

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 November 12, 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 8th day of November prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes:** Planning and Zoning Commission Meeting – October 22, 2013
5. **CONSENT AGENDA:**
 - A. Kensington Trails Subdivision Section 5A – Final Plat (FP-13-001)
12.11 acres; 38 Lots
Location: East end of Downing Way
Applicant: Kensington Place Ventures, LTD.
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants
 - B. Kyle 47 Subdivision – Concept Plan (CP-13-002)
42.53 acres; 130 Lots
Located off of Rebel Drive just north of Silverado Subdivision
Owner: Linton C. Brooks
Agent: Geoff Guerrero, Carlson, Brigance & Doering, 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.

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.

E. Plum Creek Phase 1 Section 6E-3 – Preliminary Plan (PP-13-006)
4.689 acres; 28 Lots
Located immediately north of the intersection of Fairway and Sanders
Owner: Plum Creek Development Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.

F. Plum Creek Phase 1 Section 6E-3 – Final Plat (FP-13-013)
4.689 acres; 28 Lots
Located immediately north of the intersection of Fairway and Sanders
Owner: Plum Creek Development Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.

G. Meadows at Kyle Phase Four – Final Plat (FP-13-015)
15.800 acres; 57 Single Family Lots, 1 ROW
Located on the north side of Windy Hill Rd and approx. 1 mile east of IH-35
Owner: Continental Homes of Texas, LP
Agent: John D. Hines, P.E., Gray Engineering

(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).

H. Resubdivision of Lot 22C of Sunrise Acres (SFP-13-003)
4.38 acres; 3 Lots
Located off of Bebee Road between Dacy Lane and Goforth Road
Owner: Guillermo Rodriguez
Agent: Victor Garza, B&G Surveying 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 ACT ON:

6. Consider which overlay district the property located at the northwest corner of Old Highway 81 and Center Street shall be developed in conformance with.

7. VARIANCE REQUEST:

- A. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-992 which requires two (2) trees and four (4) shrubs be planted for every 600 square feet of landscaped area to allow one (1) tree for every 1,500 square feet of landscape area at the corner of Amberwood South and IH-35.
- B. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-992 which requires that parking lots have one (1) tree within 50 feet of every parking space to allow one (1) tree within 100 feet of every parking space at the corner of Amberwood South and IH-35.
- C. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-987 which states that trees must be 4” minimum caliper – measured three (3) feet above grade to allow a 3” caliper tree measured 6” above grade for a minimum of 50% of the total trees and 4” caliper trees for above grade for the remaining trees at the corner of Amberwood South and IH-35.
- D. Consider a variance request by High Rustler Ventures, LLC (Kyle Multi-family Community) to Chapter 53, Section 53-990 which requires that 50% of the landscaping is placed between the front property line and the building to allow for 15% of landscaping between the front property line and the building at the corner of Amberwood South and IH-35.

8. ZONING:

- A. 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*
- B. 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*

9. **PRESENTATION:**

A. Receive a presentation on the Plum Creek PUD and provide direction to staff on next steps.

10. Staff Report – December meeting scheduled for December 10th.

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 11/8/13
Sofia Nelson, Director of Planning (Month, Day, Year)