

# 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 5/22/2012, at Kyle City Hall, 100 West Center Street, Kyle, Texas Council Chambers for the purpose of discussing the following agenda.

Posted this 18th day of May prior to 6:30 P.M.

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## I. Call Meeting To Order

- 1 Roll Call of Board
- 2 Minutes of Previous Meeting

## II. Citizens Comments

## III. Staff Reports

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

 [Attachments](#)

## IV. Consider and Act on:

### *Variances*

3. Consider a Variance Request by Sac-N-Pac to allow Overhead Electric to property located at 19350 IH-35.

 [Attachments](#)

***Plats***

4. Goforth Dollar General Subdivision (FP-12-001)

2.999 acres; 2 Lots

Located at 2600 Goforth Road

Owner: Isidro & Martha Morales

Agent: Rob Rugioski, Texas Landmark Surveying

- *Action on the following Variance Request: Full Payment of the Perimeter Road Fee*
- *Recommendation to City Council*

 [Attachments](#)

5. Plum Creek Phase 1 Section 11C (FP-11-006)

16.304 acres; 2 Lots and right-of-way extension of Cromwell

Location: Plum Creek Phase 1 Section 11C is bounded by 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.

 [Attachments](#)

6. SCC Bunton Creek Subdivision Replat of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block A to Establish Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A and Lot 6A (SFP-11-008)

32.4044 acres; 6 Commercial Lots

Owner: SCC Kyle Partners, Ltd.

Agent: Robert J. Smith, P.E., Doucet & Associates, Inc.

- *Public Hearing*
- *Act on Block Length Variance Request*
- *Recommendation to City Council*

 [Attachments](#)

***Site Development Plan***

7. 802 W. Center Street Office Building (SD-12-007)

0.44 acres; 2,373 square foot building

Located at 802 W. Center Street

Applicant: Scott and Luann Sandahl

Agent: Mauricio Quintero-Rangel, P.E.

- Public Hearing
- Act on Sidewalk Variance along Wallace Street
- Recommendation to City Council

 [Attachments](#)

8. Plaza East Building 3 (SD-12-005)  
3.2263 acres; 3,500 square foot building  
Located at 575 E. FM 150  
Applicant: Kyle Retail Partners  
Agent: Chris Wood

- Public Hearing

 [Attachments](#)

9. Sonic Drive-In (SD-12-009)  
.66 acres; 1,389 square foot building  
Located at 1736 Rebel Drive  
Applicant: Nomoland Company, L.P.  
Agent: John Patton, Austin Sonics, Ltd.

- *Public Hearing*
- *Recommendation to City Council*

 [Attachments](#)

10. Sustainacycle (SD-12-011)  
.26 acres; 1,100 square foot building  
Located at 409 W. Center Street  
Applicant: Gordon Wybo  
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- *Public Hearing*
- *Act on Variance Request - Driveway Material to allow Decomposed Granite*
- *Act on Parking Variance to allow on street parking to fulfill off street parking requirements.*
- *Recommendation to City Council*

 [Attachments](#)

11. Walmart Store #4130-00 (SD-12-010)  
16.22 acres; 156,059 square foot building

Located at 5754 Kyle Parkway  
Applicant: SCC Kyle Partners, Ltd.  
Agent: Robert J. Smith P.E., Doucet & Associates, Inc.

- *Public Hearing*

 [Attachments](#)

12. Water Works Auto Spa (SD-12-004)  
1.26 acres; 5,855 square foot building  
Located at 22287 IH-35  
Applicant: Self Service Car Washes of Texas, Inc.  
Agent: Dan Brouillette

- *Public Hearing*
- *Act of Sidewalk Variance*
- *Recommendation to City Council*

 [Attachments](#)

***Conditional Use Permit/Conditional Use Overlay District***

13. Consider a request by Scott and Luann Sandahl (802 W. Center Street Office Building) for a Conditional Use Permit for an existing 2,373 square foot building located within the Central Business District and Center Street Zoning Overlay District.  
0.44 acres; 2,373 square foot building  
Applicant: Scott and Luann Sandahl

- *Public Hearing*
- *Recommendation to City Council*

 [Attachments](#)

14. Consider a request by Robert McDonald (Plaza East Building 3) for a Conditional Use Permit to construct a 3,500 square foot building located within the FM 150 East Zoning Overlay District.  
3.2263 acres; 3,500 square foot building  
Located at 575 E. FM 150  
Applicant: Kyle Retail Partners  
Agent: Chris Wood

- *Public Hearing*
- *Recommendation to City Council*

 [Attachments](#)

15. Consider a request by Gordon and Jana Wybo (Sustainacycle) for a Conditional Use Permit for an existing 1,100 square foot building located within the Central Business District and Center Street Zoning Overlay District.  
.26 acres; 1,100 square foot building  
Located at 409 W. Center Street  
Applicant: Gordon and Jana Wybo
- *Public Hearing*
  - *Recommendation to City Council*

 [Attachments](#)

16. Consider a request by Self Service Car Washes of Texas, Inc. (Water Works Auto Spa) for a Conditional Use Permit to construct a 5,855 square foot building located within the IH-35 Zoning Overlay District.  
1.26 acres; 5,855 square foot building  
Located at 22287 IH-35  
Applicant: Self Services Car Washes of Texas, Inc.  
Agent: Dan Brouillette
- *Public Hearing*
  - *Recommendation to City Council*

 [Attachments](#)

*Other*

17. Provide direction to staff regarding a development request for 275 Main Street.

 [Attachments](#)

18. Presentation on the warehouse zoning designation and the allowed uses. Provide direction to staff on the appropriate portable toilet use within the warehouse zoning designation.

 [Attachments](#)

19. Provide direction to staff regarding the proposed use of a building as a smoking room.

 [Attachments](#)

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\*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.