

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 10/23/2012, at Kyle City Hall, 100 W. Center Street, Kyle, Texas for the purpose of discussing the following agenda.

Posted this 19th Day of October prior to 6:30 P.M.

*Sopie Nelson,
Planning Director
10/19/12*

I. Call Meeting To Order

- 1 Roll Call of Board
- 2 Minutes of Previous Meeting
 - Planning and Zoning Commission Meeting - August 28, 2012
 - Planning and Zoning Commission Meeting - September 25, 2012

 [Attachments](#)

II. Citizens Comments

III. Consider and Possible Action

- Election of Chair and Vice-Chair

 [Attachments](#)

IV. Staff Reports

- Directors Report

 [Attachments](#)

V. Consider and Act on:

Variances

3. Consider a request by Noble Man Services, LLC. for a waiver for parking space requirements for a building with in the Original Town, located at 300 S. Front Street.
 - Planning and Zoning Recommendation to City Council

 [Attachments](#)

Plats

4. Crystal Meadow Drive (Private ROW) of Century Acres Amended Plat
4.557 acres, (Roadway)
Located off of Crystal Meadows Drive
Owner: Century Acres Property Owners Associates
Agent: Jenn Dermanci, P.E., Doucet & Associates

- Planning and Zoning Recommendation to City Council

 [Attachments](#)

5. Hometown Kyle Phase 4A - Final Plat (FP-12-004)
8.948 acres; 40 Single Family Lots
Located off of Chapparo Drive
Owner: RH of Texas, LP
Agent: Steven Ihnen, P.E., GICE, Inc.

- Planning and Zoning Recommendation to City Council

 [Attachments](#)

6. Plum Creek Phase 1 Section 6E 2-3 Final Plat (FP-12-005)
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, Axiom Engineers, Inc.

- Planning and Zoning Recommendation to City Council

 [Attachments](#)

7. Plum Creek Phase 1 Section 6E 2-3 Preliminary Plan (PP-12-004)
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.

- Planning and Zoning Recommendation to City Council

 [Attachments](#)

8. Waterleaf Phase B Section 5 (FP-12-008)
33.749 acres; 88 Lots
Located off of East FM 150 and New Country Road
Applicant: KB Home Lone Star, Inc.
Agent: Steven P. Cates, P.E., Carlson, Brigance & Doering, 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/City Council).

 [Attachments](#)

9. Windmill Center Preliminary Plan (PP-10-001)
5.574 acres; 3 Lots
Located at East IH-35 Frontage - half mile North of Goforth Road
Owner: Dennis and Charles Artale
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- Planning and Zoning Recommendation to City Council

 [Attachments](#)

Site Development Plan

10. Patriot Car Wash - Site Plan (SD-12-016)
1.099 acres; 602 square foot building
Located at 21195 N. IH 35
Applicant: Steeplechase Carwash, LLC.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- Public Hearing
- Consider and Act on

 [Attachments](#)

Conditional Use Permit/Conditional Use Overlay District


11. Consider a request by Steeplechase Carwash, LLC (Patriot Carwash) for a Conditional Use Permit to construct a 602 square foot building located within the Interstate Highway 35 Corridor District.
1.099 acres located at 21195 N. IH-35
Applicant: Steeplechase Carwash, LLC.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

- Public Hearing
- Planning and Zoning Recommendation to City Council

 [Attachments](#)


Other

12. Hold a Public Hearing for the purpose of hearing comments regarding an Amendment to the City of Kyle Zoning Ordinance-Part II-Code of Ordinance Chapter 53, Zoning Article III - Overlay Districts, Division 4 - Conditional Use Overlay Districts to Amend and Establish Specific Development Requirements for property within the IH-35 Overlay District.
- Public Hearing
 - Staff Recommendation to postpone action till November 27th

 Attachments

13. Consider a request by Hugo Elizondo, Jr., 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
- Planning and Zoning Recommendation to City Council

 Attachments

14. Consider a request by David Armbrust, on behalf of Lee Goodman, to amend a compromise agreement between the developer of the Woodlands Park Subdivision and the City of Kyle to allow for a reduced garage setback.

- Planning and Zoning Recommendation to City Council

 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.

Notice is hereby given that a meeting of the Planning and Zoning Commission of the City of Kyle, Texas, will be held on October 23, 2012 at 6:30 p.m. at 100 W. Center Street, Kyle City Hall Council Chambers.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.