

CITY OF KYLE

Planning & Zoning Commission
Kyle City Hall
100 W. Center Street



Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on April 22, 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 18th day of April prior to 6:30 PM.

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

- A. Kyle 47 Subdivision Phase 1 (FP-14-004)
35.950 acres; 82 Lots
Located off of Rebel Road just north of Silverado Subdivision
Owner: D&L Brooks Investments, LLC.
Agent: Geoff Guerrero, Carlson, Brigance & Doering, 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 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).

CONSIDER AND POSSIBLE ACTION:

5. **CONDITIONAL USE PERMIT:**

- A. Consider a request by DDR DB Kyle LP (Kyle Marketplace Retail 9) for a conditional use permit to construct a 19,200 square foot building on property located at 151 Evans Drive (Kyle Marketplace Section 2 Lot 1, Block D)

6. **VARIANCE:**

A. Consider a request by Cross Plants and Produce, LLC, to allow off-street parking on a surface other than a driveway, a concrete, paved or stone pad for property located at 705 N. Old Highway 81.

- **Public Hearing**

B. Consider a request by Carl's Jr. to exceed the maximum number of parking spaces for property located at 20417 IH-35.

- **Public Hearing**

7. **ZONING:**

A. Consider a request by Dacy Lane, LLC to rezone approximately 5.45 acres from 'R-1-T' Residential Townhome to 'R-3-3' Apartments Residential 3 on property located on the south side of Bebee Road, just west of Dacy Lane.

- **Public Hearing**
- **Recommendation to City Council**

B. Consider a request by Jason Martinez to assign original zoning to approximately 1.02 acres from 'AG' Agriculture to 'RS' Retail Service District on property located at 2580 Kyle Crossing.

- **Public Hearing**
- **Recommendation to City Council**

C. Consider a request by RR HPI, LP to rezone approximately 0.999 acres from 'PUD' Planned Unit Development to 'RS' Retail Services District on property located on the west side of IH-35 between Loop 4 and Kyle Crossing.

- **Public Hearing**
- **Recommendation to City Council**

D. Consider a request by Cavalier Lamar Holding, LP to rezone approximately 0.399 acres from 'RS' Retail Service District to 'PUD' Planned Unit Development on property located on the west side of IH-35 between Loop 4 and Kyle Crossing.

- **Public Hearing**
- **Recommendation to City Council**

E. Consider a 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.

- **2nd of 2 Public Hearings**
- **Recommendation to City Council**

8. TRANSPORTATION MASTER PLAN REQUEST:

A. Hold a public hearing and discuss a request by Rodolfo Gonzalez property owner of 1200 Dacy Lane, to remove the extension of Kyle Parkway from the Transportation Master Plan.

- **Public Hearing**

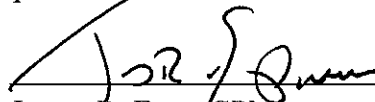
9. STAFF REPORT

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:


James R. Earp, CPM

4/18/14
(Date)