

**REGULAR MEETING OF THE  
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session September 27, 2011 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Samantha Bellows  
Commissioner Cicely Kay  
Vice-Chair John Atkins  
Chairman Cale Baese  
Commissioner Jenny DiLeo  
Commissioner Michael Rubsam  
Debbie Guerra, Acting Director of Planning  
Ray Hernandez, Kyle Chamber

***CALL MEETING TO ORDER***

Chairman Baese called the meeting to order at 6:32 p.m.

***ROLL CALL OF BOARD***

Chairman Baese called for roll call. Present were: Commissioners Bellows, Kay, Atkins, Baese, DiLeo, and Rubsam. Commissioner Tenorio was absent.

***APPROVAL OF MINUTES:***

**PLANNING AND ZONING COMMISSION MEETING – AUGUST 23, 2011**

Commissioner DiLeo moved to approve the minutes from the August 23, 2011 meeting with the revision that Commissioner Tenorio's name be removed as present. Commissioner Rubsam seconds the motion. All votes aye. Motion carried.

***CITIZENS COMMENTS***

Chairman Baese opened the citizens comment period at 6:37 p.m. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Baese closed the citizens comment period at 6:37 p.m.

***CONSENT AGENDA:***

**PLUM CREEK PHASE 1 SECTION 1H (PP-11-001) 4.616 ACRES; 4 MIXED USE LOTS, AND 1 WATER TOWER LOT LOCATED AT THE NORTHWEST CORNER OF FM 2770 AND FM 150.**

**PLUM CREEK PHASE 1 SECTION 1H (FP-11-005) 4.616 ACRES; 4 MIXED USE LOTS, AND 1 WATER TOWER LOT LOCATED AT THE NORTHWEST CORNER OF FM 2770 AND FM 150.**

**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.**

**102 SOUTH MEYER (SFP-11-006) 0.3364 ACRES; 1 COMMERCIAL LOT LOCATED AT 102 SOUTH MEYER STREET.**

Commissioner Rubsam moved to statutorily disapprove the consent agenda. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

***SUBDIVISION PLATS:*** None

***ZONING PUBLIC HEARINGS:*** None

***FUTURE LAND USE PLAN AMENDMENTS:*** None

***SITE DEVELOPMENT PLANS:*** None

Chairman Baese recused himself from the Dias at 6:37 p.m.

***CONDITIONAL USE PERMIT/CONDITIONAL USE OVERLAY DISTRICT APPLICATIONS:***

**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.**

Vice-Chair Atkins opened the public hearing at 6:38 p.m. and called for comments for or against the 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. There were no comments. Vice-Chair Atkins closed the public hearing at 6:38 p.m.

Commissioner Rubsam moved to approve the 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. Commissioner Bellows seconds the motion. All votes aye. Motion carried.

Chairman Baese returned to the Dias at 6:44 p.m.

***CONSIDER AND POSSIBLE ACTION ITEMS:*** None

***ADMINISTRATIVE ITEMS:***

**FUTURE AGENDA ITEMS -** None

**REPORT ON CITY COUNCIL ACTIONS REGARDING PREVIOUS P&Z ITEMS -** None

**DIRECTOR AND STAFF COMMENTS** – Debbie Guerra presented Vice-Chair Atkins and Commissioner Rubsam with a Certificate of Appreciation for their years of services to the Planning and Zoning Commission.

**COMMISSIONER COMMENTS**

Chairman and other Commissioners expressed their appreciation to Vice-Chair Atkins and Commissioner Rubsam for their years of service.

Chairman Baese stated that the City Manager is asking if any Commissioners would like to be part of the interview process for the Planning Director to let him know. Several Commissioners expressed an interest.

***ADJOURN***

With no further business to discuss, Commissioner Bellows moved to adjourn. Chairman DiLeo seconds the motion. All votes aye. Motion carried.

The Planning & Zoning Meeting adjourned at 6:50 p.m.

\_\_\_\_\_  
Amelia Sanchez, City Secretary

\_\_\_\_\_  
Cale Baese, Chairman

**MEMORANDUM**

TO: Planning and Zoning Commissioners

FROM: Debbie Guerra, Planning Technician

DATE: October 25, 2011

SUBJECT: SITE DEVELOPMENT PLAN  
JERA MOTORS  
(SD-11-010)

INFORMATION:

Site Development Plans for a proposed car sales lot zoned RS and located at 209 and 211 Old Highway 81 were received on September 8, 2011.

STAFF RECOMMENDATION:

Approve the site development plan.



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101 24

BUSINESS 101 U.S. 81  
(100' R.O.W.)  
(720) CS-0018-02-005  
(FORMERLY RAILROAD ST.)

FEET OF WAY TAKE  
VOLUME 106 PAGE 122  
DR.H.C.H.

LOT 11  
BLOCK 5  
INITIAL PLANNING BY KWH  
VOLUME 62  
PAGE 599-600  
(11/14/17)

LOT 5  
ZONING: RS  
LAWYER: RS

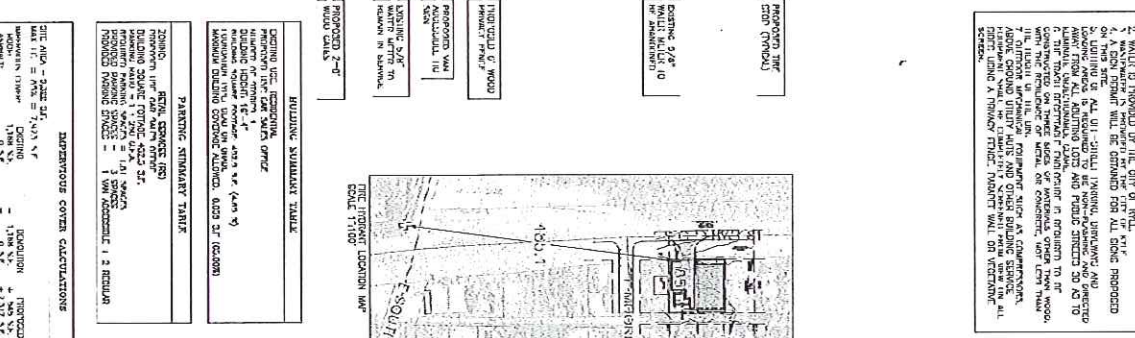
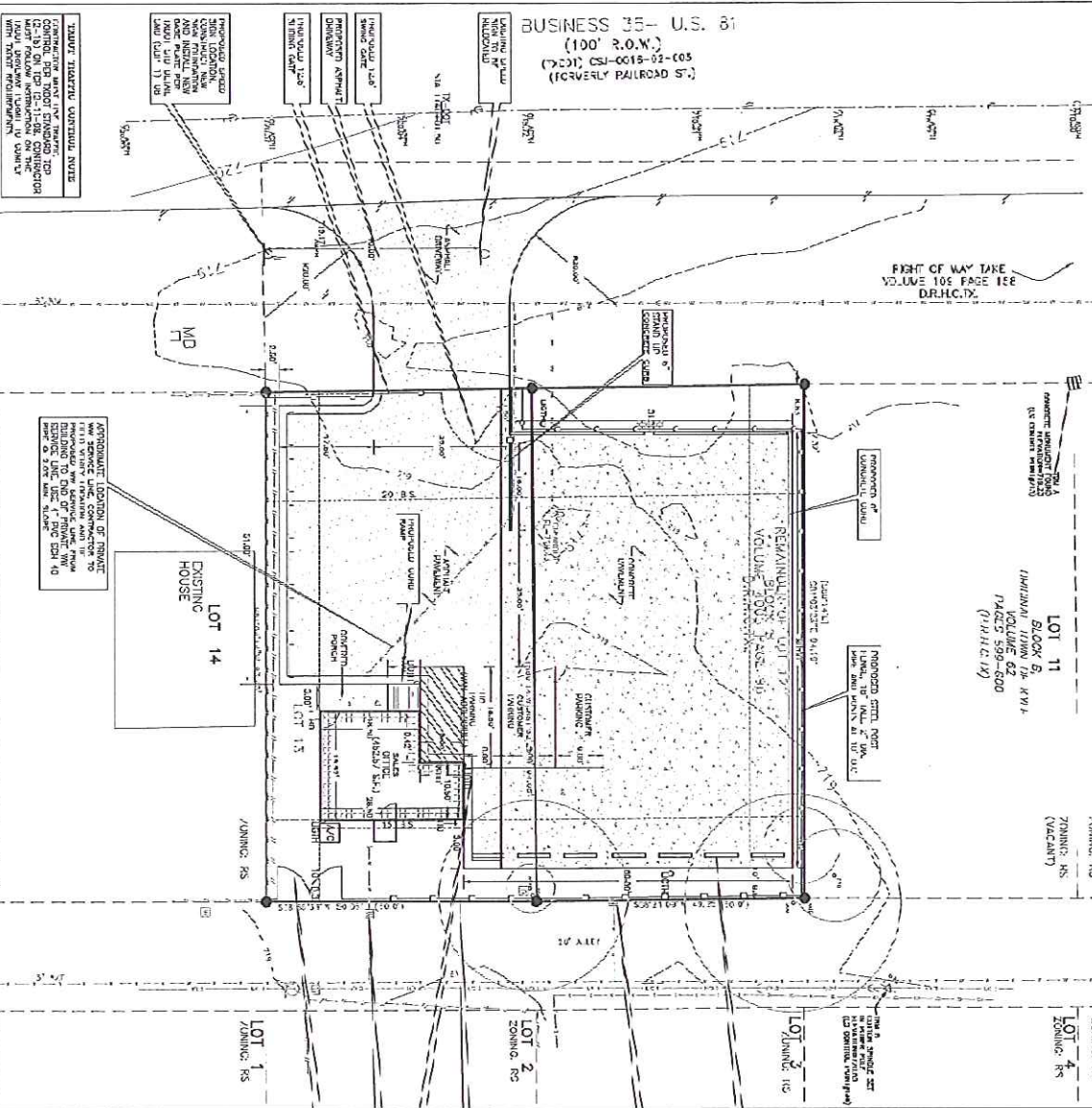
LOT 4  
ZONING: RS  
LAWYER: RS

LOT 3  
ZONING: RS  
LAWYER: RS

LOT 2  
ZONING: RS  
LAWYER: RS

LOT 1  
ZONING: RS  
LAWYER: RS

LOT 14  
ZONING: RS  
LAWYER: RS



**GENERAL NOTE**

1. THERE ARE NO EXISTING UTILITIES SHOWN.
2. UTILITIES SHOWN ON THIS PLAN ARE ASSUMED TO BE AT THE LOCATIONS SHOWN.
3. A CORRECTION WILL BE MADE FOR ALL UTILITIES SHOWN ON THIS PLAN.
4. A CORRECTION WILL BE MADE FOR ALL UTILITIES SHOWN ON THIS PLAN.
5. THE PROJECT WILL BE DESIGNED TO BE IN ACCORDANCE WITH THE CITY OF DALLAS CODES AND ORDINANCES.
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**DEPENDENT COVER CALCULATIONS**

| ITEM | DESCRIPTION | AMOUNT   |
|------|-------------|----------|
| 1    | 1.000 SF    | 1.000 SF |
| 2    | 0.000 SF    | 0.000 SF |
| 3    | 0.000 SF    | 0.000 SF |
| 4    | 0.000 SF    | 0.000 SF |
| 5    | 0.000 SF    | 0.000 SF |
| 6    | 0.000 SF    | 0.000 SF |
| 7    | 0.000 SF    | 0.000 SF |
| 8    | 0.000 SF    | 0.000 SF |
| 9    | 0.000 SF    | 0.000 SF |
| 10   | 0.000 SF    | 0.000 SF |
| 11   | 0.000 SF    | 0.000 SF |
| 12   | 0.000 SF    | 0.000 SF |
| 13   | 0.000 SF    | 0.000 SF |
| 14   | 0.000 SF    | 0.000 SF |
| 15   | 0.000 SF    | 0.000 SF |
| 16   | 0.000 SF    | 0.000 SF |
| 17   | 0.000 SF    | 0.000 SF |
| 18   | 0.000 SF    | 0.000 SF |
| 19   | 0.000 SF    | 0.000 SF |
| 20   | 0.000 SF    | 0.000 SF |

**LEGEND**

- 1. 1" = 10'
- 2. 1" = 20'
- 3. 1" = 40'
- 4. 1" = 80'
- 5. 1" = 160'
- 6. 1" = 320'
- 7. 1" = 640'
- 8. 1" = 1280'
- 9. 1" = 2560'
- 10. 1" = 5120'
- 11. 1" = 10240'
- 12. 1" = 20480'
- 13. 1" = 40960'
- 14. 1" = 81920'
- 15. 1" = 163840'
- 16. 1" = 327680'
- 17. 1" = 655360'
- 18. 1" = 1310720'
- 19. 1" = 2621440'
- 20. 1" = 5242880'

**REVISIONS**

| NO. | DATE     | REVISION/DESCRIPTION       |
|-----|----------|----------------------------|
| 1   | 11/14/17 | INITIAL PLANNING           |
| 2   | 11/14/17 | REVISED SITE PLAN          |
| 3   | 11/14/17 | REVISED BUILDING FOOTPRINT |
| 4   | 11/14/17 | REVISED PARKING SPACES     |
| 5   | 11/14/17 | REVISED UTILITY LINES      |
| 6   | 11/14/17 | REVISED DIMENSIONS         |
| 7   | 11/14/17 | REVISED AREA CALCULATIONS  |
| 8   | 11/14/17 | REVISED SITE PLAN          |
| 9   | 11/14/17 | REVISED BUILDING FOOTPRINT |
| 10  | 11/14/17 | REVISED PARKING SPACES     |
| 11  | 11/14/17 | REVISED UTILITY LINES      |
| 12  | 11/14/17 | REVISED DIMENSIONS         |
| 13  | 11/14/17 | REVISED AREA CALCULATIONS  |
| 14  | 11/14/17 | REVISED SITE PLAN          |
| 15  | 11/14/17 | REVISED BUILDING FOOTPRINT |
| 16  | 11/14/17 | REVISED PARKING SPACES     |
| 17  | 11/14/17 | REVISED UTILITY LINES      |
| 18  | 11/14/17 | REVISED DIMENSIONS         |
| 19  | 11/14/17 | REVISED AREA CALCULATIONS  |
| 20  | 11/14/17 | REVISED SITE PLAN          |



**MAURICE CURTES-RANGEL, P.E.**  
F-12164  
1512 N. BECKLEY AVE., SUITE 200  
MCKINNEY, TEXAS 75069-3362  
TEL: 972-599-2066  
FAX: 972-514-5714

**SITE PLAN**  
**JERA MOTORS**  
209 & 211 OLD HWY 81  
KYLE, TEXAS

DATE: 11/14/17  
SHEET: 3 OF 10





**MEMORANDUM**

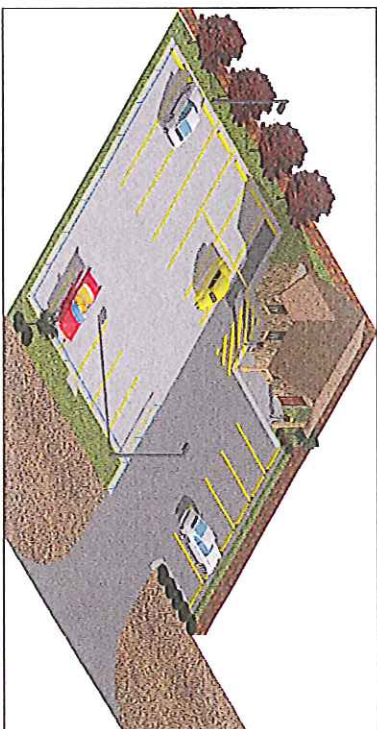
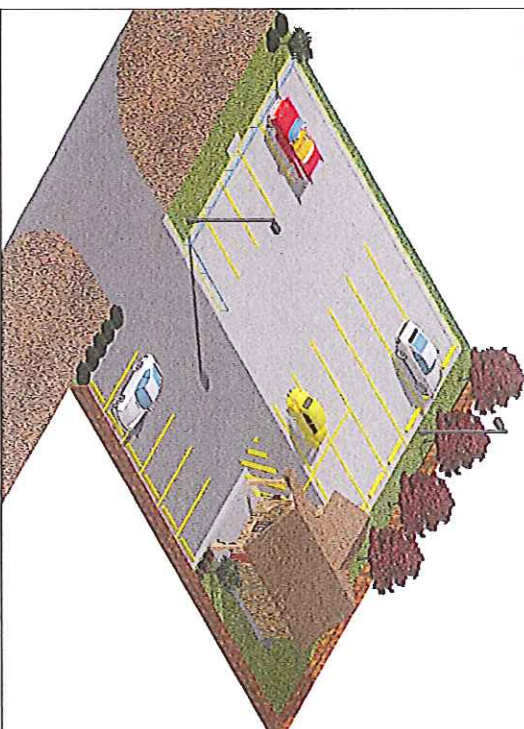
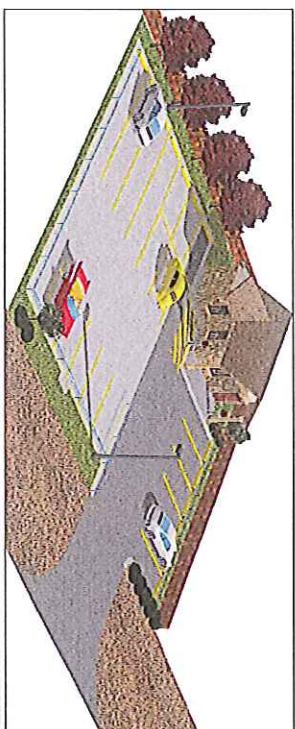
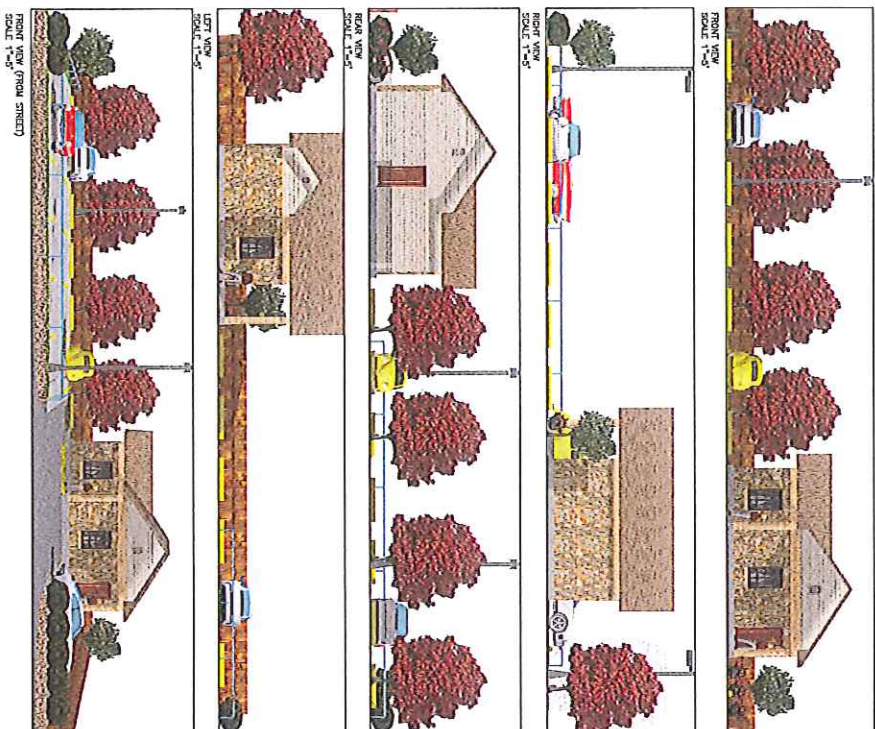
TO: Planning and Zoning Commissioners  
FROM: Debbie Guerra, Planning Technician  
DATE: October 25, 2011  
SUBJECT: CONDITIONAL USE OVERLAY  
JERA MOTORS

INFORMATION:

A request by Jesus Rangel to construct a 452.5 square foot building located within the Old Highway 81 Corridor District.

STAFF RECOMMENDATION:

Approve the conditional use overlay permit.



| NO. | REVISION/CORRECTION | BY | DATE |
|-----|---------------------|----|------|
|     |                     |    |      |
|     |                     |    |      |
|     |                     |    |      |
|     |                     |    |      |

**BUILDING ELEVATIONS**  
**JERA MOTORS**  
 209 & 211 OLD HWY 81  
 KYLE, TEXAS

**MAURICIO QUINTERO-RANGEL, P.E.**  
 F-12164  
 11312 ROBERT WOODING CR.  
 AUSTIN, TEXAS 78748  
 (512) 659-4355 TEL.  
 (512) 291-8714 FAX



MEMORANDUM

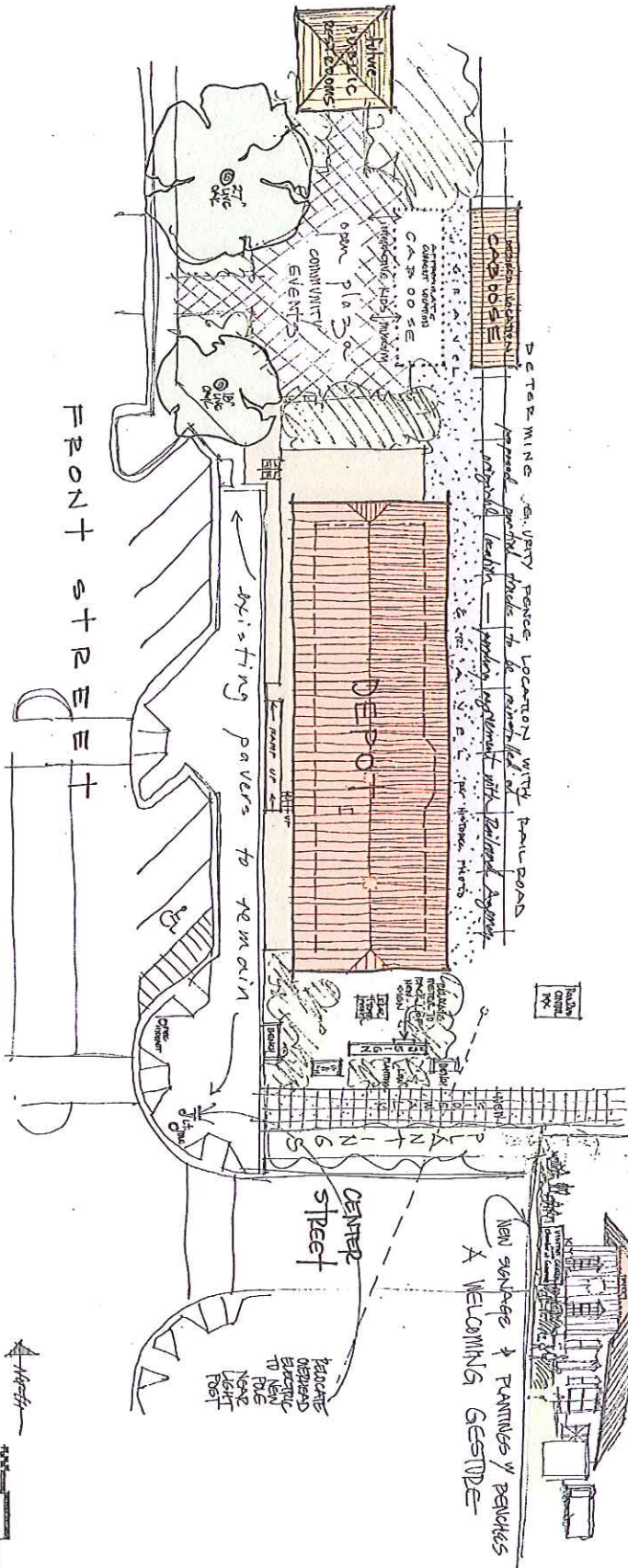
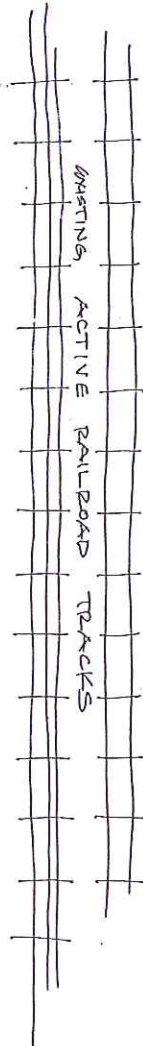
TO: Planning and Zoning Commissioners  
FROM: Debbie Guerra, Planning Technician  
DATE: October 25, 2011  
SUBJECT: CONDITIONAL USE OVERLAY  
HISTORIC KYLE DEPOT

INFORMATION:

A request by City of Kyle for a Conditional Use Permit for an existing 2,374 square foot building located within the Center Street Zoning Overlay District.

STAFF RECOMMENDATION:

Approve the conditional use overlay permit.



Architects  
 Claytons & Little  
 1001 East 8th Street  
 Austin, Texas 78702  
 512.477.1727  
 www.claytonandlittle.com  
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 Clayton & Little Architects, LLP

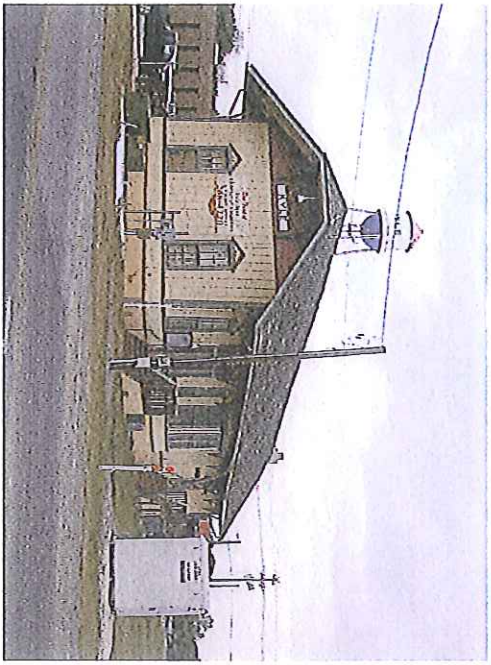
PRELIMINARY  
 NOT FOR CONSTRUCTION  
 This drawing was prepared under  
 the supervision of Paul Clayton.  
 It is not to be used for regulatory  
 approval, permitting, or  
 construction purposes.

# Master Plan for Restoration The Historic Kyle Depot

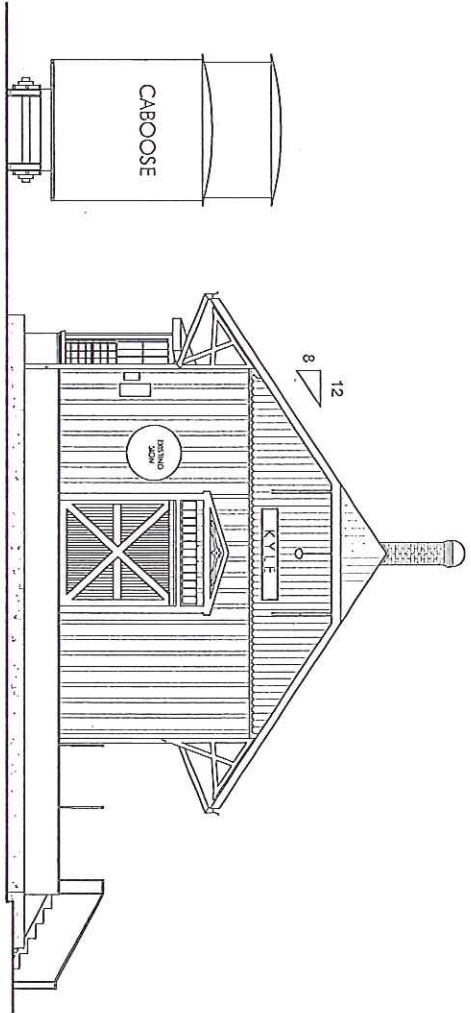
100 N. Front Street Kyle, Texas 78640

July 12, 2011

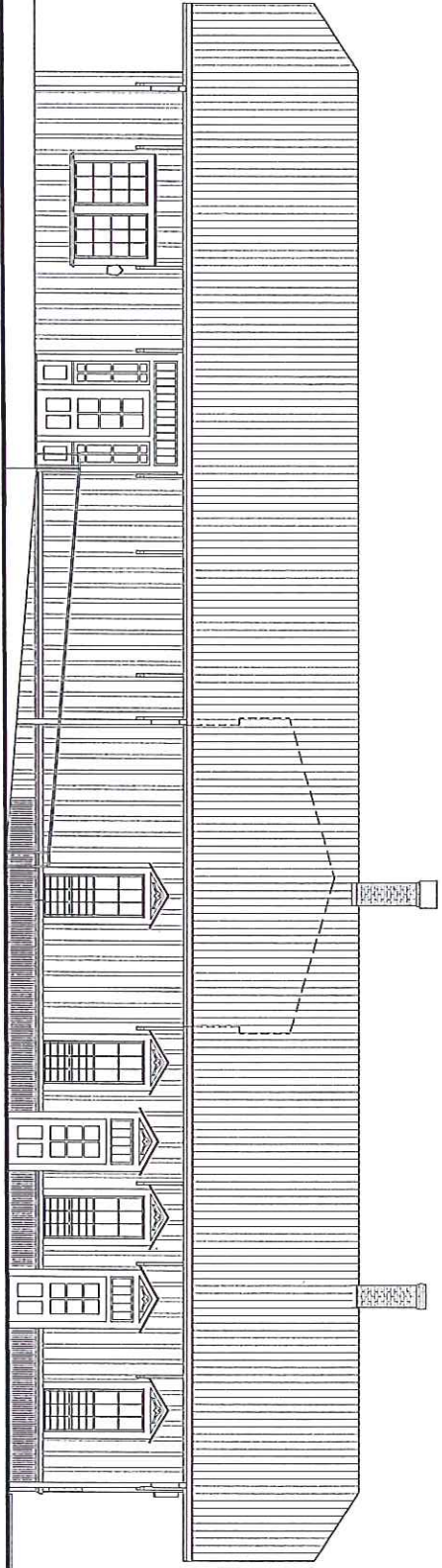
PROPOSED  
 MASTER PLAN



KYLE DEPOT - 2011  
SOUTHWEST CORNER



1. PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



2. PROPOSED WEST ELEVATION  
1/8" = 1'-0"

Architects  
Clayton & Little

1001 East 8th Street  
Austin, Texas 78702  
512.477.1727

www.claytonandlittle.com

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Clayton & Little Architects, LLP

PRELIMINARY

NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of, Approved by, and is not to be used for regulatory approval, permitting, or construction purposes.

# Master Plan for Restoration The Historic Kyle Depot

100 N. Front Street, Kyle, Texas 78640

July 12, 2011

ELEVATION  
SHEET 1