

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 November 29, 2011, at Kyle City Hall 100 W Center St for the purpose of discussing the following agenda.

Posted this the 23<sup>rd</sup> day of November prior to 6:30 PM.

**1. Call Meeting To Order**

**2. Roll Call**

**3. Approval of Minutes:**

- A. Planning and Zoning Commission Meeting – September 27, 2011
- B. Planning and Zoning Commission Meeting – October 25, 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 11-C (FP-11-006)  
16.304 acres; 2 Lots and Right-of-way extension of Cromwell  
Location: Vantage at Plum Creek Apartments to the Northeast; future unplatted to the north; Plum Creek Golf Course to the west; and Union Pacific right-of-way to the south.  
Applicant: Mountain Plum, Ltd.  
Agent: Lawrence M. Hanrahan, P.E.

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

- B. Plum Creek Phase 1 Section 11A – Lot 3A (FP-11-007)  
5.144 acres; 1 Lot  
Location: Lots 3 & 4 of Plum Creek Phase 1, Section 11A  
Applicant: Mountain Plum, Ltd.  
Agent: Lawrence M. Hanrahan, P.E.

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

**6. Subdivision Plats:**

- A. Plum Creek Phase 1 Section 1-H – Preliminary Plan (PP-11-001)  
4.616 acres; 4 Commercial Lots  
Located at the northeast corner of FM 150 and FM 2770  
Applicant: Nomoland Company, L.P.  
Agent: John Patton, Austin Sonics, Ltd.
- B. Plum Creek Phase 1 Section 1-H – Final Plat (FP-11-005)  
4.616 acres; 4 Commercial Lots  
Located at the northeast corner of FM 150 and FM 2770  
Applicant: Nomoland Company, L.P.  
Agent: John Patton, Austin Sonics, Ltd.
- C. Waterleaf Phase A Section 4 – Final Plat (FP-10-002)  
14.706 acres; 65 Single Family Lots  
Located off of FM 150 East and Waterleaf Blvd.  
Applicant: KB Home Lone Star, L.P.  
Agent: Steven P. Cates, P.E. – Carlson, Brigance and Doering, Inc.
- D. Sunrise Acres Replat of Lots 20 and 21 (SFP-10-006)  
18.823 acres; 3 Lots  
Located off of Bebee Road just east of Dacy Lane  
Applicant: Elgin Grocery Inc.  
Agent: Michael Samford, R.P.L.S., Samford and Associates

- Public Hearing
- P&Z Recommendation to City Council

**7. Zoning Public Hearings:**

- A. Consider a request by Las Delicias Investments, LLC to assign original zoning of 'RS' Retail Services District to approximately 2.627 acres, on property located at 1251 Goforth Road. (Z-11-010)  
Owner: Las Delicias Investments, LLC./ Jose Bucio

Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- Public Hearing
- P&Z Recommendation to City Council

B. Consider a request by Mountain Plum, Ltd. to rezone approximately 11.1 acres from “MXD” Mixed Use to “OS” Open Space and to rezone approximately 4.3 acres from “MXD” Mixed Use to “LI” Light Industrial within the Plum Creek Planned Unit Development, on property located within the 4900 block of South FM 1626 between Vantage Apartments and Rail Road tracks. (Z-11-011)  
Owner: Mountain Plum, Ltd.  
Agent: Myra Goepp, P.E.

- Public Hearing
- P&Z Recommendation to City Council

C. Consider a request by Dacy Lane, LLC to assign original zoning of ‘RS’ Retail Services District to approximately 8.42 acres; ‘R-3-3’ Apartment Residential 3 to approximately 9.90 acres; and ‘R-1-T’ Residential Townhome to approximately 5.45 acres on property located on the southside of Bebee Road and just west of Dacy Lane. (Z-11-012)  
Owner: Dacy Lane, LLC.  
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- Public Hearing
- P&Z Recommendation to City Council

D. Consider a request by 3700 Kyle Crossing, LLC to assign original zoning of ‘CM’ Construction Manufacturing District to approximately 10 acres, on property located at 3700 Kyle Crossing. (Z-11-013)  
Owner: 3700 Kyle Crossing, LLC.  
Agent: Liz Walker

- Public Hearing
- P&Z Recommendation to City Council

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

**9. Site Development Plans:**

A. Third Coast Auto (SD-11-011)  
2,027 square foot building  
Located at 1930 Kyle Crossing  
Owner: Kanton Labaj  
Agent: Kurt Prossner, P.E., Prossner & Associates, Inc.

- Public Hearing

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

- A. Consider a request by Kanton Labaj for a Conditional Use Permit for an existing 2,027 square foot building (Third Coast Auto) located within the IH-35 Zoning Overlay District.  
Located at 1930 Kyle Crossing  
Owner: Kanton Labaj  
Agent: Kurt Prossner, P.E., Prossner & Associates, Inc.
- Public Hearing
  - P&Z Recommendation to City Council

**11. Presentation:**

- A. Presentation regarding Courtyards within Plum Creek.  
*~ Plum Creek Development*

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

- A. Consider And Possible Action Regarding Ordinance Revisions to 308 Subdivision and 311 Zoning Ordinances within the Plum Creek Planned Unit Development.
- Public Hearing
  - P&Z Recommendation to City Council

**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:

Sofia Nelson      November 23, 2011 4:05 pm  
Sofia Nelson, Director of Planning (Month, Day, Year, Time)