

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 June 24, 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 20th day of June prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. MINUTES - April 8, 2014, April 22, 2014 and May 27, 2014.

5. PRESENTATION

A. Recognition of Cicely Kay for years of service to the Planning and Zoning Commission.

6. CONSENT AGENDA

A. Hays Commerce Center – Preliminary Plan (PP-14-001)

108.049 acres; 22 Lots

Located northwest of the intersection of Kyle Crossing & the southbound frontage road of IH-35

Owner: RR HPI, LP

Agent: Ron Pritchard and/or William Faust

(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. Kyle 47 Subdivision Phase 1 – Final Plat (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, Brigrance & Doering, Inc.

7. CONDITIONAL USE PERMIT

- A. Consider a request by Tommy Seargeant, CEO (Greater Texas Federal Credit Union) for a Conditional Use Permit to construct 1,755 square foot building on property located at 5433 Kyle Center Drive. (CUP-14-011)
- B. Consider a request by Wal-Mart Real Estate Business Trust (Wal-Mart Fuel Station) for a Conditional Use Permit to construct a 740 square fuel station kiosk, 16 fuel pumps on property located at 20585 IH-35. (CUP-14-012)
- C. Consider a request by Friends of the Library (Kyle Library Thrift Shop) for a Conditional Use Permit to construct an additional 2,282 square foot building on property located at 100 Lockhart Street. (CUP-14-013)

8. GENERAL DISCUSSION AND POSSIBLE ACTION

- A. A request by KB Home, for an interpretation of the front wall garage setback requirements.

9. STAFF REPORT

10. WORKSHOP DISCUSSION

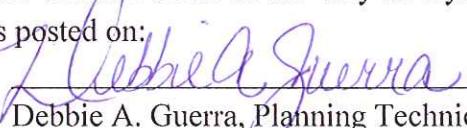
- A. Review and discuss the research on landscape variance requests and discuss revisions to the landscape ordinance.

11. 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