

CITY OF KYLE

Planning & Zoning Commission



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 June 25, 2013, at Kyle City Hall 100 W Center St for the purpose of discussing the following agenda.

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.

Posted this the 21st day of June prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes: *Planning and Zoning Meeting – May 28, 2013***

Consent Agenda:

5. Plats:

- A. Kensington Trails Section 5 – Preliminary Plan (PP-12-006)
36.04 acres; 119 lots
Location: 2200 Block of Bebee Road, East end of Downing Way
Owner: Kensington Place Ventures, Ltd.
Agent: Hugo Elizondo, Jr. P.E., Cuatro Consultants
- B. Meadows at Kyle Phase Two – Final Plat (FP-13-010)
14.673 acres; 60 Lots
Located on the north side of Windy Hill Road approximately 1 mile east of IH-35
Owner: Continental Homes of Texas, LP
Agent: John Hines, P.E., Gray Engineering, Inc.
- C. Plum Creek Phase 1 Section 6E2-1 – Preliminary Plan (PP-13-004)
11.256 acres; 62 Lots
Located between extension of Kirby and extension of Sanders, adjacent to the Golf Course
Owner: Plum Creek Development Partners, Ltd.
Agent: Alan Rhames, P.E., Axiom Engineers, Inc.

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 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.

D. Plum Creek Phase 1 Section 6E2-1 – Final Plat (FP-13-011)

11.256 acres; 62 Lots

Located between extension of Kirby and extension of Sanders, adjacent to the Golf Course

Owner: Plum Creek Development Partners, Ltd.

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

(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 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.

Consider and Possible Action Items:

6. Site Development Plans:

A. Warm Springs Rehabilitation Hospital at Kyle (SD-13-004)

3.21 acres; 1 lot

Located at the Southwest corner of Philomena and Kyle Parkway

Owner: PAM KYLE IRF, LLC

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

- **Public Hearing**

B. Chicken Express (SD-13-005)

1.3287 acres; 1 lot

Located at 5493 Kyle Center Drive

Owner: Mark Williams

Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants, Ltd.

- **Public Hearing**

C. Brooks Business Connections (SD-13-003)

.50 acres; 1 lot

Located at 6160 FM 2770

Owner: Brad Brooks

Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants, Ltd.

- **Public Hearing**

D. MSI Properties (SD-13-009)
1.005 acres; 1 lot
Located at 206 Weldon Johnston Way
Owner: Miscellaneous Steel Industries, Inc.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants, Ltd.

- *Public Hearing*

7. **Zoning:**

A. Consider a request by NL Land Holding to assign original zoning of 'W' Warehouse District to approximately 25.10 acres on property located at 23045 IH-35. (Z-13-006)

- *Public Hearing*
- *Planning and Zoning Recommendation to City Council*

B. Consider a request by DL Brooks Investments to rezone approximately 33.90 acres from 'RS' Retail Service District to 'R-1-A' Single Family Attached, on property located within the 1000-1100 block of Rebel Road, just north of Silverado Drive. (Z-13-007)

- *Public Hearing*
- *Planning and Zoning Recommendation to City Council*

C. Consider a request by DL Brooks Investments to rezone approximately 8.63 acres from 'RS' Retail Service District to 'CC' Community Commercial on property located within the 1000-1100 block of Rebel Road, just north of Silverado Drive. (Z-13-009)

- *Public Hearing*
- *Planning and Zoning Recommendation to City Council*

D. Consider a request by City of Kyle to rezone approximately .41 acres from 'R-3-2' Multi-Family Residential to 'RS' Retail Service District on property located at 575 E. RR 150, Building 3. (Z-13-008)

- *Public Hearing*
- *Planning and Zoning Recommendation to City Council*

8. **Other:**

A. Proposed Annexation on approximately 47.2 Areas of Land in Hays County, Texas that is generally located south of RR 150 and west of Siebert Drive / Heidenreich Lane and adjacent and contiguous to the City Limits.

9. **Staff Report:**

** Update on the first Public Workshop for the Comprehensive Plan Amendments.

** Recap on May Workshop regarding the Development Process.

10. *Adjourned*

*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.

Certificate

I certify that the above notice of the Planning and Zoning Commission Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:

Sofia Nelson 6/21/13
Sofia Nelson, Director of Planning (Month, Day, Year)