

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 December 10, 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 5th day of December prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes:** Planning and Zoning Commission Meeting – November 12, 2013
5. **CONSENT AGENDA:**

- A. Creekside at Bunton Creek – Preliminary Plan (PP-13-008)
98.11 acres; 319 Lots
Located off of Bunton Lane just east of Twin Cove
Applicant: Bear River Limited, LLP.
Agent: Wade Todd, National Site Solutions

(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. **PLATS:**
 - 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 / Kelly Kilber, P.E., Pro-Tech Engineering

- B. Kyle Towne Center 2nd Replat of Lot 1, Block A (SFP-13-004)
77.914 acres; 2 Lots
Located approximately at the northwest corner of IH-35 and Kohler's Crossing
Owner: Sterling Babcock & Brown, LP
Agent: Matt Moore, P.E., Claymoore Engineering
- C. 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.

7. CONDITIONAL USE PERMIT:

- A. Consider a request by K Lion LLC Subdivision (MKSPK Corporation) for a conditional use permit to construct a 2,267 square foot building (Restaurant) & 6,664 square foot building (Retail) located at 20371 & 20389 IH-35.

- *Public Hearing*

- B. Consider a request by Melissa Huffman on behalf of AAP-Kyle 13, LP (Advance Auto Parts) for a conditional use permit to construct a 6,935 square foot building located at 103 E. Center Street.

- *Public Hearing*

8. STAFF REPORT:

- A. 2014 Planning and Zoning Commission Calendar

9. 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 12/5/13
Sofia Nelson, Director of Planning (Month, Day, Year)