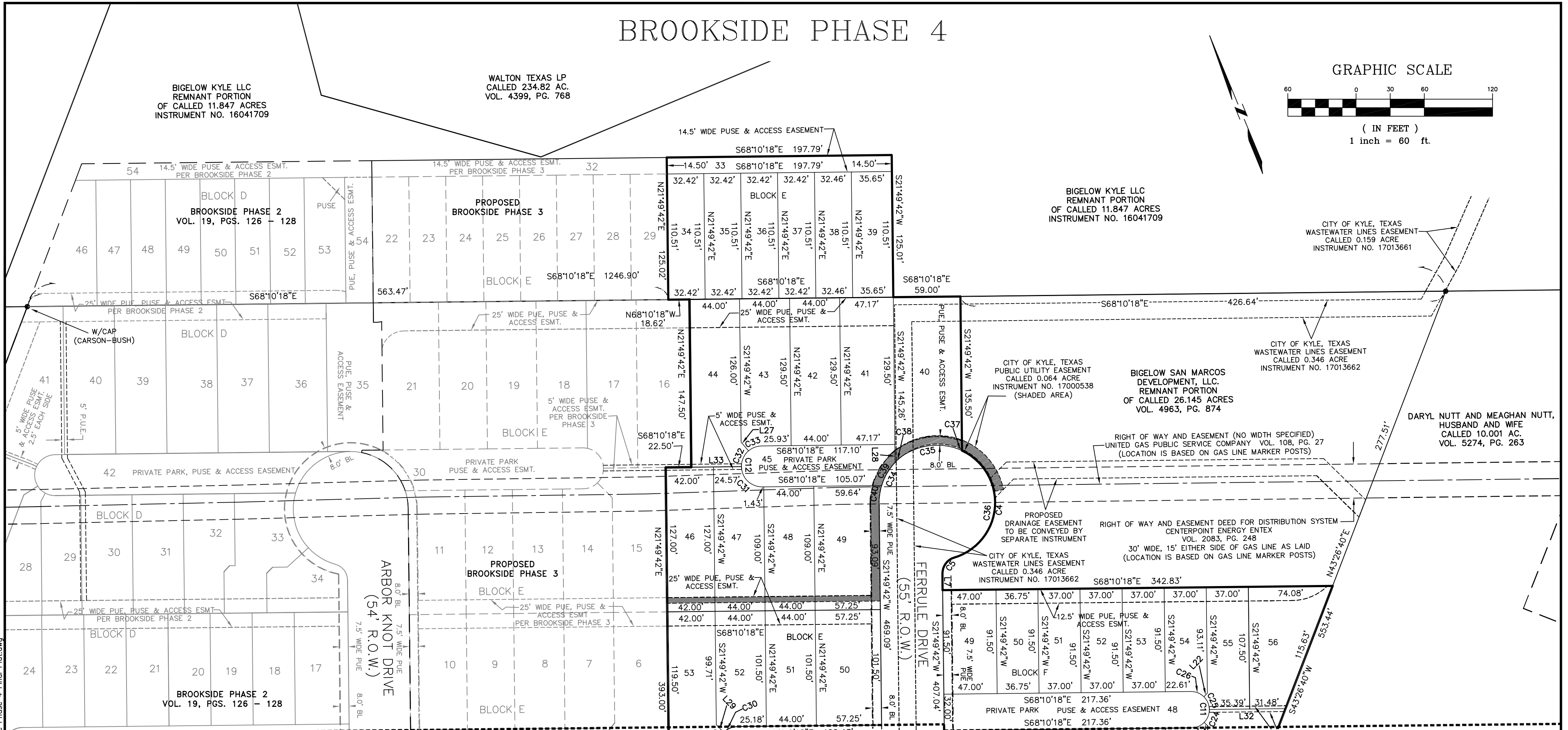
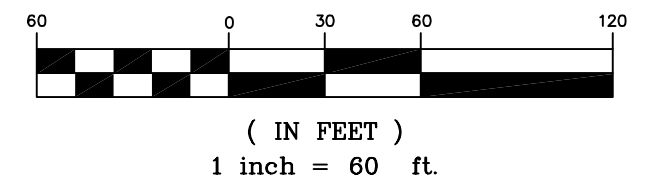
PRELIMINARY FOR REVIEW ONLY

BROOKSIDE PHASE 4

BIGELOW KYLE LLC
REMNANT PORTION
OF CALLED 11.847 ACRES
INSTRUMENT NO. 16041709

WALTON TEXAS LP
CALLED 234.82 AC.
VOL. 4399, PG. 768

GRAPHIC SCALE



MATCHLINE SHEET 2

MATCHLINE SHEET 2

- LEGEND
- FOUND IRON ROD
 - PUE PUBLIC UTILITY EASEMENT
 - PUSE PRIVATE UTILITY SERVICE EASEMENT
 - BL BUILDING SETBACK LINE
 - ESMT. EASEMENT
 - R.O.W. RIGHT-OF-WAY

OWNER INFORMATION:
BIGELOW KYLE LLC,
242 RUSH AVENUE
SAN MARCOS, TX 78666

OWNER INFORMATION:
BIGELOW SAN MARCOS DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 848
SAN MARCOS, TX 78667

BROOKSIDE PHASE 4

10.575 ACRES
CITY OF KYLE, HAYS COUNTY, TEXAS
SHEET 3 OF 3

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

LINE	BEARING	DISTANCE
L1	S21°44'09"W	15.00'
L2	N58°54'35"W	0.82'
L3	N21°49'42"E	54.00'
L4	N21°51'51"E	1.00'
L5	N21°49'42"E	4.30'
L6	N18°00'52"E	15.04'
L7	S21°49'42"W	14.54'
L8	S21°49'42"W	25.84'
L9	S21°05'43"E	9.42'
L10	S21°05'43"E	11.00'
L11	N68°54'17"E	27.27'
L12	S21°49'42"W	27.00'
L13	S68°10'18"E	15.25'
L14	N43°26'40"E	29.04'
L15	N68°10'18"W	25.94'
L16	N66°49'42"E	5.18'
L17	S21°49'42"W	27.00'
L18	S68°10'18"E	15.78'
L19	N43°26'40"E	29.04'
L20	N68°10'18"W	26.48'
L21	S23°10'18"E	4.35'
L22	N66°49'42"E	4.35'
L23	N50°45'07"W	16.68'
L24	N50°45'07"W	6.17'
L25	S50°45'07"E	10.50'

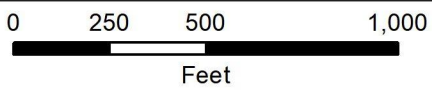
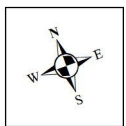
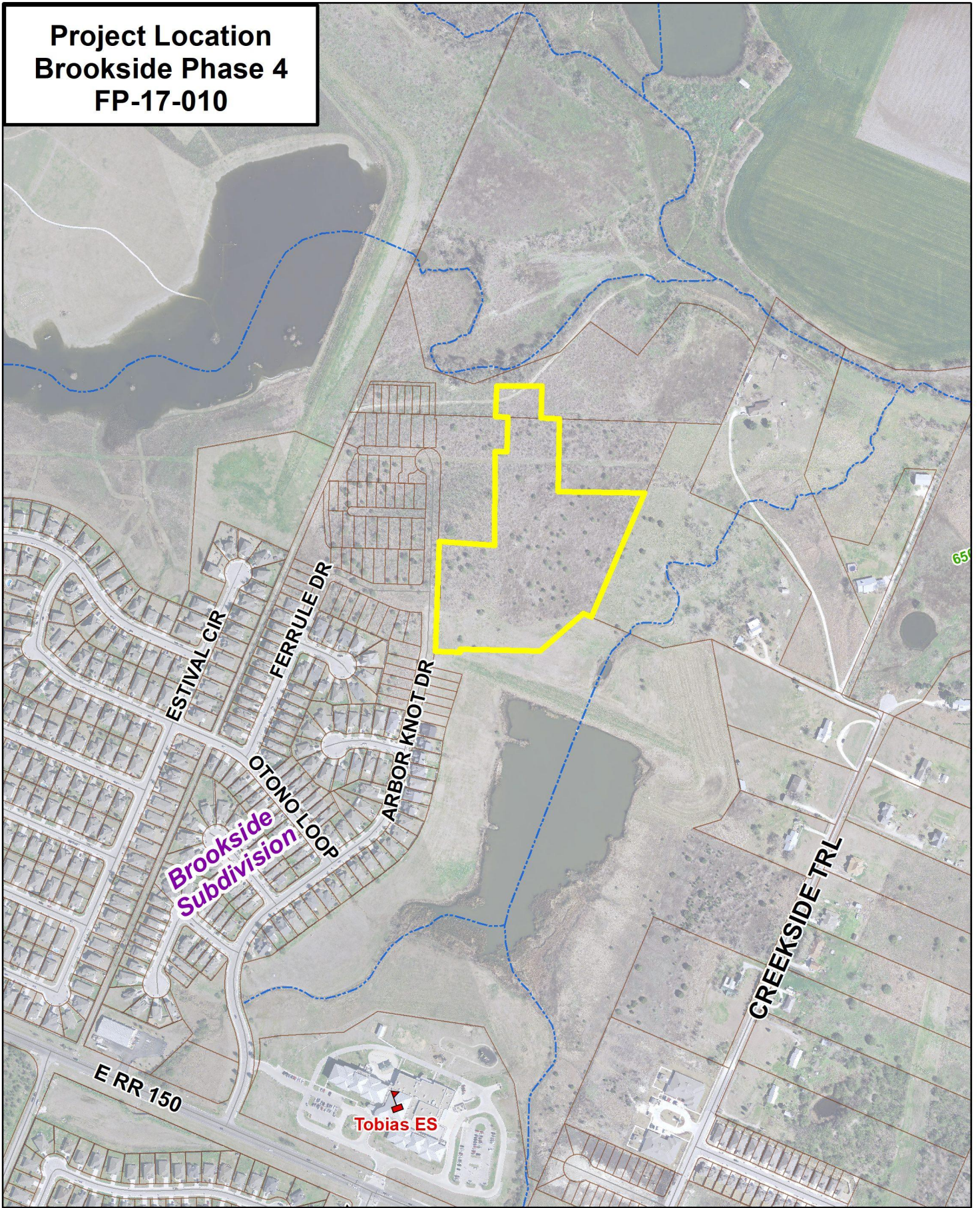
LINE	BEARING	DISTANCE
L26	N18°57'27"W	9.41'
L27	S18°13'03"E	10.09'
L28	S21°49'42"W	15.76'
L29	S21°43'57"E	9.31'
L30	N65°48'42"E	9.10'
L31	S68°10'18"E	42.82'
L32	S68°10'18"E	66.87'
L33	S68°10'18"E	44.07'
L34	S68°10'18"E	54.94'
L35	S50°45'07"E	7.50'
L36	S50°45'07"E	5.24'
L37	S43°26'40"W	13.45'
L38	S21°49'42"W	12.50'
L39	N50°45'07"W	5.24'
L40	N68°54'17"E	19.72'
L41	S68°54'17"W	24.04'
L42	S68°54'17"W	6.26'
L43	S34°54'12"E	6.50'
L44	S21°49'42"W	61.41'
L45	N18°17'09"W	4.92'
L46	S88°03'20"E	5.52'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.00'	9.86'	9°06'39"	N26°32'06"E	9.85'
C2	14.50'	22.78'	90°00'00"	N66°49'42"E	20.51'
C3	13.50'	21.21'	90°00'00"	N23°10'18"W	19.09'
C4	50.50'	121.81'	138°11'52"	S26°39'10"W	94.35'
C5	14.50'	18.71'	73°55'24"	S58°47'24"W	17.44'
C6	13.50'	21.21'	90°00'00"	S66°49'42"W	19.09'
C7	68.50'	107.60'	90°00'00"	N66°49'42"E	96.87'
C8	17.50'	54.98'	180°00'00"	S68°10'18"E	35.00'
C9	16.00'	50.27'	180°00'00"	S21°49'42"W	32.00'
C10	18.00'	56.55'	180°00'00"	N21°49'42"E	36.00'
C11	16.00'	50.27'	180°00'00"	N21°49'42"E	32.00'
C12	18.00'	56.55'	180°00'00"	N21°49'42"E	36.00'
C13	17.50'	4.81'	15°44'57"	S13°57'14"W	4.80'
C14	17.50'	22.68'	74°15'03"	S31°02'46"E	21.12'
C15	17.50'	22.68'	74°15'03"	N74°42'11"E	21.12'
C16	17.50'	4.81'	15°44'57"	N29°42'11"E	4.80'
C17	12.00'	8.54'	40°47'09"	S01°26'08"W	8.36'
C18	68.50'	43.26'	36°10'50"	S86°15'42"E	42.54'
C19	68.50'	43.52'	36°24'00"	N57°26'53"E	42.79'
C20	16.00'	11.20'	40°07'03"	S88°13'49"E	10.98'
C21	16.00'	7.00'	25°05'53"	N10°37'21"W	6.95'
C22	16.00'	12.57'	45°00'00"	S45°40'18"E	12.25'
C23	16.00'	12.57'	45°00'00"	N89°19'42"E	12.25'
C24	16.00'	12.57'	45°00'00"	N44°19'42"E	12.25'
C25	16.00'	12.57'	45°00'00"	N00°40'18"W	12.25'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	16.00'	12.57'	45°00'00"	S45°40'18"E	12.25'
C27	18.00'	13.82'	43°59'00"	N46°10'48"W	13.48'
C28	18.00'	14.46'	46°01'00"	N01°10'48"W	14.07'
C29	18.00'	14.59'	46°26'21"	N45°02'53"E	14.19'
C30	18.00'	13.69'	43°33'39"	S89°57'07"E	13.36'
C31	18.00'	28.27'	90°00'00"	N23°10'18"W	25.46'
C32	18.00'	15.69'	49°57'15"	N46°48'20"E	15.20'
C33	18.00'	12.58'	40°02'45"	S88°11'40"E	12.33'
C34	51.50'	46.15'	51°20'18"	N47°02'43"E	44.62'
C35	53.92'	54.33'	57°43'48"	S75°39'03"E	52.06'
C36	50.50'	124.86'	141°39'39"	N24°55'17"E	95.40'
C37	50.50'	3.05'	3°27'47"	N44°10'40"W	3.05'
C38	51.50'	6.24'	6°56'26"	N69°14'39"E	6.23'
C39	51.50'	23.76'	26°25'47"	N52°33'33"E	23.55'
C40	51.50'	16.15'	17°58'06"	N30°21'37"E	16.08'
C41	68.50'	20.83'	17°25'11"	N30°32'18"E	20.75'
C42	20.00'	6.08'	17°25'11"	S59°27'42"E	6.06'
C43	45.00'	13.68'	17°25'11"	N59°27'42"W	13.63'
C44	76.00'	12.56'	9°28'00"	N34°30'53"E	12.54'
C45	76.00'	12.56'	9°28'00"	N43°58'53"E	12.54'
C46	76.00'	8.47'	6°22'55"	S51°54'21"W	8.46'
C47	76.00'	26.66'	20°05'45"	S65°08'41"W	26.52'
C48	82.50'	13.77'	9°33'55"	S59°52'45"W	13.76'
C49	16.00'	19.49'	69°47'04"	N36°49'08"E	18.31'

PRELIMINARY FOR REVIEW ONLY

**Project Location
Brookside Phase 4
FP-17-010**



 Property Boundary

 Parcel Lines



CITY OF KYLE, TEXAS

Cool Springs Subdivision Phase 1 - Final Plat

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Cool Springs Subdivision Phase 1 - Final Plat (FP-17-015) 50.796 acres; 99 residential lots, 1 amenity center, 2 parkland lots, 3 open space / landscape lots and 1 commercial lot located between E. RR 150 and CR 158, just west of Woodlands Subdivision.
Staff Proposal to P&Z: Approve the Final Plat.

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

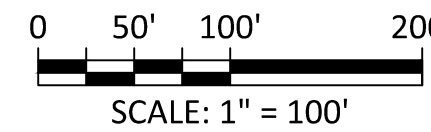
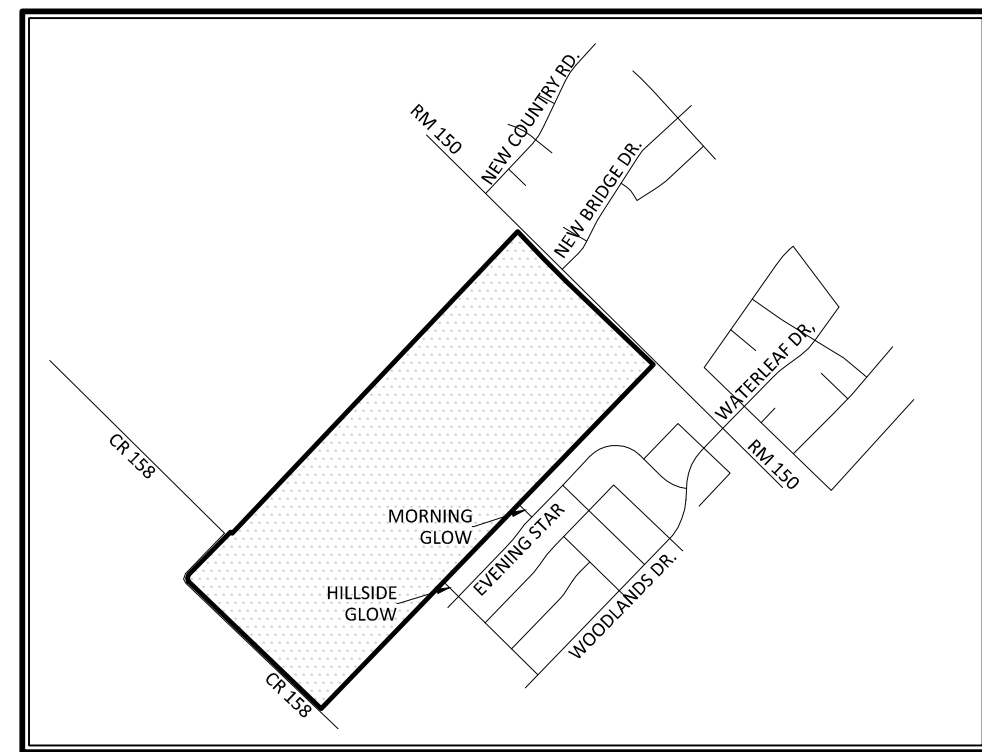
Description

- Final Plat
- Project Location Map

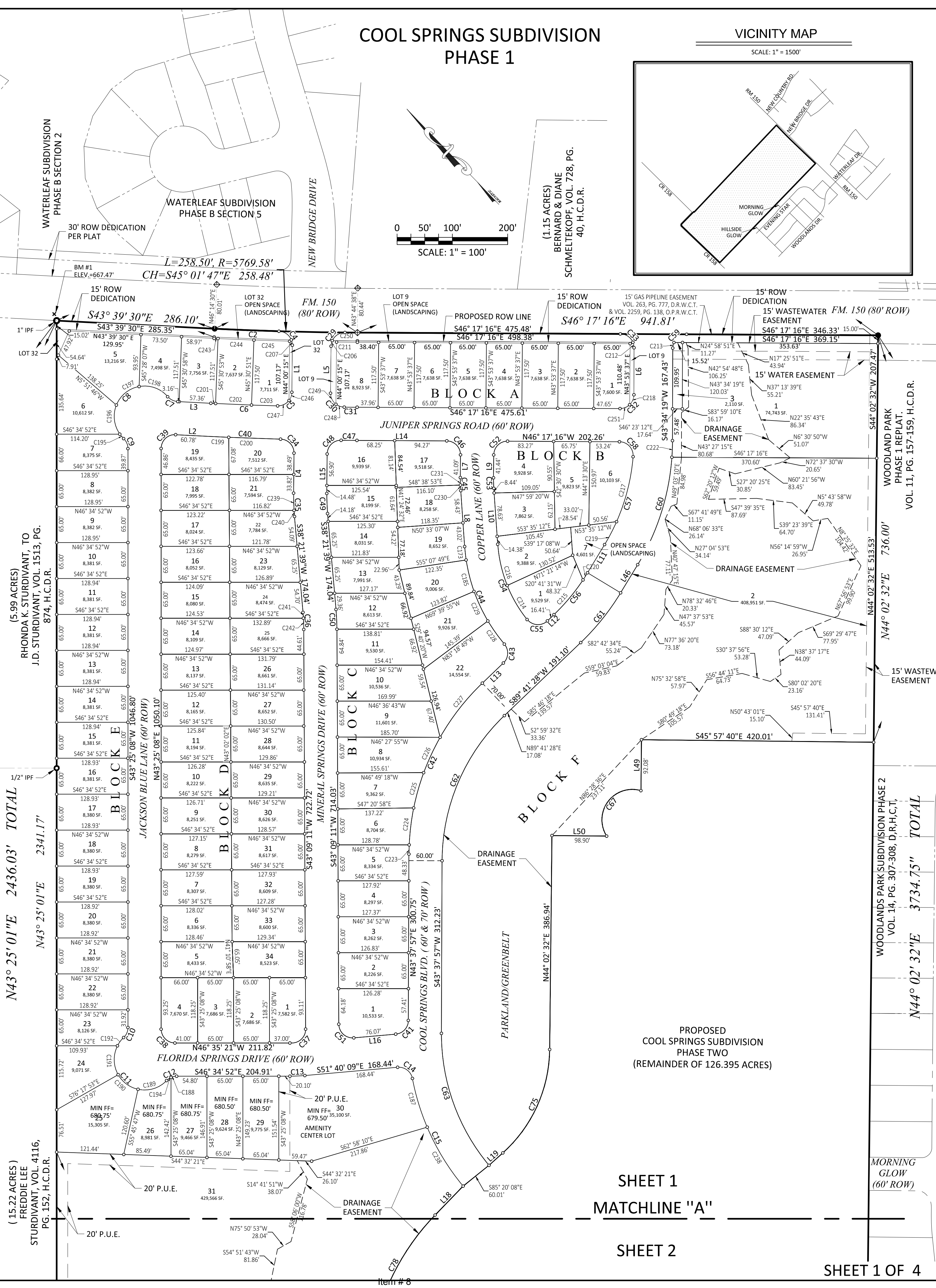
COOL SPRINGS SUBDIVISION
PHASE 1

VICINITY MAP

SCALE: 1" = 1500'



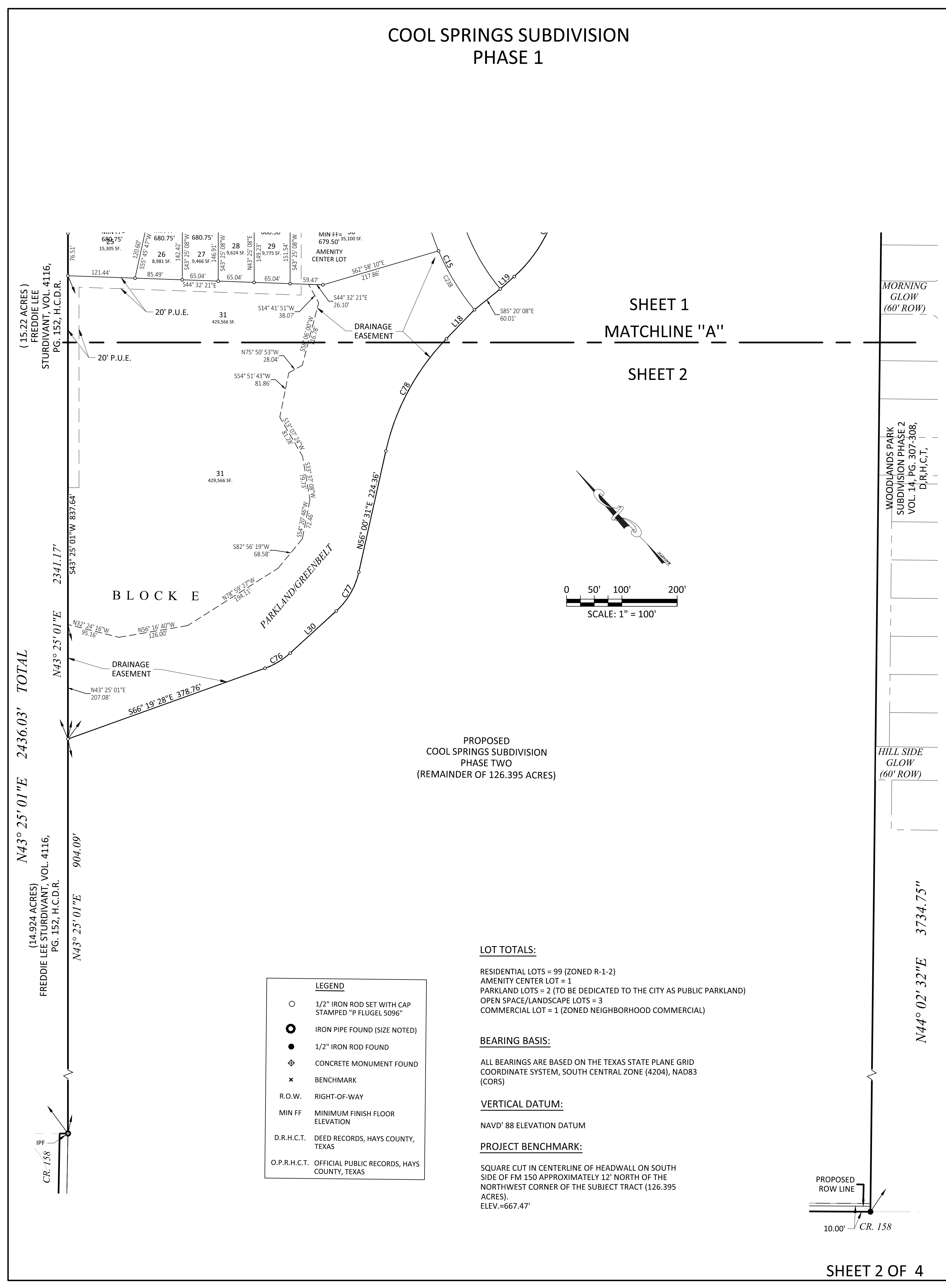
(1.15 ACRES)
BERNARD & DIANE
SCHMETTERKOPF, VOL. 728, PG.
40, H.C.D.R.



SHEET 1
MATCHLINE "A"
SHEET 2

SHEET 1 OF 4

COOL SPRINGS SUBDIVISION
PHASE 1



SHEET 1
MATCHLINE "A"
SHEET 2

SHEET 2 OF 4

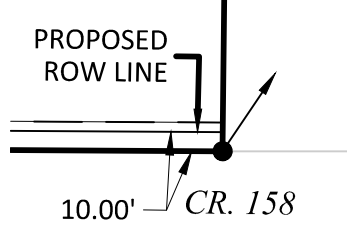
LEGEND	
○	1/2" IRON ROD SET WITH CAP STAMPED "P FLUGEL 5096"
●	IRON PIPE FOUND (SIZE NOTED)
●	1/2" IRON ROD FOUND
⊕	CONCRETE MONUMENT FOUND
⊕	BENCHMARK
R.O.W.	RIGHT-OF-WAY
MIN FF	MINIMUM FINISH FLOOR ELEVATION
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

LOT TOTALS:
RESIDENTIAL LOTS = 99 (ZONED R-1-2)
AMENITY CENTER LOT = 1
PARKLAND LOTS = 2 (TO BE DEDICATED TO THE CITY AS PUBLIC PARKLAND)
OPEN SPACE/LANDSCAPE LOTS = 3
COMMERCIAL LOT = 1 (ZONED NEIGHBORHOOD COMMERCIAL)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE GRID COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (CORS)

VERTICAL DATUM:
NAVD' 88 ELEVATION DATUM

PROJECT BENCHMARK:
SQUARE CUT IN CENTERLINE OF HEADWALL ON SOUTH SIDE OF FM 150 APPROXIMATELY 12' NORTH OF THE NORTHWEST CORNER OF THE SUBJECT TRACT (126.395 ACRES).
ELEV.=667.47'



SHEET 2 OF 4

**COOL SPRINGS SUBDIVISION
PHASE 1**

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C173	24.37	305.00	4.58	N37° 09' 32"E	24.37
C185	58.76	305.00	11.04	N29° 21' 01"E	58.67
C187	92.24	430.00	12.29	N26° 32' 00"E	92.06
C188	10.50	25.00	24.07	N58° 37' 03"W	10.43
C189	56.55	55.00	58.91	N63° 41' 32"W	54.09
C190	46.02	55.00	47.94	N10° 16' 03"W	44.69
C191	54.50	55.00	56.77	N42° 05' 16"E	52.29
C192	18.73	55.00	19.51	N80° 13' 48"E	18.64
C194	9.82	25.00	22.50	N81° 54' 08"W	9.75
C195	10.59	55.00	11.03	N2° 21' 58"E	10.57
C196	55.35	55.00	57.66	N36° 42' 32"E	53.04
C197	55.35	55.00	57.66	S85° 38' 03"E	53.04
C198	57.32	55.00	59.71	S26° 56' 54"E	54.76
C201	8.65	5904.94	0.08	S43° 47' 14"E	8.65
C202	65.00	5905.23	0.63	S44° 08' 40"E	65.00
C203	47.24	5905.23	0.46	S44° 41' 21"E	47.24
C206	10.30	25.00	23.60	S55° 48' 12"W	10.22
C207	9.86	25.00	22.60	N32° 42' 19"E	9.80
C211	45.53	5784.58	0.45	S46° 05' 16"E	45.53
C212	10.23	25.00	23.44	N31° 51' 11"E	10.16
C213	10.35	25.00	23.72	S55° 25' 52"W	10.28
C214	71.56	245.00	16.74	S13° 07' 35"W	71.31
C215	82.05	370.00	12.71	N83° 20' 18"E	81.88
C216	76.77	245.00	17.95	S30° 28' 16"W	76.46
C217	121.76	365.00	19.11	N57° 43' 50"E	121.20
C218	20.13	25.00	46.13	N66° 38' 11"E	19.59
C219	46.74	364.99	7.34	N70° 57' 23"E	46.71

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C220	15.24	370.00	2.36	N75° 48' 20"E	15.24
C222	30.00	435.00	3.95	S45° 32' 52"W	30.00
C223	16.67	430.00	2.22	N44° 44' 36"E	16.67
C224	67.40	430.00	8.98	N50° 20' 40"E	67.33
C225	66.40	430.00	8.85	N59° 15' 30"E	66.33
C226	70.65	430.00	9.41	N68° 23' 19"E	70.57
C227	124.55	430.00	16.60	N81° 23' 36"E	124.11
C228	51.39	305.00	9.65	N7° 53' 38"E	51.33
C229	59.14	305.00	11.11	N18° 16' 33"E	59.05
C230	10.13	305.00	1.90	N40° 24' 00"E	10.13
C231	13.53	305.00	2.54	N42° 37' 22"E	13.53
C238	125.24	430.00	16.69	N12° 02' 40"E	124.80
C243	7.04	5787.42	0.07	N43° 46' 52"W	7.04
C244	65.00	5787.42	0.64	N44° 08' 15"W	65.00
C245	64.62	5787.42	0.64	N44° 46' 45"W	64.62
C246	16.09	25.00	36.87	N62° 26' 21"E	15.81
C247	23.65	25.00	54.21	S72° 01' 20"E	22.78
C248	16.13	25.00	36.96	S27° 36' 24"E	15.85
C249	23.18	25.00	53.13	S17° 26' 21"W	22.36
C250	45.53	5784.58	0.45	S46° 05' 16"E	45.53
C251	19.20	25.00	44.01	S68° 17' 37"E	18.73

CURVE TABLE						
CURVE #	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	
C2	1° 22' 59"	5784.58	69.82	139.64	139.63	S44° 26' 15.64"E
C4	88° 54' 25"	25.00	24.53	38.79	35.02	S0° 26' 56.44"E
C5	91° 04' 39"	25.00	25.47	39.74	35.69	S89° 32' 34.63"W
C6	1° 10' 23"	5904.88	60.45	120.89	120.89	N44° 19' 54.45"W
C7	46° 34' 03"	25.00	10.76	20.32	19.76	N20° 22' 28.44"W
C8	186° 03' 28"	55.00	1039.45	178.60	109.85	S89° 52' 49.13"W
C9	46° 34' 03"	25.00	10.76	20.32	19.76	S20° 08' 06.71"W
C10	46° 34' 03"	25.00	10.76	20.32	19.76	S66° 42' 09.58"W
C11	183° 08' 02"	55.00	2010.56	175.80	109.96	S1° 34' 50.04"E
C12	46° 34' 11"	25.00	10.76	20.32	19.77	S69° 51' 57.29"E
C13	5° 05' 17"	305.00	13.55	27.08	27.08	S49° 07' 30.22"E
C14	84° 20' 51"	25.00	22.65	36.80	33.57	S9° 29' 43.14"E
C15	31° 09' 09"	430.00	119.87	233.80	230.93	S17° 06' 07.70"W
C29	89° 54' 24"	25.00	24.96	39.23	35.33	S88° 57' 27.21"W
C30	90° 05' 31"	25.00	25.04	39.31	35.38	S1° 02' 30.27"E
C31	0° 13' 33"	5904.88	11.63	23.26	23.26	S46° 12' 01.92"E
C32	90° 08' 25"	25.00	25.06	39.33	35.40	N88° 38' 31.23"E
C33	89° 51' 35"	25.00	24.94	39.21	35.31	N1° 21' 28.77"W
C34	88° 59' 24"	25.00	24.56	38.83	35.04	S0° 29' 27.75"E
C35	5° 38' 36"	430.00	21.19	42.35	42.34	S41° 10' 57.00"W
C36	4° 47' 32"	370.00	15.48	30.95	30.94	S40° 45' 24.88"W
C37	89° 21' 57"	25.00	24.72	38.99	35.16	S87° 50' 09.76"W
C38	90° 00' 29"	25.00	25.00	39.27	35.36	N1° 35' 06.38"W
C39	92° 55' 22"	25.00	26.31	40.55	36.25	N89° 52' 49.13"E
C40	1° 14' 28"	5963.99	64.60	129.20	129.20	S44° 21' 55.15"E
C41	84° 41' 54"	25.00	22.79	36.96	33.68	N85° 58' 52.94"E
C42	46° 03' 31"	430.00	182.78	345.67	336.43	N66° 39' 42.50"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	
C43	86° 37' 27"	25.00	23.57	37.80	34.30	N46° 22' 44.46"E
C44	36° 22' 52"	305.00	100.22	193.67	190.43	N21° 15' 27.11"E
C45	4° 26' 44"	305.00	11.84	23.66	23.66	N41° 40' 15.21"E
C46	90° 10' 53"	25.00	25.08	39.35	35.41	N1° 11' 49.53"W
C47	0° 16' 30"	5964.28	14.31	28.63	28.63	N46° 10' 32.74"W
C48	89° 57' 27"	25.00	24.98	39.25	35.34	S88° 58' 58.76"W
C49	5° 38' 36"	370.00	18.24	36.44	36.43	S41° 10' 57.00"W
C50	4° 47' 33"	429.98	17.99	35.97	35.95	S40° 45' 24.88"W
C51	94° 49' 19"	25.00	27.20	41.37	36.81	S4° 15' 28.86"E
C52	89° 49' 07"	25.00	24.92	39.19	35.30	S88° 48' 10.47"W
C53	4° 26' 44"	245.00	9.51	19.01	19.00	S41° 40' 15.21"W
C54	34° 41' 23"	245.00	76.52	148.33	146.08	S22° 06' 11.95"W
C55	95° 04' 03"	25.00	27.31	41.48	36.88	S42° 46' 30.70"E
C56	15° 03' 57"	370.00	48.93	97.29	97.01	N82° 09' 29.48"E
C57	26° 27' 05"	365.00	85.78	168.51	167.02	N61° 23' 57.80"E
C58	94° 27' 41"	25.00	27.03	41.22	36.70	N0° 56' 34.46"E
C59	90° 08' 25"	25.00	25.06	39.33	35.40	S88° 38' 31.23"W
C60	31° 03' 12"	435.00	120.85	235.76	232.89	S59° 05' 54.79"W
C61	15° 03' 57"	440.00	58.18	115.70	115.36	S82° 09' 29.48"W
C62	46° 03' 31"	365.00	155.15	293.41	285.58	S66° 39' 42.50"W
C63	42° 06' 24"	370.00	142.42	271.91	265.84	S22° 34' 45.04"W
C67	138° 52' 31"	55.00	146.62	133.31	102.99	N80° 25' 33.94"E
C75	47° 29' 02"	255.00	112.16	211.33	205.33	N67° 47' 02.34"E
C76	22° 38' 57"	135.00	27.04	53.37	53.02	S77° 38' 56.23"E
C77	35° 01' 04"	135.00	42.59	82.51	81.23	N73° 31' 03.30"E
C78	31° 30' 13"	425.00	119.88	233.68	230.75	N71° 45' 37.82"E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	85.02	S44° 00' 15"W
L2	60.78	S43° 39' 30"E
L3	60.52	N43° 39' 30"W
L4	72.31	S44° 00' 15"W
L5	85.00	S44° 00' 15"W
L6	85.00	N43° 34' 19"E
L7	41.09	N43° 53' 37"E
L8	101.45	N39° 26' 53"E
L9	41.44	S43° 53' 37"W
L10	101.45	S39° 26' 53"W
L11	59.61	N74° 37' 31"E
L12	16.41	N89° 41' 28"E
L13	52.64	N89° 41' 28"E
L14	162.52	N46° 17' 16"W
L15	71.38	S44° 00' 15"W
L16	76.07	S51° 40' 09"E
L18	72.89	N87° 30' 44"E
L19	33.64	S88° 28' 27"E
L30	112.91	S88° 58' 25"E
L46	59.61	S74° 37' 31"W
L47	16.61	S14° 18' 02"E
L48	20.13	S22° 00' 56"W
L49	92.08	N44° 02' 20"E
L50	98.90	S45° 57' 28"E

**COOL SPRINGS SUBDIVISION
PHASE 1**

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF HAYS

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, BEING THE OWNER OF 50.796 ACRES OF LAND, BEING A PORTION OF A 126.395 ACRES OF LAND CONVEYED IN DOCUMENT #16042270, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 50.796 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS "COOL SPRINGS SUBDIVISION, PHASE 1", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, A.D. 20____.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD TITLE

STATE OF TEXAS
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20 ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

GENERAL NOTES:

- NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH EASEMENT ACCESS SHALL BE PLACED OR ERECTED WITHIN UTILITY EASEMENT(S) UNLESS OTHERWISE APPROVED BY GOVERNING AUTHORITY,
- PROPERTY OWNERS SHALL ALLOW CITY ACCESS TO UTILITY EASEMENT(S) FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) IS PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND THE EASEMENT AREA FREE OF DEBRIS AND ALL TREE/BUSH RE-GROWTH. MAINTENANCE AND UPKEEP OF ALL STORM WATER FACILITIES IS THE RESPONSIBILITY OF EACH OWNER ON WHICH SUCH FACILITIES ARE LOCATED.
- OBSTRUCTIONS IN DRAINAGE EASEMENTS ARE PROHIBITED.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF KYLE.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
- ANY NEW ELECTRIC SERVICE SHALL BE UNDERGROUND.
- A FIFTEEN FOOT P.U.E. IS HEREBY DEDICATED ALONG ALL STREET R.O.W.'S, A FIVE FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SUBDIVISION STREETS.

12. THE MINIMUM BUILDING SETBACK LINES FOR SINGLE FAMILY LOTS SHALL BE AS FOLLOWS:
FRONT SETBACK:
20' (LOTS 4,6, AND 7, BLOCK E, LOTS 20 & 21, BLOCK D, LOTS 18 & 19, BLOCK C, AND LOTS 3 & 4, BLOCK B.)
25' (ALL OTHER SINGLE FAMILY LOTS)

REAR SETBACK:
15' (ALL SINGLE FAMILY LOTS)
SIDE SETBACK:
7.5' (ALL SINGLE FAMILY LOTS)
CORNER LOTS AT SIDE STREET:
15' (ALL SINGLE FAMILY LOTS)
STREET SIDE YARD:
10' (ALL SINGLE FAMILY LOTS)

13. SIGHT DISTANCE AT ALL INTERSECTIONS TO COMPLY WITH ORD. #439, ARTICLE V, SEC. 4 (m)(iv); KYLE CODE

14. CUL-DE-SACS ARE DESIGNED SO THAT STORMWATER DRAINAGE WILL BE CONTAINED WITHIN THE R.O.W. OF THE CUL-DE-SAC.

15. SUBDIVISION COMPLIES WITH THE CITY OF KYLE ROADWAY PLAN.

16. PARKLAND DEDICATION AND DEVELOPMENT FEE REQUIREMENTS HAVE BEEN MET THROUGH DEDICATION AND DEVELOPMENT OF A PUBLIC PARK WITH LOT 31, BLOCK E, & LOT 2, BLOCK F, TO BE DEDICATED TO THE CITY OF KYLE, IN ACCORDANCE WITH THE COOL SPRINGS DEVELOPMENT AGREEMENT WITH THE CITY.

17. THERE WILL BE NO DRIVEWAY ENTRANCE OR EXIT ONTO COOL SPRINGS BLVD FROM ANY SINGLE FAMILY LOT. THOSE LOTS WITH DOUBLE FRONTAGE OR CORNER LOTS WILL BE PROVIDED ACCESS FROM ANOTHER STREET.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY, IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

PAUL J. FLUGEL, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5096
FLUGEL LAND SURVEYING FIRM NO. 10193837
2007 S. 1ST. ST., STE 103
AUSTIN, TX 78704
(512)394-1900

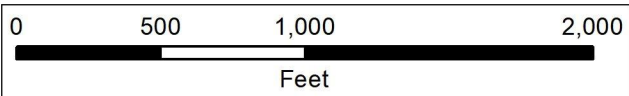
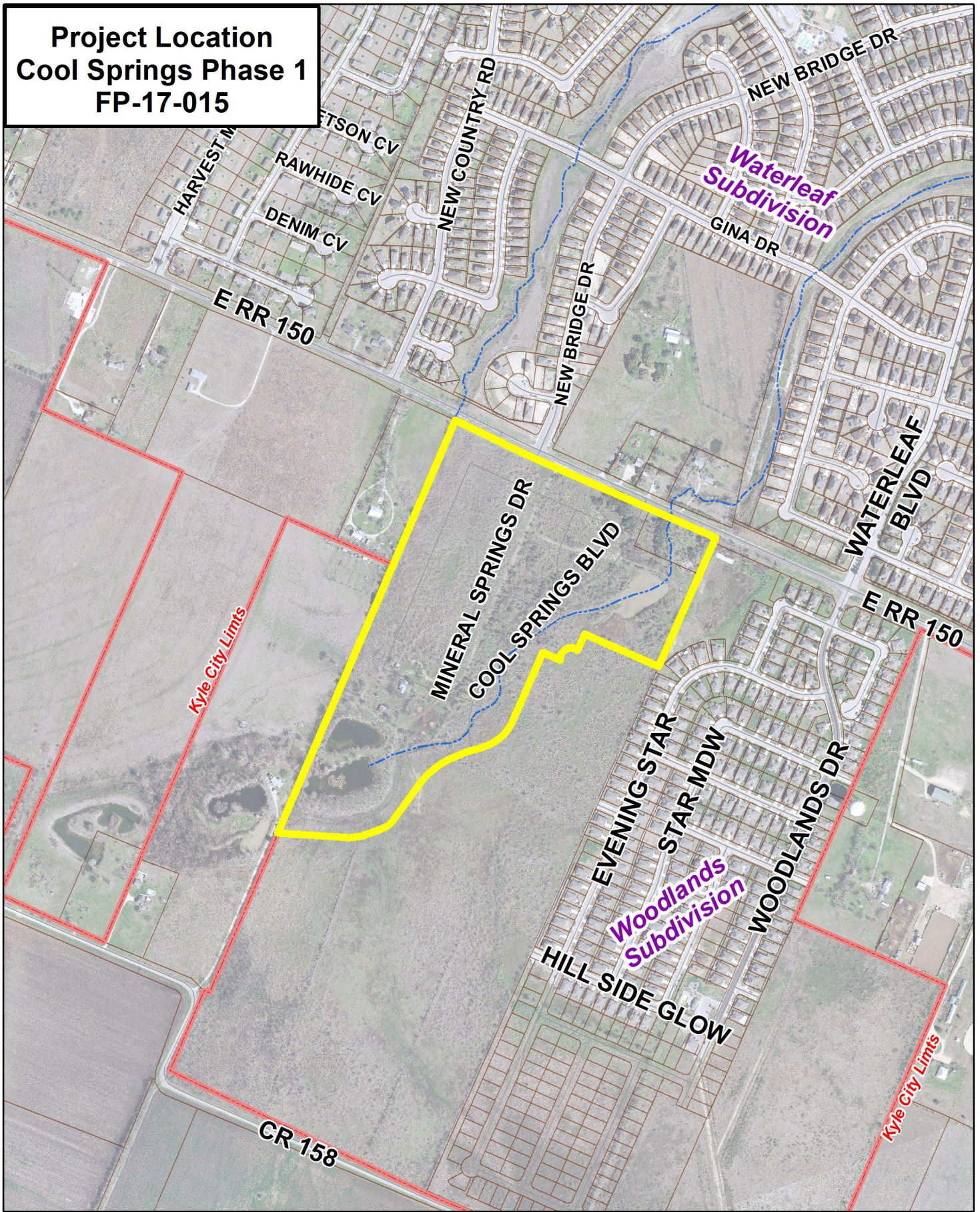
ENGINEER'S CERTIFICATION:

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

THOMAS CURRAN, P.E. #61905 DATE
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
DOUCET + CHAN
7401B HIGHWAY 71 WEST, STE 160
AUSTIN, TEXAS 78735

**Project Location
Cool Springs Phase 1
FP-17-015**



 Property Boundary

 Parcel Lines



CITY OF KYLE, TEXAS

Sewell Alvin Estate - Zoning

Meeting Date: 9/12/2017

Date time: 6:30 PM

Subject/Recommendation: Consider a request by Roderick D. Tanner, Frances H. Brown and Carolyn T. Cohen (Sewell Alvin Estate) to assign original zoning to approximately 1.71 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located at the northeast corner of Porter Street and Rebel Drive. (Z-17-014)

- Public Hearing
- Recommendation to City Council

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

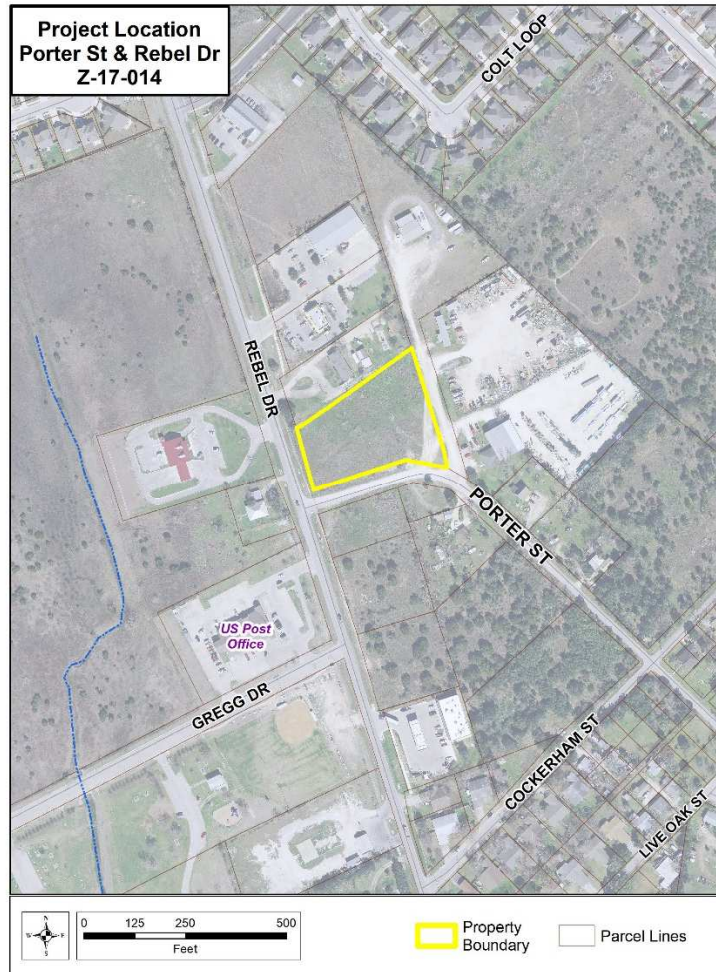
ATTACHMENTS:

Description

- Staff Memo
- Application
- Project Location Map

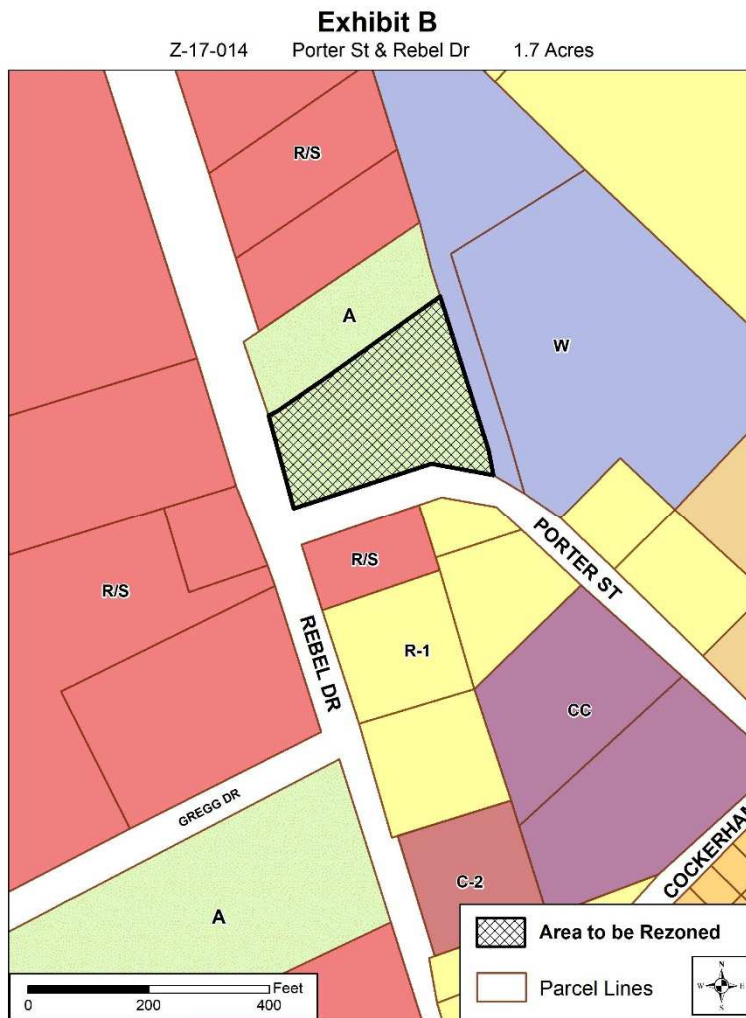
Property Location	Porter Street & Rebel Drive, Kyle, Texas
Owner	Sewell Alvin Estate Roderick D. Tanner, Frances H. Brown, Carolyn T. Cohen 7411 Autumn Ledge, Converse, TX 78109
Agent	Cecilio Chapa 1355 Cherry Wood, Kyle, TX 78640
Request	Rezone 1.71 Acres A to R/S

Vicinity Map



Site Description

The parcel relating to the rezoning request is situated at the north corner of the Porter Street and Rebel Drive intersection. It is currently undeveloped and has original zoning of Agriculture (A). Immediately to the north is a single-family residence (Agricultural zoning), with additional R/S (Retail/Services) zoning districts adjacent to and further north of the residence. To the northeast and east are properties zoned for W (Warehouse) use. To the southeast and south lie R-1 (single family residential zoning and R/S zoning. To the southwest, west and northwest, across Rebel Drive, are parcels zoned for R/S.



The Retail/Services Zoning District allows for the following;

“...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.,...”

Conditions of the Zoning Ordinance

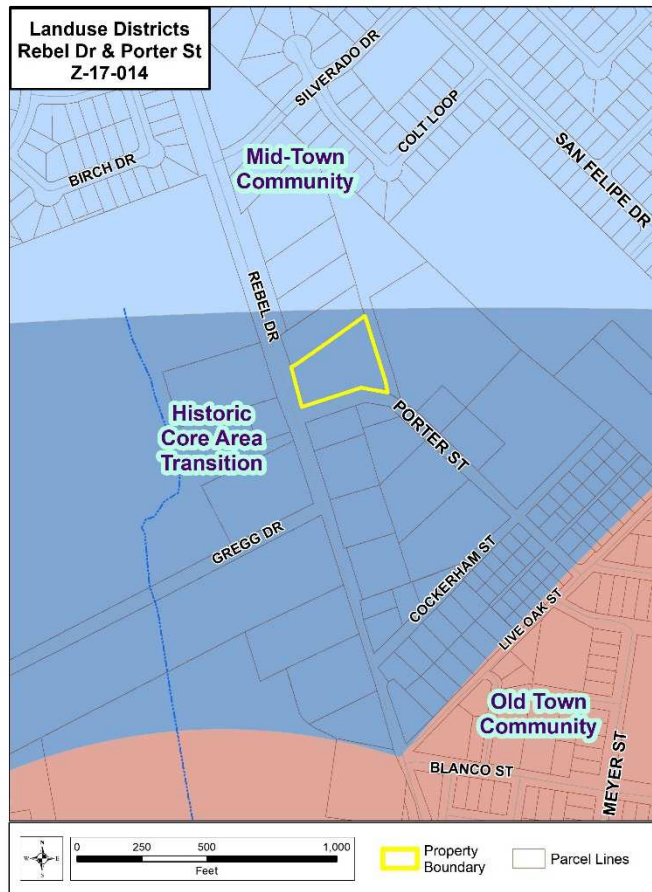
Sec. 53-1205 Amendments

(d)

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

(e)

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



Comprehensive Plan Text

The subject site is located in the “Historic Core Area Transition District”. It is recommended that the R/S zoning district be approved conditionally. As of the 2017 update to the City of Kyle Comprehensive Plan, R/S continues to be a conditional zoning category.

Recommended: R-1-1, R-1-2, R-1-3, R-1-A

Conditional: A, R-2, R-3-1, R-1-T, UE, NC, E, **R/S**, MXD

Character: The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street, the Gregg

Clarke Park, Wallace Middle School, and the emerging commercial corridor along Rebel Road north from Center Street. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved, as called for in ‘Kyle Connected’, the city’s Transportation Master Plan.

Intent: The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, as are architectural style transitions from traditional Rural Town Center/Old Town Block to curvilinear, rural residential, ensuring the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

Analysis

The property requested to be rezoned sits just within the Historic Core Area Transition land use district and is near the Mid-Town Community District. The location is surrounded by Retail/Services zoning and related uses. These uses or developments, as a group, contribute to the creation of jobs and increase the tax base for the City of Kyle. As the city grows, the immediate area is likely to continue to be developed with an eye towards commercial uses. This is due in large to Rebel Drive providing direct vehicular access to central Kyle from the west (Dripping Springs, FM 2770) and existing commercial uses in the vicinity.

In the event that the Mayor & Council approve the R/S zoning for the parcel, the Planning & Zoning Commission has some oversight as it relates to the exterior aesthetics of the development. The parcel is within the Rebel Drive Overlay District which extends 400’ from each side of the right-of-way edge on Rebel Drive. The overlay requires

submittal of a Conditional Use Permit to the Planning & Zoning Commission. While there are limited expectations as to what the exterior of a building should look like, the Commission will get to decide if the submitted renderings are appropriate. Staff will work with the developer to design a structure that is well suited for the city.

Staff fully supports the rezoning of the property from A (Agriculture) to R/S (Retail/Services) and asks the Planning & Zoning Commission to make a positive recommendation, by vote, to City Council.

Attachments

- Application
- Location map
- Surrounding Zoning Map
- Land Use Districts Map

APPLICATION & CHECKLIST- ZONING CHANGE

Zoning: SEWELL ALVIN ESTATE

(Name of Owner)

Z-17-014

(Submittal Date)

7/24/17

INSTRUCTIONS:

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

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

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

CITY OF KYLE

Newspaper Publication Fee: \$190.21

JUL 25 2017

Total Fee: \$624.46

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

PLANNING DEPARTMENT

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

1. Zoning Request:

Current Zoning Classification: AGRICULTURAL
Proposed Zoning Classification: RETAIL SERVICE R/S
Proposed Use of the Property: BODY SHOP
Acreage/Sq. Ft. of Zoning Change: 1.71 ACRES

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.
Provide complete information on the location of the property being proposed for rezoning.

Street Address: PORTER ST & REBEL DR, KYLE, TX 78640

Subdivision Name/Lot & Block Nos.: C - KYLE - REB

Property Recording Information: 0Hays County
Volume/Cabinet No.

Page/Slide No.

3. Ownership Information:

Name of Property Owner(s): SEWELL ALVIN ESTATE -RODERICK D. TANNER, FRANCES H BROWN, CAROLYN T. COHEN

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

Address of Owner: 7411 AUTUMN LEDGE, CONVERSE, TX 78109

Phone Number: _____

Fax Number: _____

Email Number: RODDYT45@AOL.COM, POPPOPCQ@AOL.COM,
CARLYCOH@AIM.COM

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

Signed: _____

Date: _____

Carolyn T. Cohen
7/5/2017

4. Agent Information:

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

Agent's Name: Cecilio Chapa

Agent's Address: 1355 Cherry Wood, Kyle, Tx 78640

Agent's Phone Number: 512/504-9577

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: chapa_Autocraft@yahoo.com

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

Owner's Signature: _____

Carolyn T. Cohen DATE 7/5/2017

Property Recording Information: 0Hays County
Volume/Cabinet No.

Page/Slide No.

3. Ownership Information:

Name of Property Owner(s): SEWELL ALVIN ESTATE -RODERICK D. TANNER, FRANCES H BROWN, CAROLYN T. COHEN

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

Address of Owner: 7411 AUTUMN LEDGE, CONVERSE, TX 78109

Phone Number: _____

Fax Number: _____

Email Number: RODDYT45@AOL.COM, POPPOPCQ@AOL.COM,
CARLYCOH@AIM.COM

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

Signed: Roderick D. Tanner

Date: 30 June 17

4. Agent Information:

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

Agent's Name: Cecilio Chapa

Agent's Address: 1355 Cherry Wood, Kyle, Tx 78640

Agent's Phone Number: 512/504-9577

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: chapa_Autocraft@yahoo.com

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

Owner's Signature: Roderick D. Tanner DATE 30 June 17

Property Recording Information: 0Hays County
Volume/Cabinet No.

Page/Slide No.

3. Ownership Information:

Name of Property Owner(s): SEWELL ALVIN ESTATE -RODERICK D. TANNER, FRANCES H BROWN, CAROLYN T. COHEN

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

Address of Owner: 7411 AUTUMN LEDGE, CONVERSE, TX 78109

Phone Number: _____

Fax Number: _____

Email Number: RODDYT45@AOL.COM, POPPOPCQ@AOL.COM,
CARLYCOH@AIM.COM

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

Signed: Frances H. Brown

Date: July 6, 2017

4. Agent Information:

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

Agent's Name: Cecilio Chapa

Agent's Address: 1355 Cherry Wood, Kyle, Tx 78640

Agent's Phone Number: 512/504-9577

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: chapa_Autocraft@yahoo.com

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

Owner's Signature: Frances H. Brown DATE July 6, 2017

*Do Not Write Below This Line
Staff Will Complete*

Tax Certificates: County School City

Certified List of Property Owners Within 200"

All Fees Paid: Filing/Application Mail Out Costs

Attached Map of Subject Property

Accepted for Processing By: William Atkinson Date: 7/24/17

Date of Public Notification in Newspaper: 8/23/17

Date of Public Hearing Before Planning and Zoning Commission: 9/12/17

Date of Public Hearing Before City Council: 9/19/17 + ~~9/26~~ 10/3/17

Rezone

Our purpose of wanting to rezone Porter St & Rebel Lot is because we are currently looking to relocate our existing Business, which is currently located in 218 South Front Street. Granting us a rezone gives us the ability to provide and service our existing and future customers more efficiently.

As the city of Kyle grows, we feel like there's a need for a better Body shop that provides Auto body Collision Services for the residents of Kyle and its surrounding areas. This will not only benefit us as a company but also the residents of Kyle, which would give them the convenience of being able to have several options when in need for our particular services, instead of having to drive to Austin or San Marcos. Without the approval of a rezone this project wouldn't be possible.

Thanks in advance,

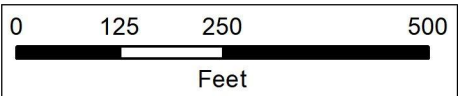
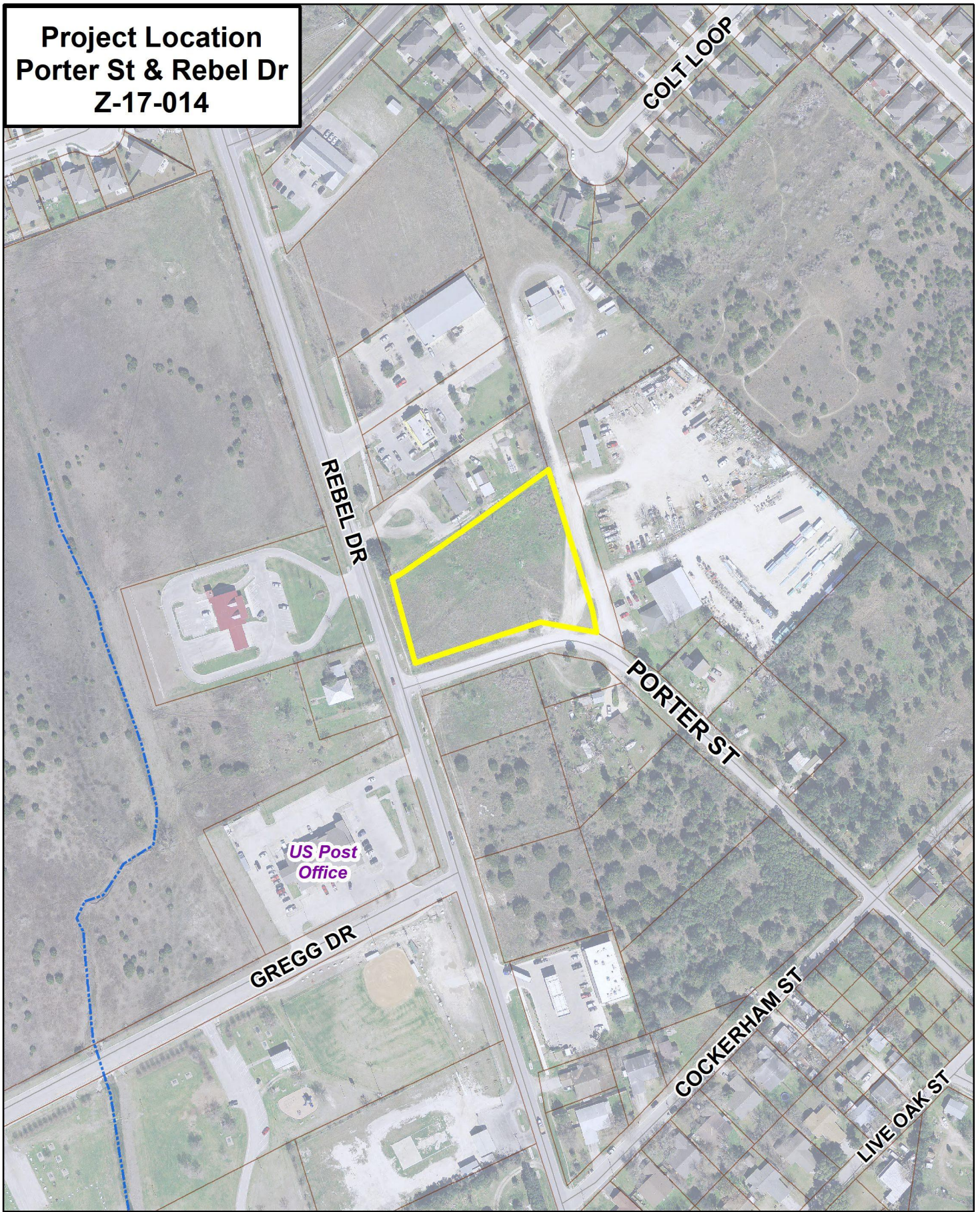
Sincerely

Cecilio J. Chapa

CHAPA AUTO CRAFT LLC

512-504-9577

**Project Location
Porter St & Rebel Dr
Z-17-014**



 Property Boundary

 Parcel Lines



CITY OF KYLE, TEXAS

Gene and Vicki Harris - Zoning

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Consider a request by Gene and Vicki Harris to assign original zoning to approximately 2.552 acres from Agriculture 'AG' to Retail Service District 'RS' for property located at 1550 Dacy Loop. (Z-17-015)

- Public Hearing
- Recommendation to City Council

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Application
- Project Location Map

Property Location	1550 Dacy Loop, Kyle, Texas 78640
Owner	Gene & Vicki Harris 1500 Dacy Loop, Kyle, TX 78640
Agent	Chris Stewart 9225 Bee Caves Rd, Bldg. A, Ste. 200 Austin, TX 78733
Request	Rezone 2.552 Acres, A to R/S

Vicinity Map

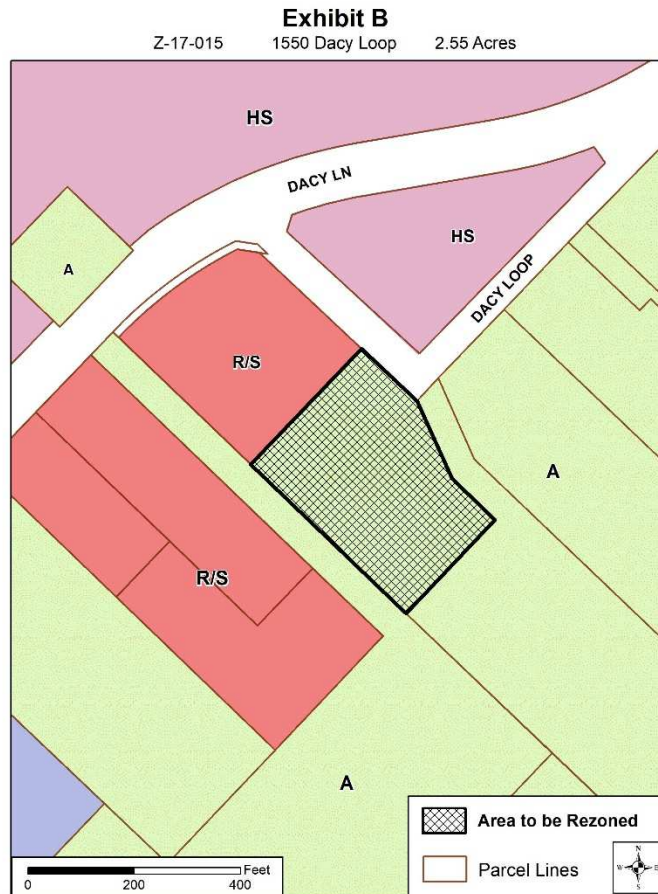


Site Description

The site is located on land with a single-family residence and is currently zoned A (Agriculture). It is bordered on the west by medical offices and Dacy Lane. Seton Medical Center Hays further west and across the street. Land zoned for Agriculture and used as single family residential, lies to the north. To the east of the parcel are additional low density properties used for residential and zoned, A (Agriculture). To the south lie parcels zoned R/S and built for medical and professional offices. 1550 Dacy Loop sits one parcel east of the intersection of Dacy Lane and Dacy Loop.

The applicant seeks to rezone the property from A to R/S, the Retail/Services zoning category allowing for the following:

“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,....”



Conditions of the Zoning Ordinance

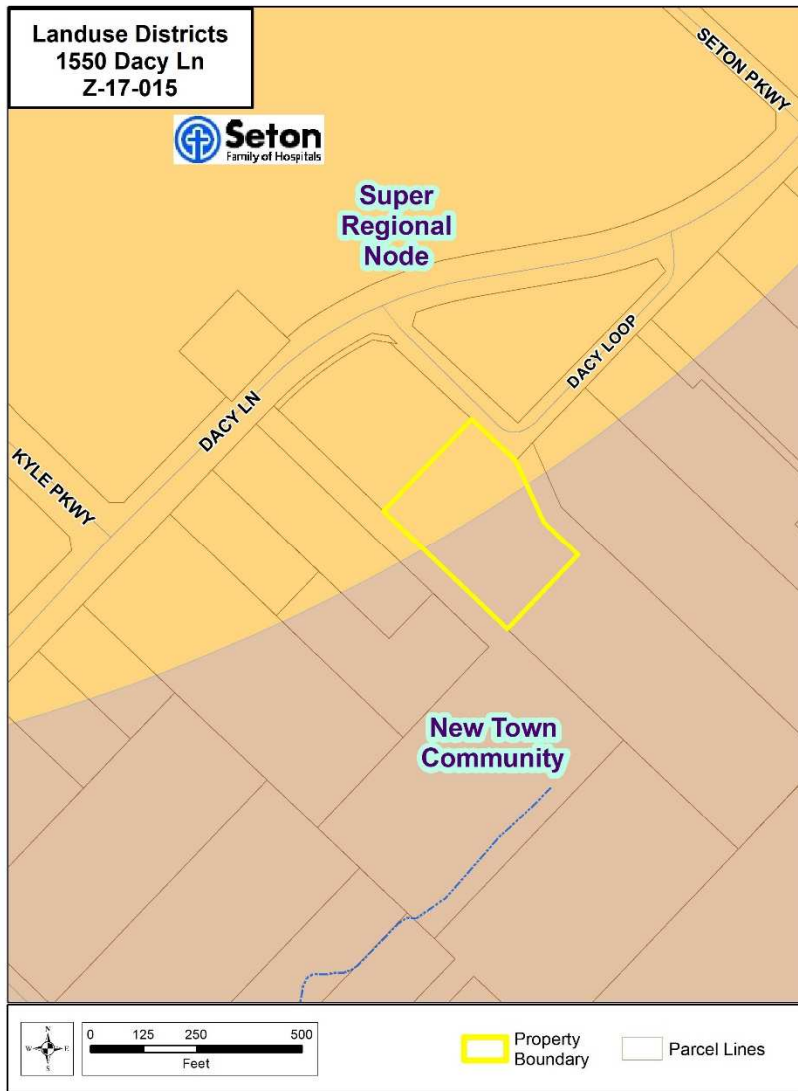
Sec. 53-1205 Amendments

(d)

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

(e)

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



Comprehensive Plan Text

The subject site is in both the “Super Regional Node” and the “New Town District”. The Retail/Services zoning designation is a recommended category within the “Super Regional Node”. Additionally, the Retail/Services category is considered a recommended zoning designation within the “New Town District”. The Retail/Services zoning district became a recommended land use in both character areas with the acceptance of the 2017 midterm update to the City of Kyle Comprehensive Plan.

Super Regional Node

Recommended: E, HS, R-3-2, R-3-3, **R/S**, MXD, O/I

Conditional: None

New Town District

Recommended: R-1-1, R-1-2, R-1-3, R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC, NC, **R/S**, MXD, O/I

Conditional: E, A, C/M, R-1-A, R-3-1, RV, T/U, UE, HS, W

Super Regional Node

'Character': The Super Regional Node should contain large-scale institutional, commercial, retail, and where appropriate, high-density multifamily land uses to create the highest classification activity center in Kyle. The Seton Medical Center should serve as the key distinguishing employment component, serving as the primary institutional use in the district upon which support enterprises can base their business locations. The Super Regional Node is in the early stages of development, and care should be taken to ensure that as development processes, it is in keeping with the character and intent outlined below for this Node. Seton Hospital serves as a regional attractor and, in large part, alongside destination retail and service businesses, defines the Super Regional Node. Associated health providers and goods and service providers should be attracted to this area and encouraged to create a diverse commercial and employment center. The aggregation of commercial square footage in this Node creates a significant commercial destination that will be visible to regional travelers along the I-35 corridor. This proximity to highway infrastructure results in the rare instance of a district primarily designed to be automobile oriented, with patrons arriving and interlocating primarily by car. The commercial focus of this Node should be on acting as an economic activity center, generating much needed real estate, sales, and hotel occupancy tax revenue for the city while fulfilling the retail and service needs of patrons from a targeted distance of no less than 10-15 miles away. Additionally, ancillary entertainment uses, such as movie theaters or bowling alleys, may be appropriate in this Node. This Node should serve as a destination for Kyle, attracting people due to the hospital and/or commercial offerings, and encouraging them to extend their stay due to unique and diverse uses and connections to other areas of Kyle.

'Intent': The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle. Situated at the intersection of I-35 and Texas State Highway 1626, these high classification roadways are best suited to bring in out-of-region patrons with the least impact to Kyle's local street network. This Node should take advantage of the medical center and of I-35 traffic to increase Kyle's competitiveness in the surrounding region. Existing employment centers should be referenced when targeting complementary commercial uses and opportunities for increased value capture. Due to the concentration and diversity of uses in this Node, appropriate land use transitions to adjacent Communities is critical. The anchor of the Super Regional Node should be employment and the daytime population created by those positions, and the Super Regional Node should have the highest level of development intensity of all the Nodes.

New Town District

'Character': Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. These land uses and the forms that follow are wide-ranging and varying according to the existing development pattern in place today, and the availability for utility service to as-yet undeveloped lands. The New Town District includes undeveloped residential areas, the proposed site for an 'Uptown' shopping/activity center, proposed and existing commercial along higher classified roadways, and legacy residential that has existed for many years. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

'Intent': The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed in autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed- and multi-uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes, and nodes. As parcels along major roadways and alongside high capacity wet utilities come available, the development density of those parcels should be established higher than other areas of the city, especially any properties in proximity to either I-35, FM 1626, or both. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. The leading way to make this a reality is to build off the strength of the urban form supported in the Core Area Transition District, make use of the transportation network already in place that runs through and along this district, and enable more uses and architectural types that blend well into the urban design form. This District should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Establishing mixed use zoning districts and employment districts will complement the existing retail and service uses present today, and should be supported by the adjacent residential and future integrated multi-family residential.

Analysis

The property requesting to be rezoned is sited in an area that is developing from low intensity residential (Agriculture zoning) into a hub of commercial activity, mostly related to health care uses with R/S or Retail/Services Zoning. This development is occurring along the stretch of Dacy Lane at the Kyle Parkway terminus and is making its' way north, along Dacy Lane.

The parcel related to this zoning petition straddles the "border" of the afore mentioned areas. With the 2017 update to the Comprehensive Plan, the current land use

recommendation list lines up with the character and intent of the “Super Regional Node” and the “New Town Settlement” districts. Retail/Services is an appropriate zoning district along the Dacy Lane corridor. Not only does Retail/Services allow for the standard sales of goods, but also allows for office uses. As Seton Medical Center is a regional attractor for medical offices and uses, it is an expectation to allow complimentary land uses within the immediate area surrounding the medical center.

The section of Dacy Lane adjacent to the parcel has already been widened to allow appropriate increased traffic and the potential for added vehicles related to development is not likely to significantly increase traffic. However, more traffic will utilize Dacy Loop and eventually the road will have to be rebuilt or upgraded. Additionally, more development will create increased storm water runoff. As required by the State of Texas and the City of Kyle, adequate storm detention will be required at time of development.

With its location along the Dacy Lane collector, and proximity to Seton Medical Center, the rezoning of this parcel from A to R/S is appropriate for the City of Kyle and the development of the area.

Attachments

- Application
- Location Map
- Surrounding Zoning Map
- Land Use District Map

APPLICATION & CHECKLIST – ZONING CHANGE CITY OF KYLE

Zoning: GENE & VICKI HARRIS
(Name of Owner)

AUG 10 2017
(Submittal Date)

INSTRUCTIONS: 2-17-015

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

PLANNING DEPARTMENT

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

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

- 1. Completed application form with owner's original signature.
- 2. Letter explaining the reason for the request.
- 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof. $428.06 + (3.62 \times 2.552) = 437.50$

Newspaper Publication Fee: \$190.21

Total Fee: \$627.51

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

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

1. Zoning Request:

Current Zoning Classification: A - Agricultural
 Proposed Zoning Classification: R/S - Retail & Services
 Proposed Use of the Property: Medical clinic
 Acreage/Sq. Ft. of Zoning Change: 2.552 ac

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.
 Provide complete information on the location of the property being proposed for rezoning.

Street Address: 1550 DACY LOOP

Subdivision Name/Lot & Block Nos.: LOT 11B, REPLAT OF LOT 11 OF KYLE HEIGHTS SECTION 2

Property Recording Information: Hays County
Volume/Cabinet No. Book 10

Page/Slide No. 85

3. **Ownership Information:**

Name of Property Owner(s): GENE & VICKI HARRIS

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

Address of Owner:

1550 Dacy Loop

Kyle, Tx. 78640

Phone Number:

512-262-2555

Fax Number:

Email Number:

6branchero@austin, tx. com

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

Signed:

Gene A. Harris

Date:

8/2/17

8/2/17

4. **Agent Information:**

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

Agent's Name:

Chris Stewart (Moody Engineering)

Agent's Address:

9225 Bee Caves Rd, Bldg A, Suite 200

Austin, Tx. 78733

Agent's Phone Number:

512-502-8333

Agent's Fax Number:

Agent's Mobile Number:

512-450-2051

Agent's Email Number:

chris@moodyengineering.com

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

Owner's Signature:

Gene A. Harris

Vicki L. Harris

Date:

8/2/17

8/2/17

Do Not Write Below This Line
Staff Will Complete

Tax Certificates: County School City

Certified List of Property Owners Within 200'

CITY OF KYLE

All Fees Paid: Filing/Application Mail Out Costs

AUG 10 2017

Attached Map of Subject Property

Accepted for Processing By: Lebbie A. Juvera Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 8/23/17

Date of Public Hearing Before Planning and Zoning Commission: 9/12/17

Date of Public Hearing Before City Council: 9/19/17

August 1, 2017

Mr. Howard Koontz, AICP
Director of Planning
City of Kyle
100 W. Center Street
Kyle, TX 78640

**RE: Zoning Change Request - 1550 Dacy Loop
Lot 11B, Replat of Lot 11, Kyle Heights, Section 2 (2.552 ac)**

Dear Mr. Koontz,

Please find the attached application and materials in support of our request to change the zoning for the above-referenced property from A – Agricultural to R/S – Retail & Services.

We request this change in zoning in order to allow for the development of a specialty medical clinic. This change in use is consistent with the City of Kyle's Comprehensive Plan, as follows:

1. The property sits within the Super Regional Node identified on the Land Use Districts Map (May 2017 Amendments). The provision of a medical clinic at this location builds in agglomeration upon the Seton Medical Center Hays facility, thus strengthening the node as a critical piece of the I-35 corridor in Hays County, offering a diversity of specialty service, employment and expanded tax base.
2. As the property sits at the edge of the Super Regional Node/New Town Community District boundary, the development of a specialty clinic is an appropriate transition in scale from the Super Regional Node to the horizontal mix of land uses envisioned for the New Town District.

The R/S District is the most appropriate zoning classification because it enables the intended use with some expansion, and a mix of compatible uses in any eventual succession or reuse.

Therefore, we request the favorable recommendation of the Planning and Zoning Commission on September 12, 2017 and a favorable decision of the City Council on September 19, 2019, in regards to this application.

Should you have any questions or concerns, please do not hesitate to contact our agent Chris Stewart w/ Moby Engineering

Cordially,

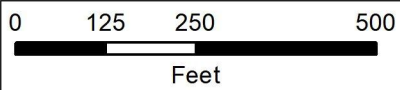
Gene A. Harris
Gene Harris

Vicki Harris
Vicki Harris

Attachments

- cc: Mr. Dan Slovak
- Dr. Neeraj Manchanda
- Mr. Brent Williamson
- Mr. Chris Stewart

Project Location
1550 Dacy Loop
Z-17-015



 Property Boundary

 Parcel Lines



CITY OF KYLE, TEXAS

Dena Campbell and Debra Shea
Green - Zoning

Meeting Date: 9/12/2017
Date time:6:30 PM

Subject/Recommendation: Consider a request by Dena Campbell (13.81 acres) and Debra Shea Green (11.91 acres) to assign original zoning to a combined total of approximately 25.72 acres of land from Agriculture 'AG' to Recreational Vehicle 'RV' for properties located at 1942 Dacy Lane and 2000 Dacy Lane. (Z-17-016)

- Staff Recommendation to Postpone until October 11, 2017.
- Public Hearing

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Kyle Crossing V - Conditional Use Permit

Meeting Date: 9/12/2017

Date time:6:30 PM

Subject/Recommendation: Consider a request by Scott Deskins, President of SCC Kyle Partners, LLC to construct a 8,274 square foot building located at 5940 Kyle Parkway. (IH-35 Overlay District - CUP-17-005)

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Application
- Color Rendering
- Color Rendering
- Site Layout



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Planning Commission

FROM: William A. Atkinson- City Planner

DATE: September 12, 2017

SUBJECT: Conditional Use Approval, I-35 Overlay Standards
(CUP-17-005)

REQUEST

The applicant seeks to construct an 8,030-square foot, multi-tenant, retail building at the corner of Kyle Parkway and Seton Parkway. The project is within the I-35 Overlay District and is required to comply with standards codified in Sec. 53-899. The structure consists of an exterior finish of white limestone and gray stucco, as well as additional appropriate colors and architectural details. With an exception, the overall design provides a cohesive color scheme and complies with the requirements of the I-35 Overlay standards.

LOCATION

The property is sited at the south corner of Kyle Parkway and Seton Parkway, between Marco's Pizza and Warm Springs Rehabilitation Hospital.

OVERLAY DISTRICT

The I-35 overlay district. The Interstate Highway 35 corridor conditional use overlay district (the I-35 overlay district) extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of I-35.

TEXT OF THE ZONING ORDINANCE

Sec. 53-896. - Standards for review.

- (a) The planning and zoning commission shall determine whether the application and project is consistent and compliant with the terms and intent of this division, this chapter, chapter 32, article II, pertaining to the site development plan, and all other codes and ordinances of the city. The planning and zoning commission will determine if the proposed use, occupancy and structure will promote, preserve, and enhance,

and will not damage or detract from the distinctive character of the community; will preserve and protect property values and taxable values; will not be detrimental or inconsistent with neighboring uses and occupancies; will not be detrimental to the general interests of the citizens; and will not be detrimental to the public health, safety and welfare. In conducting its review, the planning and zoning commission shall make examination of and give consideration to the traffic flow, development density, neighboring historical designs, neighboring uses, and elements of the application, including, but not limited to:

- (1) Height, which shall conform to the requirements of this chapter;
 - (2) Building mass, which shall include the relationship of the building width to its height and depth, and its relationship to the visual perception;
 - (3) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including, but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
 - (4) Roof shape, which shall include type, form, and materials;
 - (5) Materials, texture, and color, which shall include a consideration of material compatibility among various elements of the structure;
 - (6) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
 - (7) Landscape design and plantings, which shall include lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
 - (8) Vehicular and pedestrian access, which shall include location, width, and type of surface for all points of ingress and egress;
 - (9) Signage, which shall include, in addition to the requirements chapter 29, pertaining to signs, the appropriateness of signage to the building in relation location, historical significance of the structure and neighboring structures, traffic visibility; obstruction of views from neighboring property;
- (b) The planning and zoning commission may request from the applicant such additional information, sketches, and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding matters under examination. It may recommend to the applicant changes in the plans it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The planning and zoning commission shall keep a record of its proceedings and shall attach to the application copies of information, sketches, and data needed to clearly describe any amendment to the application.
- (c) If the conditional use permit is granted by the planning and zoning commission, the applicant shall be required to obtain a building permit and/or a development permit, if required, provided all other requirements for a building permit and/or a development permit are met. The building permit and/or a development proposal as approved shall be valid from one year from the date of approval. The planning and zoning commission may grant an extension of the one-year limitation if sufficient documentation can be provided to warrant such an extension.

Additionally, and no less important, staff consults Sec. 53-899, the I-35 Overlay District Development Standards to ensure that every building within the I-35 Overlay District is designed to the higher standards required by the overlay.

STAFF ANALYSIS

Staff has reviewed the request and has made the following findings:

1. The design aesthetic for the project and color palette does meet the current ideals and requirements within the I-35 Overlay standard for higher standards of appearance in the Kyle I-35 corridor. (Sec. 53-899(j)(1-3)(4)(b))
 - Compliance with masonry requirements, major and minor details
 - Compliance with and exceeds minimum design standards for structures under 50,000 square feet (at least two architectural features, windows, change in masonry pattern, change in plane, etc., at least every 30 feet).
 - Compliance with bump outs, change in masonry, elevation offsets, decorative windows, varied roof heights, etc.
2. The use of stucco exceeds the requirement of detail utilization only and more than the idea of ten (10) percent of the entire structure. Sec. 53-899(j)(1) states only stucco/plaster/synthetic stucco to be used in detail applications only. The proposed amount of stucco is 44% of the total exterior cladding.
3. A proper list of materials types and specific colors are available on the architectural renderings submitted;

The amount of stucco used exceeds the limits placed on detail application only. The general aesthetic, including stucco does not necessarily detract from the design of the proposed building. The Planning & Zoning Commission is required to make a decision allowing or not allowing the amount of stucco used on this project, prior to approving the elevation renderings.

ATTACHMENTS

1. Exterior elevations
2. Site plan
3. Application submittal

CONDITIONAL USE PERMIT APPLICATION

A Conditional Use Permit shall be required prior to any existing structure within one of the Overlay Districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by fifty percent (50%) or more; and if such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design, material, finish grade line, landscaping, or orientation of the structure.

CITY OF KYLE

Date: 8/1/17

AUG 18 2017


(CUP-17-005)

PROJECT INFORMATION

PLANNING DEPARTMENT

Project Name: <u>Kyle Crossing V-5940 KYLE PARKWAY</u>		
Project address: <u>Seton Parkway / Kyle Parkway, Kyle, Texas 78640</u>		
Subdivision: <u>Hays County - SCC Button Creek Subdivision</u>		
Lot: <u>5</u>	Block: <u>A</u>	Section: _____
Zoning: <u>RS</u>	Square Footage of Building: <u>± 8,274</u>	

APPLICANT INFORMATION

Owner's Name: <u>SCC Kyle Partners LLC by Scott A. Deskins, President</u>	
Owner's Signature: 	Date: <u>07-31-2017</u>
Address: <u>556 8th Avenue, Fort Worth, TX 76104</u>	
Phone: <u>817.752-3100</u>	Fax: _____ E-mail: <u>sdeskins@scdevelopment.net</u>
Please Note: The signature of the owner authorizes City of Kyle staff to visit and inspect the property for which this application is being submitted.	
(Check One)	
<input type="checkbox"/> I will represent my application.	
<input checked="" type="checkbox"/> I hereby authorize the person named below to act as my agent in processing this application.	
Agent: <u>Central Southwest Texas Development, LLC</u>	
Agent's Address: <u>1783 W. 5th St. Suite 850, Austin, TX 78703</u>	
Phone: <u>512-368-7301</u>	Fax: _____ E-mail: <u>khunter@csdevelopment.com</u>

Conditional Use Permit Application Checklist

Please note that the checklist is required to be filled out by the applicant or designated agent. Place a check mark on the line in front of the number if you have complied with that item. If the checklist item is not applicable to your application, indicate such. This checklist is provided only as a guide. All conditional use permit requirements cannot be reflected on this checklist. If the applicant has any questions regarding the regulations, the applicant should consult the Zoning Ordinance or contact City staff. City ordinances can be obtained from the City of Kyle and on line at www.cityofkyle.com.

Project Name: Kyle Crossing V

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

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

CITY OF KYLE

1. Completed application form with owner's original signature. AUG 18 2017
2. Application fee: \$190.21, plus \$3.78 per acre or portion thereof. PLANNING DEPARTMENT
- Total Fee: 194.16
3. A map or plat showing the area being proposed for change and the zoning classification of all abutting zoning districts, all public and private right-of-ways and easement bounding and intersecting the property.
4. A site plan and building elevations drawn to scale showing at a minimum, the lot dimensions, size, shape, and dimensions of the proposed and/or existing structure(s); the location and orientation of the structure(s) on the lot and the actual or proposed building setback lines; and all points of ingress and egress. 2 paper copies and 1 digital file must accompany the application.
5. Applications shall be accompanied by 2 paper copies and 1 digital file of appropriate, relevant colored elevations showing at a minimum, the design, use of materials, finish grade line, landscaping, signage and orientation of the buildings and any significant architectural features.
6. Copy of Deed showing current ownership.

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

*Please note: The Commission/Council may also require the submission of colored perspectives or architectural renderings in applications or any other information it deems reasonable and/or useful in review of the application.



1 3D View 1
SCALE:



2 3D VIEW 2
SCALE:



3 3D VIEW 3
SCALE:



4 3D VIEW 4
SCALE:

KYLE CROSSING

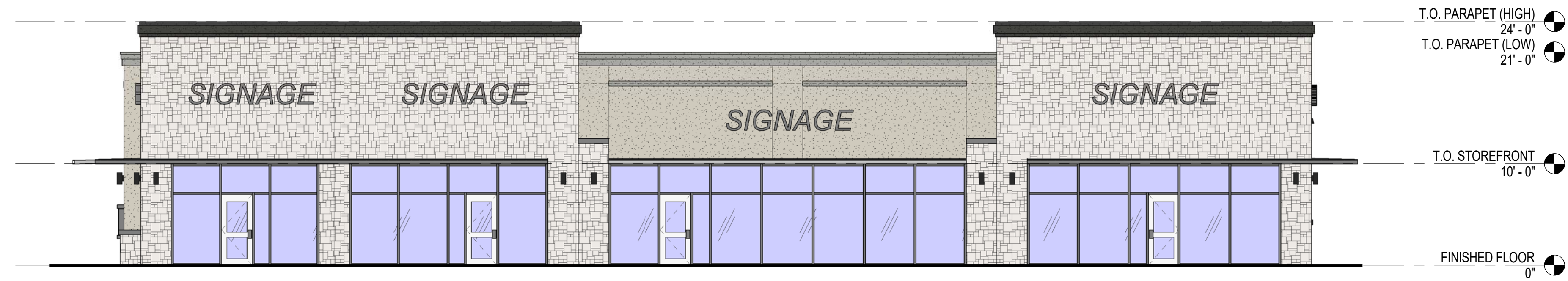
KYLE PARKWAY & SETON PARKWAY
KYLE, TX 78640

SCHEMATIC PERSPECTIVE

project #: 17.084

8/14/2017

A1.0



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

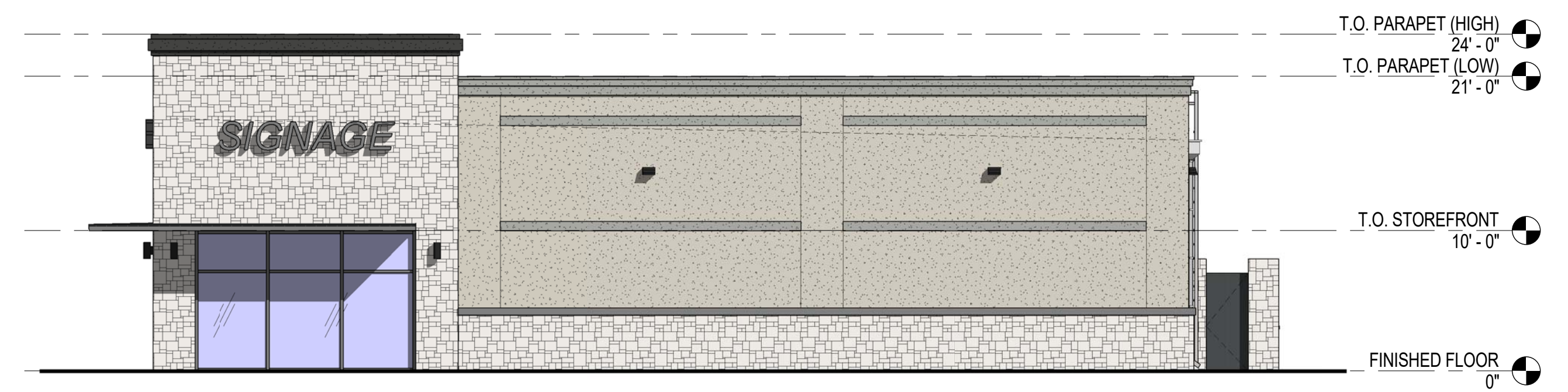
COLOR / MATERIAL SELECTION

PAINT: 'USEFUL GRAY' SW7050 (STUCCO)
'GRAY MATTERS' SW7066 (DECORATIVE BAND & CORNICE)
'IRON ORE' SW 7069 (EIFS CORNICE)

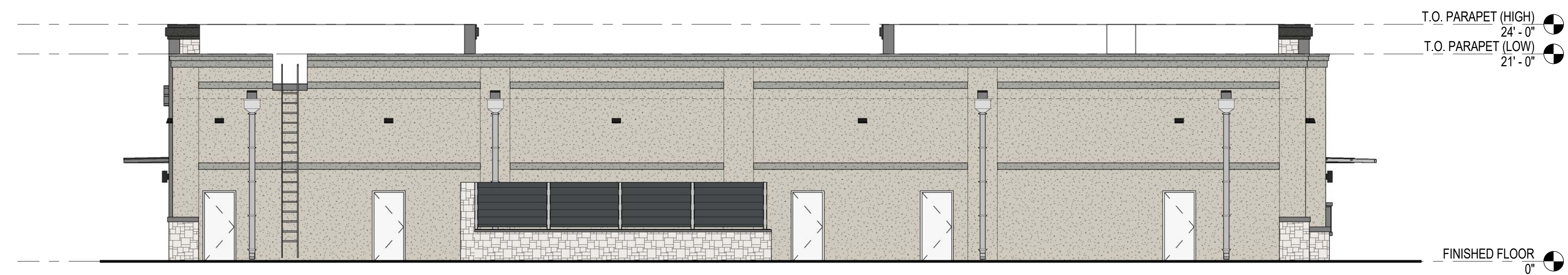
MASONRY: LIMESTONE - COBRA STONE INC.
BERRIDGE METAL PANEL: 'ZINC GREY'



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
FINAL LOCATION OF REAR DOORS TO BE DETERMINED BY FUTURE TENANTS.



CITY OF KYLE, TEXAS

P&Z request for future agenda items

Meeting Date: 9/12/2017

Date time: 6:30 PM

Subject/Recommendation: Discussion only regarding Planning and Zoning Commission request for future agenda items.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Staff Report

Meeting Date: 9/12/2017
Date time: 6:30 PM

Subject/Recommendation: Staff Report by Howard J. Koontz, Director of Planning and Community Development.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available