

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 9/25/2012, at Kyle City Hall, 100 W. Center Street, Kyle, Texas for the purpose of discussing the following agenda.

Posted this 21st Day of September prior to 6:30 P.M.

Sofia Nelson
Planning Director
9/21/12

I. Call Meeting To Order

1 Roll Call of Board

2 Minutes of Previous Meeting

- Planning and Zoning Commission Meeting - July 24, 2012

 [Attachments](#)

II. Citizens Comments

III. Staff Reports

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

 [Attachments](#)

IV. Consider and Act on:

Zoning

3. Consider a request by HDF Investments to assign original zoning to approximately 1.180 acres from interim zoning designation 'AG' Agriculture to 'RS' Retail Service on property located at the corner of E. Post Road and IH-35 (AB 473 Jas W Williams Survey 1.180 acres).
 - Public Hearing
 - P&Z Recommendation to City Council

[Attachments](#)

Plats

4. Crystal Meadows Drive (ROW)
4.557 acres
Located off of Crystal Meadows Drive
Owner: Century Acres Property Owners Association
Agent: Jenn Dermanci, P.E., Doucet & Associates
Staff Proposal to P&Z : Statutory Disapprove to meet 30 day statutory requirements

Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.004 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.

[Attachments](#)

5. Plum Creek Phase 1 Section 11J - Final Plat
19.100 acres; 1 Lot
Located southwest of the intersection of Kohlers Crossing and FM 1626, adjacent to the Plum Creek Golf Course Driving Range
Owner: Plum Creek Development Partners, LTD
Agent: Alan Rhames, P.E., Axiom Engineers, Inc.
Staff Proposal to P&Z: Statutorily Disapprove to meet 30 day statutory requirements.

Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.004 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.

 [Attachments](#)

6. Plum Creek Phase 1 Section 11J - Preliminary Plan

19.100 acres; 1 Lot

Located southwest of the intersection of Kohlers Crossing and FM 1626, adjacent to the Plum Creek Golf Course Driving Range

Owner: Plum Creek Development Partners, Ltd.

Agent: Alan Rhames, P.E., Axiom Engineers, Inc.

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

Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.004 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.

 [Attachments](#)

7. Plum Creek Phase 1 Section 6E 2-3 Preliminary Plan

10.100 acres; 53 Lots

Located to the northeast of the current end of Hellman Drive, just east of 2770

Owner: Plum Creek Development Partners, Ltd.

Agent: Alan Rhames, P.E., Axiom Engineers, Inc.

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

Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.004 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.

 [Attachments](#)

8. Post Oak Phase 4B (FP-09-005)
19.341 acres; 63 Lots
Located off of CR158, just east of Post Road
Applicant: PO Ltd.
Agent: Matt Mitchell, P.E., ALM Engineering

- P&Z Recommendation to City Council

 [Attachments](#)

Site Development Plan

9. Austin Community College - Hays Campus (SD-12-014)
96.115 acres; 1 Lot
Located at 1200 Kohlers Crossing
Applicant: Austin Community College District
Agent: Debra Sappington - Gensler

- Public Hearing
- P&Z Recommendation to City Council

 [Attachments](#)

10. First Baptist Church (SD-12-015)
1.66 acres; 1 Lot
Located at 400 W. Center Street
Applicant: First Baptist Church
Agent: Javier Barajas, P.E.

- Public Hearing
- Act on Request for an exception to non-conformities - non-conforming building
- P&Z Recommendation to City Council

 [Attachments](#)

Conditional Use Permit/Conditional Use Overlay District

11. Consider a request by First Baptist Church for a Conditional Use Permit to construct a 10,059 Square foot building located at 400 W. Center Street and within the Center Street Overlay District.

- Public Hearing
- P&Z Recommendation to City Council

 [Attachments](#)

12. Consider a request by First Baptist Church for a Conditional Use Permit to construct a parking lot located at 110 N. Nance and within the Center Street Overlay District.

- Public Hearing
- Recommendation to City Council

 [Attachments](#)

Comprehensive Master Plan

13. Consider a request by Hugo Elizondo, on behalf of PGI Investment, LLC for a Comprehensive Master Plan Amendment to identify the RV Zoning within the New Settlement District and Regional Node as Conditional rather than Not Recommended.

- Public Hearing

 [Attachments](#)

Other

14. Discussion regarding public input received for the proposed I-35 Overlay District

 [Attachments](#)

15. Consider a request by John Sanford for an amendment to the City of Kyle Zoning Ordinance, Section 53-1230 Land Use Table to allow "Gun Shops" within the "CBD-2" Central Business District-2 Zoning District.

- Public Hearing
- P&Z Recommendation to City Council

 [Attachments](#)

16. Discussion regarding a Proposed Tree Ordinance

 [Attachments](#)

*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.