WELCOME!

to the Post Oak Neighborhood

OPEN HOUSE

This meeting is a come-and-go event with no formal presentation.

Begin here to learn more, ask questions, and share your thoughts.

We look forward to hearing from you.

POST OAK NEIGHBORHOOD
KEY FEATURES & REPORTS

KEY NEIGHBORHOOD FEATURES

- Post Oak Neighborhood was developed primarily by homebuilders Main Street Homes and D.R. Horton in the mid-2000's, featuring approximately 800 homes each between 1,000–2,000 sq ft, a community park, and a pool.
- Developers built the required public infrastructure (roads, utilities, drainage).
- Upon completion of the development, the infrastructure was then dedicated to the city, which accepted right-of-way ownership and long-term maintenance.

INFRASTRUCTURE REPORTS

Cracking, sagging, and collapsing pavement on streets like Dunbar and Langley

Failures linked to subsurface soil instability, not just aging pavement

Temporary patches failing quickly, indicating deeper structural problems

POST OAK NEIGHBORHOOD
THE CITY'S RESPONSE

2015 STUDY

- 2015 initial study conducted after neighbors raise concern
- Study results showed that original roadway construction did not match City-approved project design or construction standards

SHORT-TERM ACTIONS

- Microsurfacing applied to keep neighborhood streets usable
- City noted regional shrink-swell clay soils and noted past reconstructions in Post Oak have deteriorated faster than expected

2024 STUDY

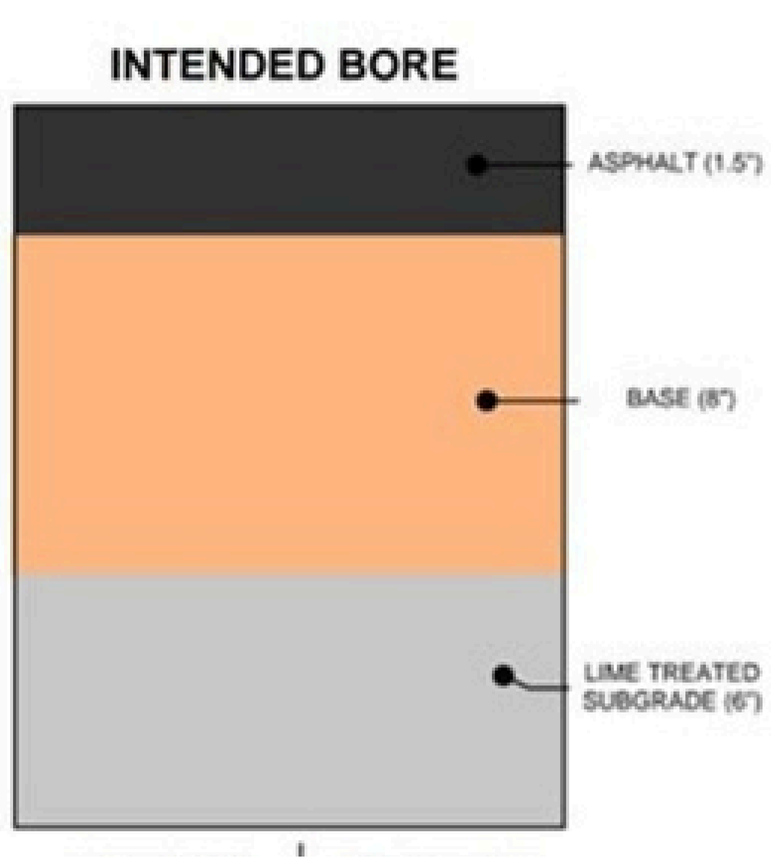
- 2024: City hired RKI to perform a subsurface exploration and pavement analysis in several roads within the Post Oak subdivision
- RKI's findings showed significant uneven movements and pavement fatigue that simple, surface-level repairs would not properly address

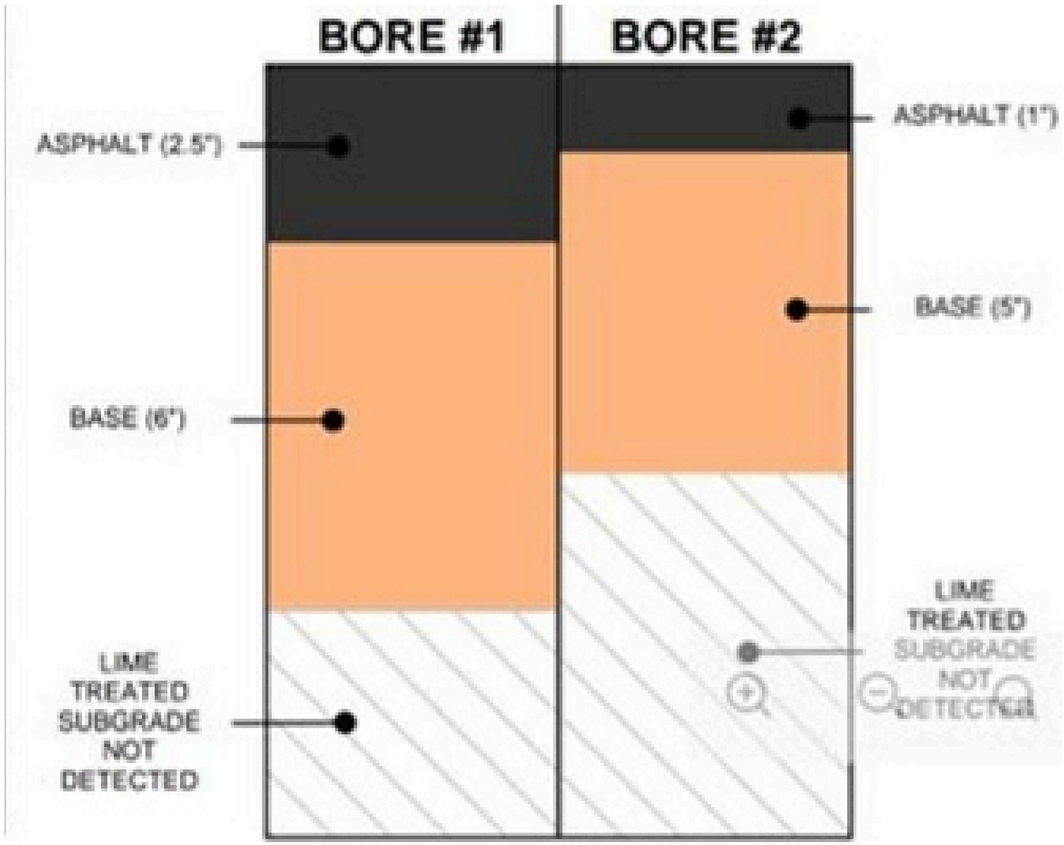
BORING MAP

POST OAK NEIGHBORHOOD
THE CITY'S RESPONSE

SHIFT TOWARD LONG-TERM SOLUTIONS

- 2025 HDR Engineering hired to conduct a full roadway and soil evaluation
- Long-term infrastructure recommendations **under review by City**
- Full final report expected Late Spring 2026



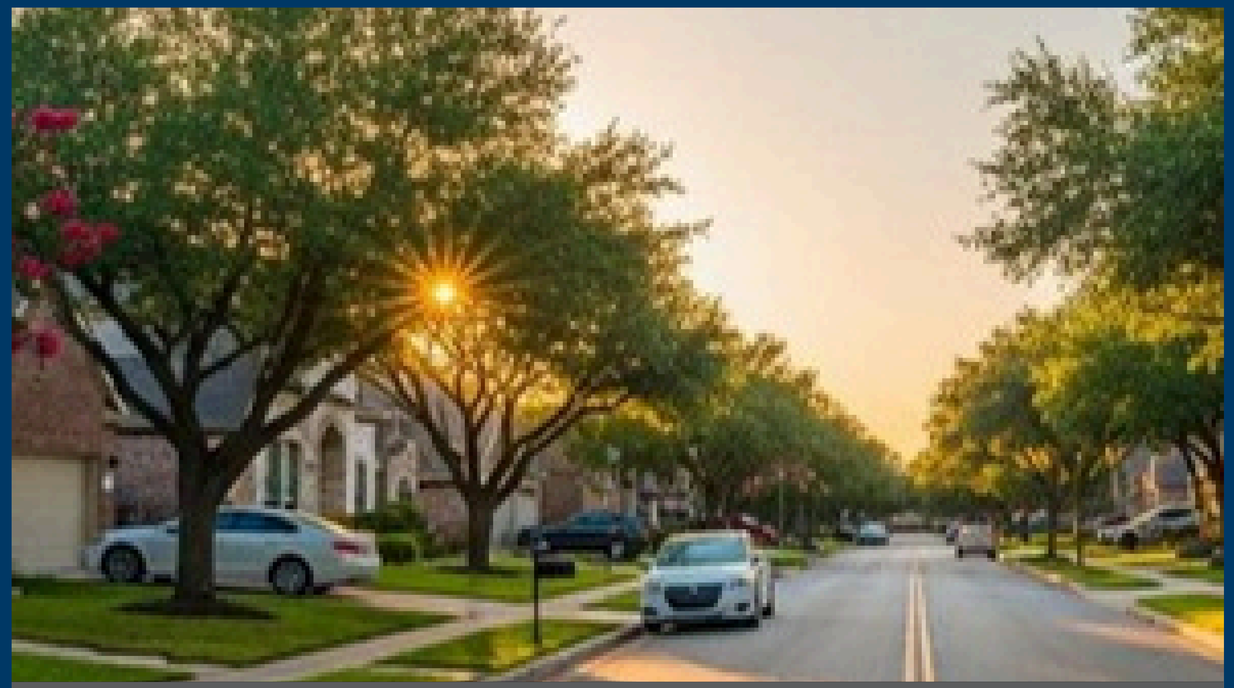


THE CITY OF KYLE

STEPS TOWARD STRONGER FUTURE STANDARDS

The City is enforcing higher requirements for new developments, including walkability and curb infrastructure, through a more robust inspection process, more testing, and more frequent on-site construction inspections.

THE CITY OF KYLE



WHAT THE CITY OWNS

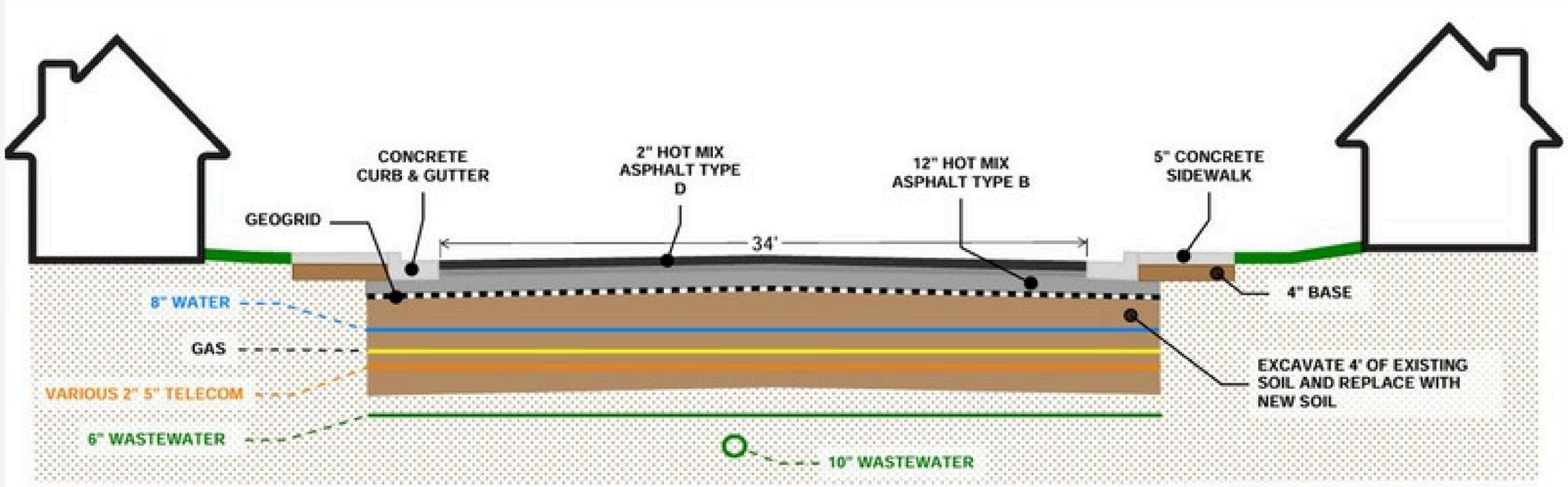
- Public Roads
- City Utilities
- Drainage Systems

WHAT THE CITY DOES NOT OWN

- Private Property
- Home Plumbing
- Private Driveways

OPTION 1 : Deep Undercut (4 ft)

Long-Term Roadway Reconstruction



UTILITY	DEPTH
8" WATER	2.5'
GAS	3'-4.5'
TELECOM	4'
6" WASTEWATER	5.5'-7.5'
10" WASTEWATER	8'-14'

IMPACTS:
- NO DRIVEWAY OR SIDEWALK ACCESS DURING CONSTRUCTION
- FULL WIDTH ROAD CLOSURE
- ESTIMATED DURATION: 2 MONTHS

PROS

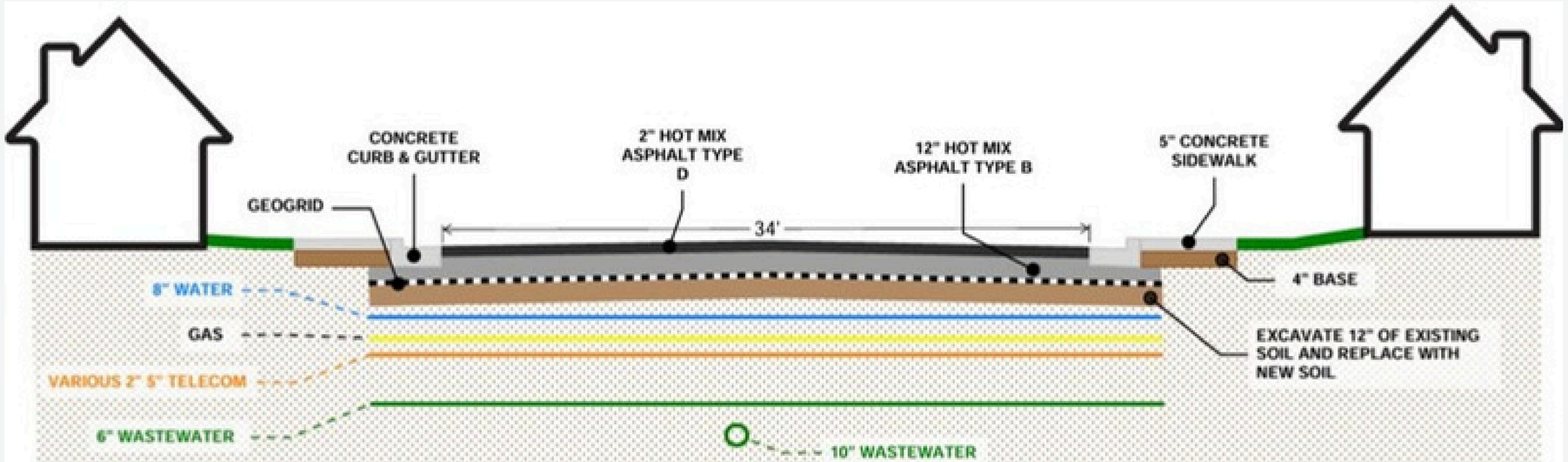
- ✓ Reduces likelihood of repeat cracking, dips, and accelerated deterioration
- ✓ Likely fewer future maintenance closures and fewer repair projects
- ✓ Most long-term durability due to 4 feet of soil replacement in expansive clay zone
- ✓ New curb, gutter, and ADA sidewalk improve drainage and pedestrian safety

CONS

- ✗ 2-month duration per 200 feet of roadway due to utilities disruption
- ✗ Complete loss of driveway and sidewalk access for approximately 2 months of construction per section
- ✗ Disruption to trash pickup, mail, packages, school buses, and daily mobility
- ✗ Full road closure per construction segment requires parking off-site and walking to homes

OPTION 2 : Shallow Undercut (1 ft)

Short-Term Roadway Reconstruction



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IMPACTS:
- CLOSE ONE LANE AT A TIME
- ESTIMATED DURATION: 1 MONTH

PROS

- ✓ Intermittent driveway limitations as work moves block-by-block and street side to street side
- ✓ Shorter project duration (~1 month) with reduced daily disruptions
- ✓ Driveway access maintained, except for short periods
- ✓ Low risk of utility interruption because excavation is shallow

CONS

- ✗ Increased likelihood of future repairs, because shallow soil replacement does not address deep clay movement
- ✗ Active construction area accessed by residents
- ✗ Intermittent driveway limitations as work moves block-by-block
- ✗ Potential for repeated construction cycles in coming years

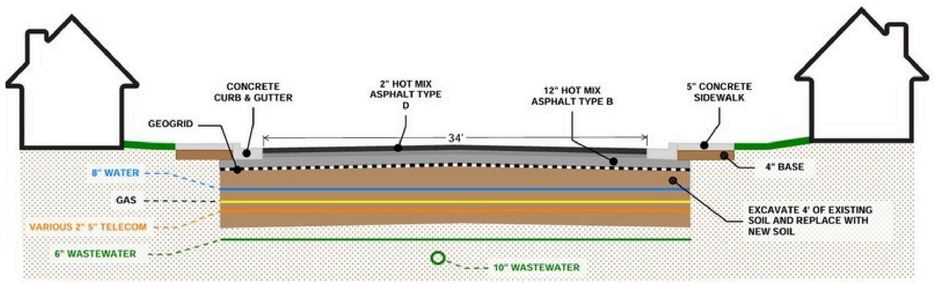
POST OAK MITIGATION

OPTION 1 OR OPTION 2?

OPTION 1
Deep Undercut (4 ft)

Best for long-term durability

- **Construction time: ~2 months per segment**
- **Full road closure.** No driveway or sidewalk access and possible brief utility interruptions during excavation.
- **Provides long-lasting repair.** This option addresses the deep soil movement with fewer future road disruptions.



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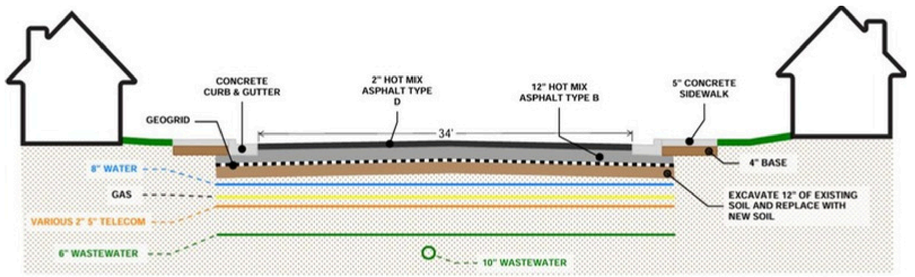
- NO DRIVEWAY OR SIDEWALK ACCESS DURING CONSTRUCTION
- FULL WIDTH ROAD CLOSURE
- ESTIMATED DURATION: 2 MONTHS

OPTION 2
Shallow Undercut (1 ft)

Best for shorter construction disruptions

- **Construction time: ~1 month per segment**
- **Partial road closure.** Keeping one lane open and maintaining access to homes during work.
- **Provides short-term repair.** Because the soil replacement is shallow, the roads may require more frequent maintenance in the future.



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