

CITY OF KYLE



Planning & Zoning Commission

KYLE CITY HALL
100 W. Center Street

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

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

1. Call Meeting To Order

2. Roll Call

3. Approval of Minutes:

A. Planning and Zoning Commission Meeting – June 28, 2011

B. Planning and Zoning Commission Meeting – July 12, 2011

4. Citizen Comments

5. Consent Agenda:

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 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).

A. Plum Creek Phase 1 Section 11F (FP-11-002)

7.4493 acres; 1 lot

Located at the corner of Dorman Lane and future Cromwell Drive

Owner: Plum Creek Development Partners, Ltd.

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

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

6. Subdivision Plats:

- A. Kyle Marketplace Section 1 Replat of Lot 1 Block A (SFP-11-002)
37.624 acres; 2 commercial lots
Located at the northwest corner of Kyle Parkway and Marketplace Ave.
Owner: Kyle Marketplace Ltd.
Agent: Carey Bresler, Doucet and Associates, Inc.
Staff Proposal to P&Z: Approve the short form final plat.
- Public Hearing
 - P&Z Recommendation to City Council

7. Zoning Public Hearings:

- A. Consider a request by N.B. Kyle #1, LLC to assign original zoning of 'RS' Retail Services District to approximately 1.466 acres, on property located at 1930 Kyle Crossing. (Z-11-006)
Owner: N.B. Kyle #1, LLC
Agent: Kanton Labaj
Staff Proposal to P&Z: Approve
- Public Hearing
 - P&Z Recommendation to City Council
- B. Consider a request by Mountain Plum, Ltd. to rezone approximately 27.01 acres from 'OS' Open Space to 'MXD' Mixed Use within the Plum Creek Planned Unit Development, on property located behind the Plum Creek Club House off of Kohler's Crossing. (Z-11-008)
Owner: Mountain Plum, Ltd.
Agent: Myra Goepf, Benchmark Land Development
Staff Proposal to P&Z: Approve
- Public Hearing
 - P&Z Recommendation to City Council
- C. Consider a Request by RR, HPI, LP to rezone approximately 107.247 acres of land from "RS" Retail Services District To "PUD" Planned Unit Development District, on property located at the northwest corner of Kyle Crossing and IH-35. (Z-11-009)
Owner: RR HPI, LP
Agent: Bill Faust, Faust Group
Staff Proposal to P&Z: Approve
- Public Hearing
 - P&Z Recommendation to City Council

8. **Future Land Use Plan Amendments:** None

9. **Site Development Plans:** None

10. **Conditional Use Permit/Conditional Use Overlay District Applications:**

A. Consider a request by Sterling/Babcock & Brown, LP for a Conditional Use Permit to construct a 10,000 square foot building (Sac-n-Pac) located within the IH-35 Zoning Overlay District.

Located at the northwest corner of Kohler's Crossing and IH-35

Owner: Sterling/Babcock & Brown, LP

Agent: Carey Bresler, Doucet and Associates, Inc.

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

- Public Hearing
- P&Z Recommendation to City Council

11. **Consider and Possible Action Items:**

A. Consider And Possible Action Regarding An Ordinance Amending Chapter 53 Zoning, Article I In General, Section 53-5 Definitions to add a definition for Multi-Family Residential Restricted and Article II Zoning Districts and Regulations, Division 15 Central Business District 2, Section 53-443 Permitted Uses to add Multi-Family Residential Restricted as a permitted use, Of The City Of Kyle, Code Of Ordinances

- Public Hearing
- P&Z Recommendation to City Council

12. **Administrative Items:**

(Note: Commissioners and Staff may discuss related items to the Commissioner's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council actions regarding previous P&Z Items
- B. Director and Staff Comments
- C. Commissioner Comments
- D. Future Agenda Items

13. **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.

Certificate

I certify that the above notice of the Planning and Zoning Commission Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:

Shira Rodgers 7/22/11 12:30PM
Shira Rodgers, Director of Planning (Month, Day, Year, Time)