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# CITY OF KYLE

## Planning & Zoning Commission

### Regular Meeting Agenda

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 12/13/2011, at Kyle City Hall, 100 West Center Street, Kyle Texas for the purpose of discussing the following agenda.

Posted this 9th day of December prior to 6:30 P.M.

#### I. Call Meeting To Order

##### 1 Roll Call of Board

##### 2 Minutes of Previous Meeting

- Planning and Zoning Commission Meeting - November 29, 2011

 [Attachments](#)

#### II. Citizens Comments

#### III. Consider and Possible Action

- 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*

 [Attachments](#)

#### IV. Consider and Act on:

##### *Variances*

3. Walmart landscape variance request to the location of trees within a parking lot.

 [Attachments](#)

***Plats***

4. SCC Buton Creek Subd. Replat of Lots 3, 4, 5, 8, 11 & 12, Block A (SFP-11-008)  
Owner: SCC Kyle Partners, Ltd.  
30.038 acres; 6 Commercial Lots  
Located at 5754 Kyle Parkway  
Agent: Robert J. Smith, P.E., Doucet & Associates, Inc.  
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.

 [Attachments](#)

5. Shadow Creek Phase 1 Section 5 Replat of Lot 1, Block A (SFP-11-005)  
18.429 acres; 6 Residential Lots, 2 Greenbelt Lots, and 1 Commercial Lot  
Located at the entrance into the Shadow Creek Subdivision off of Windy Hill Rd.  
Owner: Hays Shadow Creek Development, Inc.  
Agent: Stephen Delgado, P.E., Texas Engineering Solutions

- *Public Hearing*

 [Attachments](#)***Conditional Use Permit/Conditional Use Overlay District***

6. Consider a request by SCC Kyle Partners, LTD. (Wal-Mart) for a Conditional Use Permit to construct a 150,898 square foot building located within the Interstate Highway 35 Corridor District.  
17.87 acres; 150,898 square foot building  
Located at 5754 Kyle Parkway in the Village at Kyle Shopping Center  
Applicant: SCC Kyle Partners, LTD.  
Agent: Doucet and Associates, Inc.

- *Public Hearing*
- *P&Z Recommendation to City Council*

 [Attachments](#)

*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.