

CITY OF KYLE



Notice of Regular City Council Meeting

KYLE CITY HALL
100 W. Center Street

Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 7:00 PM on 11/6/2012, at Kyle City Hall, 100 West Center Street, Kyle, Texas for the purpose of discussing the following agenda.

Posted this 1st day of November, 2012 prior to 7:00 p.m.

I. Call Meeting To Order

II. Citizen Comment Period With City Council

The City Council welcomes comments from Citizens early in the agenda of regular meetings. Those wishing to speak must sign in before the meeting begins at the Kyle City Hall. Speakers may be provided with an opportunity to speak during this time period, and they must observe the three-minute time limit.

III. Consent Agenda

1. Crystal Meadow Drive (Private ROW) of Century Acres Amended Plat
4.557 acres, (Roadway)
Located off of Crystal Meadows Drive
Owner: Century Acres Property Owners Associates
Agent: Jenn Dermanci, P.E., Doucet & Associates
~ Sofia Nelson, Director of Planning

Planning and Zoning Commission voted 7-0 to approve the Amended Plat.

 [Attachments](#)

2. Hometown Kyle Phase 4A - Final Plat (FP-12-004)
8.948 acres; 40 Single Family Lots
Located off of Chapparo Drive
Owner: RH of Texas, LP
Agent: Steven Ihnen, P.E., GICE, Inc.
~ Sofia Nelson, Director of Planning

Planning and Zoning Commission voted 7-0 to approve the Final Plat.

 [Attachments](#)

3. Plum Creek Phase 1 Section 6E 2-3 Preliminary Plan (PP-12-004)

10.100 acres; 53 Lots

Located to the northeast of the current end of Hellman Drive, just east of 2770

Owner: Plum Creek Development Partners, Ltd.

Agent: Alan Rhames, P.E., Axiom Engineers, Inc.

~ Sofia Nelson, Director of Planning

Planning and Zoning Commission voted 7-0 to approve the Preliminary Plan. [Attachments](#)

4. Plum Creek Phase 1 Section 6E 2-3 Final Plat (FP-12-005)

10.100 acres; 53 Lots

Located to the northeast of the current end of Hellman Drive, just east of 2770

Owner: Plum Creek Development Partners, Ltd.

Agent: Alan Rhames, Axiom Engineers, Inc.

~ Sofia Nelson, Director of Planning

Planning and Zoning Commission voted 7-0 to approve the Final Plat. [Attachments](#)

5. Waterleaf Phase B Section 5 (FP-12-008)

33.749 acres; 88 Lots

Located off of East FM 150 and New Country Road

Applicant: KB Home Lone Star, Inc.

Agent: Steven P. Cates, P.E., Carlson, Brigance & Doering, Inc.

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

~ Sofia Nelson, Director of Planning

Planning and Zoning Commission voted 7-0 to Statutorily Disapprove the Final Plat.

Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission/City Council).

 [Attachments](#)

6. Windmill Center Preliminary Plan (PP-10-001)
5.574 acres; 3 Lots
Located at East IH-35 Frontage - half mile North of Goforth Road
Owner: Dennis and Charles Artale
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants
~ *Sofia Nelson, Director of Planning*

Planning and Zoning Commission voted 7-0 to approve the Preliminary Plan.

 [Attachments](#)

IV. Consider and Possible Action

7. Public Hearing for the purpose of hearing comments regarding an Amendment to the City of Kyle Zoning Ordinance-Part II-Code of Ordinance Chapter 53, Zoning Article III - Overlay Districts, Division 4 - Conditional Use Overlay Districts to Amend and Establish Specific Development Requirements for property within the IH-35 Overlay District ~ *Sofia Nelson, Director of Planning*

- *Public Hearing*
- *Planning and Zoning Commission voted to postpone action until Nov. 27th*
- *Staff Recommendation to postpone action until December 4th*

 [Attachments](#)

8. Consider a request by Noble Man Services, LLC. for a waiver for parking space requirements for a building with in the Original Town, located at 300 S. Front Street ~ *Sofia Nelson, Director of Planning*

Planning and Zoning Commission voted 7-0 to Deny the request.

 [Attachments](#)

9. Consider a request by Hugo Elizondo, Jr., on behalf of PGI Investment, LLC, for a Comprehensive Master Plan Amendment to identify the RV Zoning within the New Settlement District and Regional Node as Conditional rather than Not Recommended ~ *Sofia Nelson, Director of Planning*

Planning and Zoning Commission voted 7-0 to deny the request.

- *Public Hearing*

 [Attachments](#)

10. Consider a request by David Armbrust, on behalf of Lee Goodman, to amend a compromise agreement between the developer of the Woodlands Park Subdivision and the City of Kyle to allow for a reduced garage setback ~ *Sofia Nelson, Director of Planning*

Planning and Zoning Commission voted 7-0 to approve the request with condition listed in staff report.

 [Attachments](#)

V. ADJOURN

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

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC.551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to:(1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.