

# 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 25, 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 21st day of February prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes – Planning and Zoning Commission Meeting – January 28, 2014 and February 11, 2014.**
5. **CONSENT AGENDA:**
  - A. 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.

### **CONSIDER AND ACT ON:**

6. **CONDITIONAL USE PERMIT:**
  - A. 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**
  - B. Consider a request by Colby Evans (Evans Medical Building – Phase 1) for a Conditional Use Permit to construct a 6,200 square foot building located at 20871 IH-35.
    - **Public Hearing**

**7. ZONING:**

- A. Consider a request by Sergio and Teresa Lopez to assign original zoning of 'RS' Retail Service District to approximately 3.104 acres of land, on property located at 1250 Dacy Lane. (Z-14-003)

- **Public Hearing**

**8. 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.

- **2<sup>nd</sup> of 2 Public Hearings**

- B. Consider the following amendments to the Plum Creek Planned Unit Development Ordinance (PUD):

- Add the following language to the Neighborhood Commercial (NC) and Commercial (c) use categories- Lighting: Parking lot lights, security lights, and other lights shall be designed to direct light down onto the site and away from adjacent residential property.
- Amend the Mixed Use (MXD) and Neighborhood Commercial (NC) use category maximum height requirements to require a compatibility setback when adjacent to a R-1 development.
- Amend the hours of operation requirements within the Mixed Use (MXD) use Category to limit the hours of operation from 6am to 11pm Sunday-Thursday and 6am to 1am Friday and Saturday when the MXD property shares a common property line with a R-1 or R-2 identified property.
- Amend the PUD ordinance to require architectural review committee approval be submitted with an application for a commercial site plan.

- **Public Hearing**

- C. Consider amending ARTICLE II ZONING DISTRICTS AND REGULATIONS (Sec. 53-33. General requirements and limitations) to exempt properties within the Original Town of Kyle from the residential requirement of construction of a garage.

- **Public Hearing**

**9. STAFF REPORT**

**10. 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 2/20/14  
Sofia Nelson, Director of Planning (Date)