

# CITY OF KYLE

## Planning & Zoning Commission Meeting 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 August 12, 2014, at Kyle City Hall 100 W. Center St in the Minerva Falcon Room 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 8th day of August prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes** – Planning and Zoning Commission Meeting – June 10, 2014, June 24, 2014 and July 8, 2014.
5. **CONSENT AGENDA:**
  - A. Amended Plat of Lot 24 & 28 Block C of Kensington Trails Section 3A, Establishing Lots 24A & 28A (AFP-14-005)  
0.41 acres; 2 Lots  
Located off of Bloomsbury Drive  
Owner: Castlerock Communities, LLP  
Agent: Dorothy Taylor, Tri-Tech Surveying Co., L.P.

*(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 Heights Section 2 Replat of Lot 13B (SFP-14-005)

3.104 acres; 2 Lots

Located at 1250 Dacy Lane

Owner: Sergio & Teresa Lopez

Agent: Jesus A. Pena, Macina, Bose, Copeland & Associates

*(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. Amended Plat of Lot 25 Sunrise Acres, Establishing Lots 25A – 25D (AFP-14-004)

4.68 acres; 4 Lots

Located at 231 Sunrise Drive

Owner: Marel Jr. & Rosa Alvarado

Agent: Kelly Kilber, Bec-Lin Engineering, L.P.

*(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)).*

D. Great Hills Section 5 (FP-14-007)

26.1 acres; 55 Single Family Lots

Located off of High Road and Extension of Railyard Drive

Owner: Donald Dempsey – Aus-Tex Parts & Service Ltd.

Agent: Chase Baromeo, Jr., P.E., LS, F.ASCE

E. Hometown Kyle Phase 4 Section 3 (FP-14-008)

8.942 acres; 35 Single Family Lots

Location: Old Stagecoach Road – Extension of Desert Rose Drive

Owner: Ryland Homes of Texas

Agent: Garrett-Ihnen Civil Engineers

## **6. CONSIDER AND POSSIBLE ACTION:**

A. Amendment to the Code of Ordinances, Chapter 53 (Zoning) Article 1 (In General) Section 53-5 (Definitions) by adding definitions for "Front Property Line", "Front Wall" and "Wall".

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

B. Consider a request by Greater Texas Federal Credit Union for a waiver to exceed the maximum number of parking spaces per the Code of Ordinances, Chapter 53 (Zoning), Section 53-33(n) (3) (Maximum Parking) for property located at 5433 Kyle Center Drive.

- **Public Hearing**

C. Consider a request by K Lion, LLC. (Popeye's) for a waiver to exceed the maximum number of parking spaces per the Code of Ordinances, Chapter 53 (Zoning), Section 53-33 (n) (3) (Maximum Parking) for property located at 20529 IH-35.

- **Public Hearing**

## **7. STAFF REPORT**

A. An update to the amendment to the Code of Ordinances, Chapter 53 (Zoning) Article V (Landscaping and Screening Requirements) and Chapter 32 (Site Development), Section 32-45 (7) (Landscaping Plan) of the City of Kyle.

## **8. DISCUSSION ITEMS:**

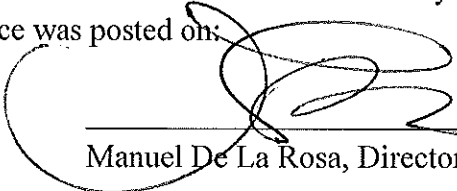
A. Discussion regarding apartment setback requirements.

## **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:



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Manuel De La Rosa, Director of Planning

8/8/14  
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(Date)