

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 October 22, 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 18th day of October prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes:** Planning and Zoning Commission Meeting – September 24, 2013
5. **Election of Chair and Vice-Chair.**
6. **Appointing a Planning and Zoning Liaison to the Long Range Planning Committee.**
7. **CONSENT AGENDA:**

A. The Villas at Creekside II – Preliminary Plan (PP-13-007)

5.751 acres; 24 Townhome Lots, 1 Retail Service Lot

Owner: Greg Lahr c/o Creative Financial Solutions

Agent: Gary Whited

(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).

B. Bunton Creek Subdivision 6B (FP-13-014)

14.514 acres; 56 Single Family Lots

Located off Bunton Lane and Twin Estates Drive

Owner: Qualico KP, LLC.

Agent: Geoff Guerrero, Carlson, Brigrance & Doering, 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).

- C. Kensington Trails Section 3A – Amended Plat of Lots 24-28, Blk C (AFP-13-008)
1.27 acres; 6 Lots
Located off of Bebee Road between Kensington Blvd and Bloomsbury Drive
Owner: Kensington Place Ventures, Ltd.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

(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. Foster Place Section Three (AFP-13-009)
3.352 acres; 3 Lots
Located off of Mathias Road and Foster Place
Owner: Douglas E. Crumley
Agent: Bruce King, Prosper Properties

(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 ACT ON:

8. VARIANCE REQUEST:

- A. Consider a request by Texas Cinema for a variance to the maximum parking requirements in Chapter 53, Zoning, Article II, Division 1, and Section 53-33 for proposed entertainment facility to be located at 3200 Kyle Crossing (Kyle Towne Center).
- B. Consider a request by Texas Cinema for a variance Section 53-992. To allow a reduction in required trees for proposed entertainment facility to be located at 3200 Kyle Crossing (Kyle Towne Center).

- C. Consider a request by DDR DB Kyle LP (Kyle Marketplace Family Entertainment Center) for a variance to the maximum parking requirements in Chapter 53, Zoning, Article II, Division 1, and Section 53-33 for an entertainment facility located at 5492 Kyle Center Drive.
- D. Consider a request by the Friends of the Library (Kyle Library Thrift Shop – 100 Lockhart Street):
- Landscaping - for an exemption from the 15% of total lot area required to be devoted to landscaping.
- E. Consider a request by the Friends of the Library (Kyle Library Thrift Shop – 100 Lockhart Street):
- Parking - to provide for an alternative parking plan.
- F. Consider a request by the Friends of the Library (Kyle Library Thrift Shop – 100 Lockhart Street):
- Sidewalk – variance from required construction for a CBD-2 zoned property
9. **ZONING:**
- A. Consider a request by Ruben & Rachel Guerrero to assign original zoning to approximately 0.485 acres from “AG” Agriculture to “RS” Retail Service on property located at 1101 East FM 150. (Z-13-015)
- *Public Hearing and Recommendation to City Council*
- B. Consider a request by Dale & Lanette Lowden to rezone approximately 4.426 acres from “R-1” Single Family to “W” Warehouse District on property located at 1108 Porter Street. (Z-13-016)
- *Public Hearing and Recommendation to City Council*
- C. Consider a request by Blake & Ramona Brown to rezone approximately 2.378 acres from “R-1” Single Family to “W” Warehouse District on property located at 1108-C Porter Street. (Z-13-017)
- *Public Hearing and Recommendation to City Council*
- D. Consider a request by Kyle Volunteer Fire Department (Hays County ESD#5 – Kyle Fire Department) to rezone approximately 0.075 acres from “R-1” Single Family to “CBD-2” Central Business District on property located at 108 S. Burleson Street. (Z-13-018)
- *Public Hearing and Recommendation to City Council*
10. Staff Report – November & December meeting dates

11. 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, Director of Planning 10/18/13
Sofia Nelson, Director of Planning (Month, Day, Year)