



PROJECT NAME:	8.8 ac Uhland
SITE ADDRESS:	95 Camino Real, Kyle, TX 78640
APPRAISAL DISTRICT:	R17622 – Century Point Investments LLC (8.81ac)
JURISDICTION:	City Limits of Uhland, Hays County

UTILITIES

WATER:	CCN: 10292 (County Line SUD) Nearest infrastructure: 4” and 16” waterlines on S Old Spanish Trail +/-1760’ east of the tract. 2” waterline on Old Lockhart Rd (2720) +/- 450’ SE of tract
WASTEWATER:	CCN: Not within a CCN. The nearest CCN is County Line SUD just northeast and southwest of the tract
STORM/DRAINAGE:	Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site
WATER QUALITY:	Will not be required
GAS:	According to the Texas Railroad Commission GIS Map, there is a Crude oil (Shell Pipeline company) easement that runs +/-150’ along southern portion of tract Based on visual inspection, the associated easement for that line is approximately 25’ wide
ELECTRIC:	Electric service is provided by PEC. Overhead Powerlines running along tract’s west side on S Camino Real

ENVIRONMENTAL

AQUIFER:	Tract not within any of the Edwards Aquifer zones
NWI STREAMS/PONDS:	There are no potentially jurisdictional streams or ponds onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS:

City: No stream buffers required per City of Umland

County: Hays County has the below stream buffer requirements based on drainage contributing areas.

Stream Contributing Area (Acres)	Width/Offset (feet, each side of centerline)	Total width (feet)
32 to 120	100	200
120 to 300	150	300
300 to 640	200	400
Greater than 640	300	600

TREE MITIGATION:

City: Healthy, designated Class I and II trees of 8-inch diameter or larger (as defined by the City of Austin Environmental Criteria Manual) that require removal to accommodate the development shall be replaced at a ratio of one-to-one, or cash-in-lieu may be paid to the city, the amount equal to the cost of nursery stock required to replace the caliper amounts lost and the cost of installation on a per unit basis, not to exceed \$100.00 per caliper inch

PARKLAND:

City Requirements

- Ordinance 245, Article VII - Minimum of 20% of the total land being subdivided or platted (detention ponds may be considered on a case-by-case basis) or 1 acre per 100 dwelling units shall be dedicated as Parkland
 - Parkland Dedication Fee in Lieu = \$400 per dwelling unit
 - Parkland Improvement = \$800 per dwelling unit
- Parkland Dedication and Development requirements apply to every residential and multifamily subdivision.
- Parkland Dedication or Fee in Lieu is applicable to the site. Actual land dedication will likely be required. (If the parkland site is smaller than 1.5ac, the park area would be deemed “impractical” from the City’s standpoint, at which point the Fee in Lieu would be assessed)
- The Parkland Improvement fee is based on the number of units and the minimum value for the improvements placed on the parkland should be roughly proportionate to that calculated amount.

SITE CHARACTERISTICS

SLOPES:	Site generally drains west to east with 8% slopes
FLOODPLAIN:	No floodplain present on site according to FEMA Panel #48209C0410F
SOILS:	There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	<p>SH 21 (TxDOT):</p> <ul style="list-style-type: none"> • Frontage: +/-1760' of SH 21 frontage along the western portion of the property • ROW: 100' • Driveways: None • Culverts/Hindrances: There is guardrail along SH 21 for the southernmost +/-100' of frontage that extends beyond the limits of an existing culvert crossing. There is also a culvert crossing in the middle of the SH 21 frontage with +/-150' of guardrail to be aware of.
SECONDARY ACCESS:	There is no concern with secondary access given the extensive frontage along SH 21.
TRAFFIC IMPACT ANALYSIS:	<p>Per City of Umland Ordinance 299</p> <ul style="list-style-type: none"> • 75 or less peak hour trips (PHT) generated – no TIA required • 76-500 PHT generated – Level 1 TIA required <ul style="list-style-type: none"> ○ The site area and the study area are within a one half (1/2) mile radius from the boundary of the site, or next intersection from the site. • 501-1,000 PHT generated – Level 2 required <ul style="list-style-type: none"> ○ The site area and the study area are within three-quarters of a mile (3/4) radius from the boundary of the site, or next intersection from the site. • 1,001 or more PHT generated – Level 3 required <ul style="list-style-type: none"> ○ The site area and the study area are within a maximum of one (1) mile radius from the boundary of the site, or next intersection from the site.



FUTURE THOROUGHFARES: County: The CAMPO 2024 Plan does not shown any direct impacts to the Tract

TxDOT: There are two projects shown on the TxDOT Project Tracker along the Tract's SH 21 frontage. Control Section Job # 047102081 is a "widen a non-freeway" project and Control Section Job # 047102079 is an "overlay" project.

ZONING

EXISTING ZONING: Existing Zoning → General Business (GB)

FUTURE LAND USE: City of Umland does not have a Future Land Use map

MISCELLANEOUS: Emergency Service District: Caldwell Hays Co Fire ESD #1; Hays Co ESD #9

ISD: Hays CISD

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OVERVIEW

NET DEVELOPABLE:

Outside of the +/-0.1ac Shell pipeline easement, the site is largely developable according to the information provided herein.



MORE INFORMATION

GRAY CIVIL:



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