

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 September 27, 2011, at Kyle City Hall 100 W Center St for the purpose of discussing the following agenda.

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

1. Call Meeting To Order

2. Roll Call

3. Approval of Minutes:

A. Planning and Zoning Commission Meeting – August 23, 2011

4. Citizen Comments

5. Presentation:

A. Dennis Rose on the Tax Gap Analysis of the Comprehensive Plan.

6. 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 1-H, Preliminary Plan (PP-11-001)
4.616 acres; 4 Mixed Use Lots and 1 Water Tower Lot
Located at the northeast corner of FM 2770 and FM 150
Applicant: Nomoland Company, LP
Agent: John Patton, Austin Sonics, LTD

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

- B. Plum Creek Phase 1 Section 1-H, Final Plat (FP-11-005)
4.616 acres; 4 Mixed Use Lots and 1 Water Tower Lot
Located at the northeast corner of FM 2770 and FM 150
Applicant: Nomoland Company, LP
Agent: John Patton, Austin Sonics, LTD

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

- C. Plum Creek Phase 1 Section 11-E (FP-11-004)
5 acres; 1 Mixed Use Lot Located at southwest corner of Cromwell and future Sampson; Plum Creek Golf Course is to the west.
Owner: Mountain Plum, Ltd., by MP General, LLC
Agent: Lawrence M. Hanrahan, P.E.
Hanrahan Pritchard Engineering, Inc.

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

- D. 102 South Meyer (SFP-11-006)
0.3364 acres; 1 Commercial Lot Located at 102 South Meyer Street
Owner: Craig Sellman
Agent: Kelly Kilber, P.E.
Pro-Tech Engineering Group, Inc.

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

- 7. **Subdivision Plats:** None
- 8. **Zoning Public Hearings:** None
- 9. **Future Land Use Plan Amendments:** None
- 10. **Site Development Plans:** None
- 11. **Conditional Use Permit/Conditional Use Overlay District Applications:**

- A. Consider a request by Kyle Area Chamber of Commerce and Mary Ann Naumann for a Conditional Use Permit to hold a Kyle Fair and Music Festival from Thursday, October 13, 2011 – Sunday, October 16, 2011 at Thunderhill Raceway, located at 24801 N. IH-35.
Agent: Mary Ann Naumann

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

- Public Hearing
- P&Z Recommendation to City Council

12. **Consider and Possible Action Items:** None

13. **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

14. **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:

Debbie A. Guerra 9/22/11 3:30 pm
Debbie A. Guerra, Planning Technician (Month, Day, Year, Time)