

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 February 11, 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 6th day of February prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **CONSENT AGENDA:**

A. Center Subdivision – Amended Plat (AFP-14-001)

2 acres; 2 Lot

Located at 1501 & 1601 RR E. 150

Owner: Arturo and Linda Gonzales

Agent: Diane Bernal, Professional StruCivil 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).

B. Plum Creek Phase 1 Section 6E-1, Lots 22-24, Block L – Amended Plat (AFP-14-002)

2 acres; 3 Lot

Located off of Kirby and Grace

Owner: Plum Creek Development Partners

Agent: Scott Bauer, Bigelow Development, LLC

(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:

5. CONDITIONAL USE PERMIT:

A. Consider a request by Qin Rong, LLC. (East Buffet) For a Conditional Use Permit for an existing 5,800 square foot building located at 103 W. Center Street.

- **Public Hearing**

B. Consider a request by O'Reilly Auto Enterprises, LLC for a Conditional Use Permit to construct a 7,453 square foot building located at 22387 IH-35.

- **Public Hearing**

C. Advance Auto Parts conditional use permit continuation of signage review (free standing sign).

- **Public Hearing**

6. ZONING:

A. Consider a request by Marco and Yolanda Cantu to rezone approximately 0.13 acres of land on Lot 6 and approximately 0.13 acres of land on Lot 7 from 'R-1' Single Family to 'R-1-A' Single Family Attached, on property located at 307 W. Moore Street. (Z-14-001)

- **Public Hearing**

B. Consider a request by Elisa Alice Flores and Oliver Billingsley to rezone approximately 0.17 acres of land from 'R-1' Single Family to 'R-1-A' Single Family Attached, on property located at 350 W. Third Street. (Z-14-002)

- **Public Hearing**

7. OTHER:

A. 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

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 02/10/14
Sofia Nelson, Director of Planning (Date)