

# 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 January 28, 2014, 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 23<sup>rd</sup> day of January prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes – Planning and Zoning Commission Meeting – December 10, 2013 and January 14, 2014.**
5. **CONSENT AGENDA:**
  - A. The Villas at Creekside – Final Plat (FP-14-002)  
5.751 acres; 24 Townhome Lots and 1 Retail Lot  
Located off of RR E. 150 and Creekside Trail  
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).*

### CONSIDER AND ACT ON:

#### 6. **CONDITIONAL USE PERMIT:**

- A. Consider a request by SCC Kyle Partners, Ltd. (Carl's Jr.) to construct a 2,999 square foot building located at IH-35 and Kyle Parkway (The Village at Kyle, Lot 1-G, Block B).
  - **Public Hearing**

- B. Consider a request by Ernie and Bernice Valdez to construct a 576 square foot building located at 206 E. Moore Street.
- **Public Hearing**
- C. Advance Auto Parts conditional use permit continuation of signage review (free standing sign).
- **Public Hearing**

**7. DISCUSSION AND POSSIBLE RECOMMENDATION:**

- A. Discussion and possible recommendation regarding the Plum Creek mixed use category & development standards for commercial development abutting single family residential development.
- **Public Hearing**
- B. Consider the following proposed amendments to the Comprehensive Master Plan:

Recommendations for which future land use districts should allow the recently adopted Neighborhood Commercial and Community Commercial Zoning Designations as well as updates to the zoning districts recommended for each future land use district.

- **Public Hearing**

**8. STAFF REPORT:**


- A. Direction to staff regarding garage requirements within the old town district.

**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:

  
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Sofia Nelson, Director of Planning (Date)