

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 1/24/2012, at Kyle City Hall, 100 West Center Street, Kyle, Texas Council Chambers for the purpose of discussing the following agenda.

Posted this 20th day of January prior to 6:30 P.M.

*Sopie Nelson, Planning Director
January 20, 2012 7:30pm*

I. Call Meeting To Order

1 Roll Call of Board

2 Minutes of Previous Meeting

- Planning and Zoning Commission Meeting - December 13, 2011
- Planning and Zoning Commission Meeting - January 10, 2012

 [Attachments](#)

II. Citizens Comments

III. Consider and Possible Action

- Consider and Possible Action regarding Ordinance Revisions to Ordinance 311 Zoning Ordinance height requirements for Mixed Use, Neighborhood Commercial, and R-3-3 Zoning Districts.

- *P&Z Recommendation to City Council*

 [Attachments](#)

IV. Staff Reports

- - Report on City Council Action
 - Director Comments
 - Commissioner Comments
 - Future Agenda Items

 [Attachments](#)

V. Consider and Act on:

Plats

3. Plum Creek Phase 1 Section 11A - Lot 3A Resubdivision of Lots 3 and 4, Section 11A Replat
5.144 acres; 1 Lot

Location: Lots 3 and 4 of the Plum Creek Phase 1 Section 11A

Applicant: Mountain Plum, Ltd.

Agent: Lawrence Hanrahan, P.E., Hanrahan and Pritchard Engineering, Inc.

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

 [Attachments](#)

Site Development Plan

4. Applebee's (SD-11-016)
1.113 acres; 4,893 square foot building
Located at 5363 Kyle Center Drive
Applicant: NRP Restaurants
Agent: Sam Walker, P.E., Kimley-Horn and Associates, Inc.

- *Public Hearing*

 [Attachments](#)

5. IHOP (SD-11-015)
0.850 acres; 4,676 square foot building
Located at 5401 Kyle Center Drive
Applicant: ACG Texas, LP
Agent: Sam Walker, P.E., Kimley-Horn and Associates, Inc.

- *Public Hearing*

 [Attachments](#)

6. Walgreens - Plum Creek (SD-11-014)
1.767 acres; 14,820 square foot building
Located at the corner of FM 2770 and FM 150
Applicant: Nomoland Company, LP
Agent: Travis J. Bousquet, P.E.

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

 [Attachments](#)

Conditional Use Permit/Conditional Use Overlay District

7. Consider a request by NRP Restaurants (Applebee's) for a Conditional Use Permit to construct a 4,893 square foot building located within the Interstate Highway 35 Corridor District.
1.113 acres; 4,893 square foot building
Located at 5363 Kyle Center Drive
Applicant: NRP Restaurants

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

 [Attachments](#)

8. Consider a request by ACG Texas, LP (IHOP) for a Conditional Use Permit to construct a 4,676 square foot building located within the Interstate Highway 35 Corridor District.
0.850 acres; 4,676 square foot building
Located at 5401 Kyle Center Drive
Applicant: ACG Texas, LP

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

 [Attachments](#)

Comprehensive Master Plan

9. Update to the Transportation Master Plan to include Bebee Road as a Minor Arterial Road.

- *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.