

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 April 8, 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 4th day of April prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes – Planning and Zoning Commission Meetings March 25, 2014.**
5. **CONSENT AGENDA:**

- A. Amended Plat of Lot 1-M, Block B, Seton Hays County Subdivision Replat of Lot 1, Block B (AFP-14-003)
3.672 acres; 2 Lots
Located at 1300 Windy Hill Road
Owner: SCC Kyle Partners, Ltd.
Agent: Joe Farias, Bury + Partners

(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 above 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. Post Oak Subdivision Phase 5B (FP-14-003)
15.441 acres; 64 Single Family Lots
Location: Extension of Langley, Goddard and Wallops Streets
Owner: Continental Homes of Texas, LP
Agent: Matthew Mitchell, P.E.
- C. Meadows at Kyle Phase Two (FP-13-010)
14.673 acres; 60 Lots
Located on the north side of Windy Hill Road approximately 1 mile east of IH-35
Owner: Continental Homes of Texas, LP
Agent: John Hines, P.E., Gray Engineering, Inc.
- D. Meadows at Kyle Phase Four (FP-13-015)
15.800 acres; 57 Single Family Lots (11.99 ac.) & ROW (3.810 ac.)
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
- E. Plum Creek Phase 1 Section 1G2 – Preliminary Plan (PP-13-010)
2.71 acres; 16 Residential Lots
Located along Wetzel, northwest corner of Wetzel and Mather
Owner: Plum Creek Development Partners
Agent: Scott Bauer, Bigelow Development, LLC
- F. Plum Creek Phase 1 Section 1G2 – Final Plat (FP-13-016)
2.71 acres; 16 Residential Lots
Located along Wetzel, northwest corner of Wetzel and Mather
Owner: Plum Creek Development Partners
Agent: Scott Bauer, Bigelow Development, LLC

6. ZONING:

- A. Hold a public hearing and discuss the request by Austin Brookside LP to rezone approximately 26.147 acres from Single Family “R-1” to a Planned Unit Development Overlay District “PUD” with a base zoning designation of Single Family Attached “R-1-A” on property located at the end of Arbor Knot Drive and Ferrule Drive.

- **1st of 2 Public Hearings**

7. WORKSHOP DISCUSSION:

- A. Review and discuss the research on landscape variance requests and discuss revisions to the landscape ordinance.

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 04/04/2014
Sofia Nelson, Director of Planning (Date)