

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 May 27, 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 23rd day of May prior to 6:30 PM.

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

A. Creekside Village Phase 1 & Phase 2 (FP-14-006)

25.21 acres; 98 Single Family Lots

Located off of Burleson Road adjacent to the Railroad tracks

Owner: Orchard at Plum Creek, LLC. / Steve Tucker

Agent: J. Marcus Boyter

(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. Kensington Trails Subdivision Section 5B & 5C (FP-14-005)

15.73 acres; 57 Single Family Lots – 2 Open Space/Landscape Lots

Located off of Bebee Road and at the end of Downing Way

Owner: Kensington Place Ventures, Ltd.

Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

(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)).

C. Kyle 150/I-35 Subd. Replat of Lots 2-6 to Establish Lots 2A - 8A (SFP-14-002)

45.341 acres; 7 Commercial Lots

Located FM 150 East and IH-35 Northbound Frontage

Owner: Kyle 35 Retail, Ltd.

Agent: Carey Bresler, Doucet & Associates, 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).

D. Meadows at Kyle Phase 3 (FP-13-012)

10.958 acres; 58 Single Family Lots and ROW

Located on the north side of Windy Hill Road approximately 1 mile east of IH-35

Owner: Continental Homes of Texas, LP

Agent: John D. Hines, P.E., Gray Engineering, Inc.

CONSIDER AND POSSIBLE ACTION:

5. CONDITIONAL USE PERMIT:

- A. Consider a Conditional Use Permit request for additional changes to the design by O'Reilly Auto Enterprises, LLC. on property located at 22387 IH-35. (CUP-14-002)
- B. Consider a request by Arturo & Linda Gonzales and Danny & Amada Pavia (RR150 Retail Center) for a Conditional Use Permit to construct a 7,819.72 square foot building (Building #1) on property located at 1501 & 1601 RR 150. (CUP-14-007)
- C. Consider a request by Richard P. Edwards, IV & Rachel Lynne Edwards (Amazing Ice Designs, Phase I) for a Conditional Use Permit to construct a 9,000 square foot building on property located at 181 Weldon Johnston Way, Lot 8. (CUP-14-008)
- D. Consider a request by Richard P. Edwards, IV & Rachel Lynne Edwards (Amazing Ice Designs, Phase II) for a Conditional Use Permit to construct a 9,000 square foot building on property located at 161 Weldon Johnston Way, Lot 9. (CUP-14-009)
- E. 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. (CUP-14-010)

6. ZONING:

- A. Consider a request by David and Michael Saucedo to rezone approximately 0.3055 acres from 'R-1' Single Family to 'R-2' Residential Two Family on property located at 400 S. Main Street. (Z-14-004)

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

B. Consider a request by Austin Brookside LP to rezone approximately 26.147 acres from Single Family 'R-1-1' 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. (Z-14-011)

- Public Hearing
- Recommendation to City Council

7. TRANSPORTATION MASTER PLAN REQUEST:

A. Consider 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
- Possible Recommendation to City Council

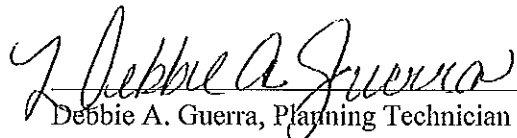
8. STAFF REPORT

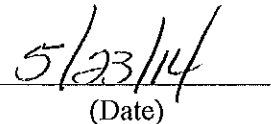
9. ADJOURNED

*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:


Debbie A. Guerra, Planning Technician


(Date)