

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 26, 2014, at Kyle City Hall 100 W. Center Street 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 22nd day of August prior to 6:30 PM.

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **CITIZEN COMMENTS:**
4. **PRESENTATION:**
 - A. A discussion regarding apartment setback requirements by Council Member District 6, Tammy Swaton.
5. **CONSIDER AND POSSIBLE ACTION:**
 - A. Consider a request by Wal-Mart Real Estate Business Trust (Wal-Mart Fuel Station) 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 20585 IH-35.
 - **Public Hearing**
 - B. Consider an exception request by Phil Howry Co. (Mixed-Use Development) to the City Code of Ordinances, Chapter 53 (Zoning), Article V (Landscaping and Screening Requirements) in accordance with Section 53-989 allowing an exception for property located at 225 S. Main Street.

6. **CONDITIONAL USE PERMIT/OVERLAY DISTRICT**

A. Consider a request by Phil Howry Co. (Mixed-Use Development) for a Conditional Use Permit to construct a Two Story Multi-Use Commercial Building located at 225 S. Main Street. (CUP-14-015)

- **Public Hearing**

B. Consider a request by SCC Kyle Partners, Ltd. (Taco Bell Restaurant) for a Conditional Use Permit to construct a 2,786 square foot building on property located at 20347 IH-35. (CUP-14-016)

- **Public Hearing**

C. Consider a request by Mohammed Ali Dhanani (Wendy's Restaurant) for a Conditional Use Permit to construct a 3,364 square foot building on property located at 20515 IH-35. (CUP-14-018)

- **Public Hearing**

D. Consider a request by Kyle Area Chamber of Commerce on behalf of Edward R. Coleman for a Conditional Use Permit to hold a Kyle Fair & Race Day on October 13th – October 21st located at 24801 IH-35 (Central Texas Speedway). (CUP-14-017)

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

7. **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:


Manuel De La Rosa, Director of Planning

8/22/14
(Date)

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 8, 2014

SUBJECT: Walmart Fuel Station Waiver Request

BACKGROUND

The subject property is located at 20585 IH-35 on a pad site in front of the future Walmart Store. The proposed kiosk building is 740 square feet. The property is zoned Retail/Service with a parking ratio of one (1) space per 250 square feet.

In accordance with city code, eight (3) parking spaces are required for this site. The zoning ordinance allows for a maximum of twelve (5) spaces. Applicant is requesting the Planning and Zoning Commission grant eight (8) parking spaces for customer and employee parking (see letter from Doucet & Associates dated August 21, 2014).

Variance from

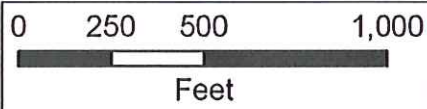
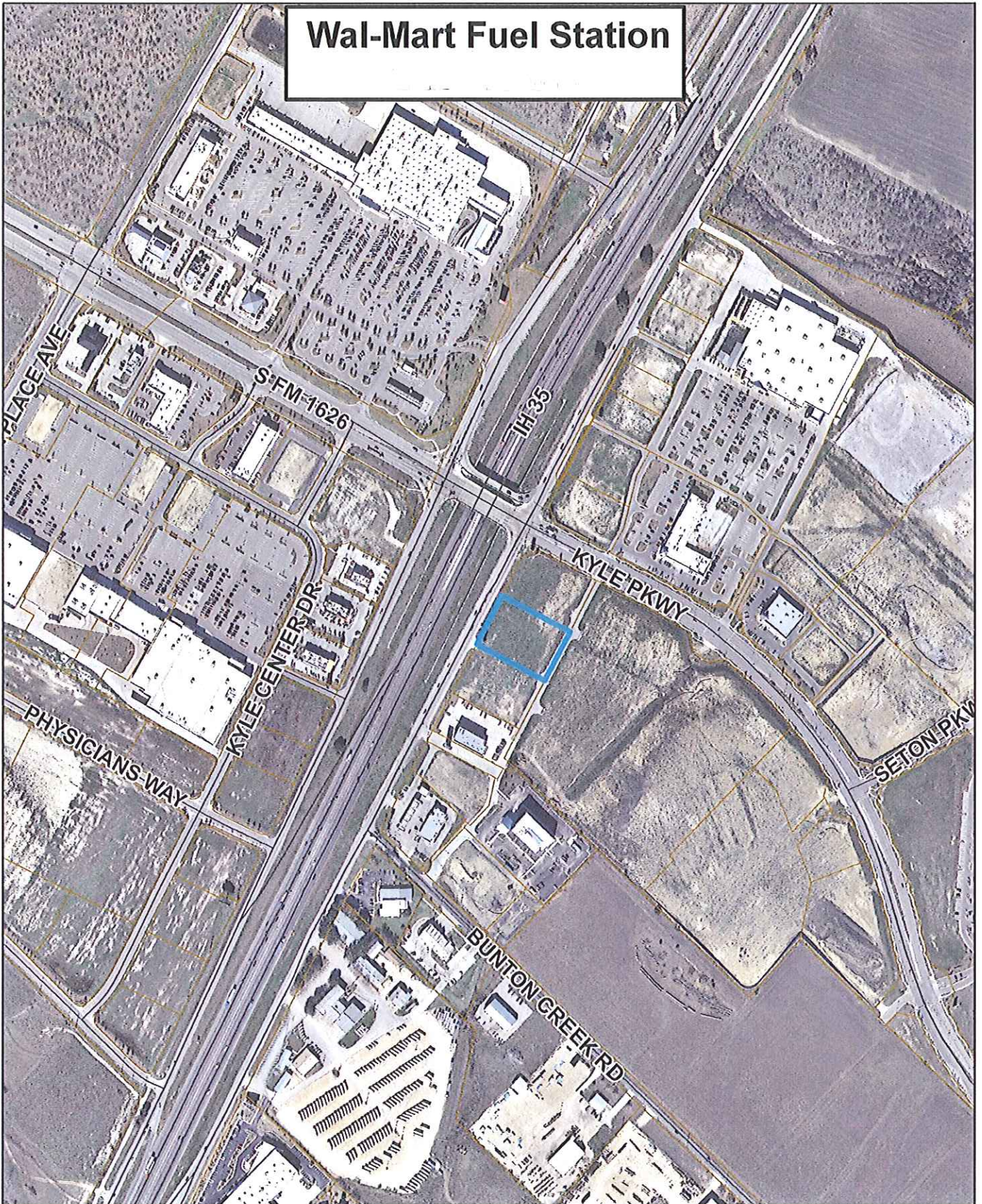
City of Kyle Code of Ordinances, Chapter 53 (Zoning), Section 53-33(n)(3) *Maximum parking*. The maximum number of parking spaces for a general retail, commercial, office or industrial use area shall not exceed 150 percent of the parking required pursuant to chart 4.

STAFF RECOMMENDATION:

Staff is recommending approval of the request for the following reasons:

- The site development is meeting all other city code requirements.

Wal-Mart Fuel Station



 Parcel Lines



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

August 21, 2014

Debbie Guerra
Planning and Zoning Commission
City of Kyle
100 W. Center St.
Kyle, TX 78640

RE: Request to exceed the maximum allowed number of parking spaces
SD-14-014
Walmart Store #4130-00 – FUEL STATION, Kyle, TX
20585 IH 35, Kyle, TX 78640

Dear Ms. Guerra,

On behalf of Wal-Mart Real Estate Business Trust, owner of the proposed Fuel Station lot located on Lot 2A, Block A of the SCC Bunton Creek Subdivision, Replat of Lots 3, 4, 6, 7, 8, 9, 10, 11, 12 Block A to establish Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Lot 6A, recorded in Volume 15 Page 47, Plat records of Hays County, we respectfully request a waiver from Code of Ordinances, Section 53 (Zoning), 53-33(n)(3) regarding maximum number of parking spaces. The code allows a maximum of 5 parking spaces for the 740 square foot kiosk building proposed for the Walmart fuel station. We are requesting 8 total parking spaces to provide an adequate number of parking spaces for customer and employee parking.

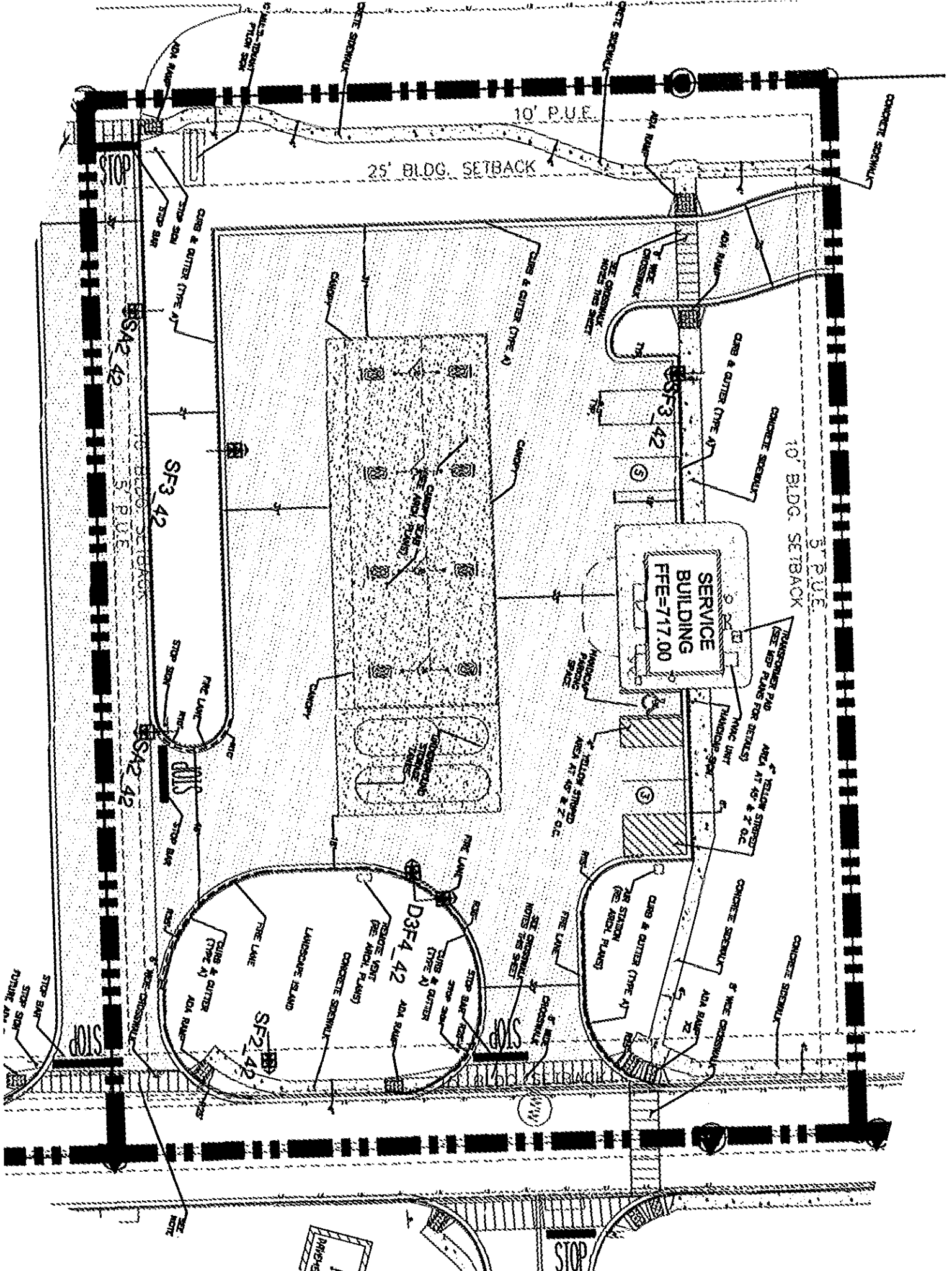
If you have any questions, please contact me at (512) 583-2636 or jgrasso@doucetengineers.com.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Joe Grasso'.

Joe Grasso, P.E., CPESC
Vice President
Doucet & Associates, Inc.
TBPE Firm # 3937
State of Texas Surveying Firm Certification # 10105800

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.



25' BLDG. SETBACK

10' P.U.E.

SERVICE BUILDING
FFE=717.00

SF3 42

D3F4 42

SF2 42

10' BLDG. SETBACK

SFA2 42

SFA2 42

STOP


STOP

STOP

SEE NOTE

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 21, 2014

SUBJECT: Howry – Multi-Use Development at 225 S. Main (SD-14-012)

BACKGROUND

Site Information

The subject property is 0.246 acres and is located at 225 S. Main Street. The building footprint is 5,130 sf. The property is located within CBD-2 zoning and I-35 Overlay District which has a zero (0) setback requirement on all sides.

Request

The applicant, Phil Howry Company, is requesting an exception to the City of Kyle Code of Ordinances, Chapter 53 (Zoning); specifically, Article V, Landscaping and Screening Requirements, and is citing Section 53-989 (Exceptions).

Here is Section 53-989 for your easy reference;

Sec. 53-989. Exceptions.

Exceptions to these provisions may be granted by the planning and zoning commission and/or council to require a lesser amount of landscaping if the aesthetic, buffering and environmental intent of this chapter is met, and the reduction of the landscape area results in the preservation of natural features having comparable value to the reduced landscape requirements.

(Ord. No. 438, § 61(f), 11-24-2003)

Also, please be advised that the Council on August 20, 2014 approved a parking waiver thereby allowing on-street parking and shared parking in accordance with Code of Ordinances, Chapter 53 (Zoning), Section 53-33 Chart 4.

The following page is an excerpt from the email with the request on the matter.

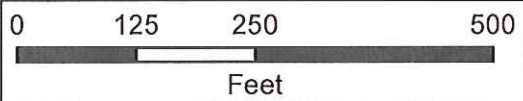
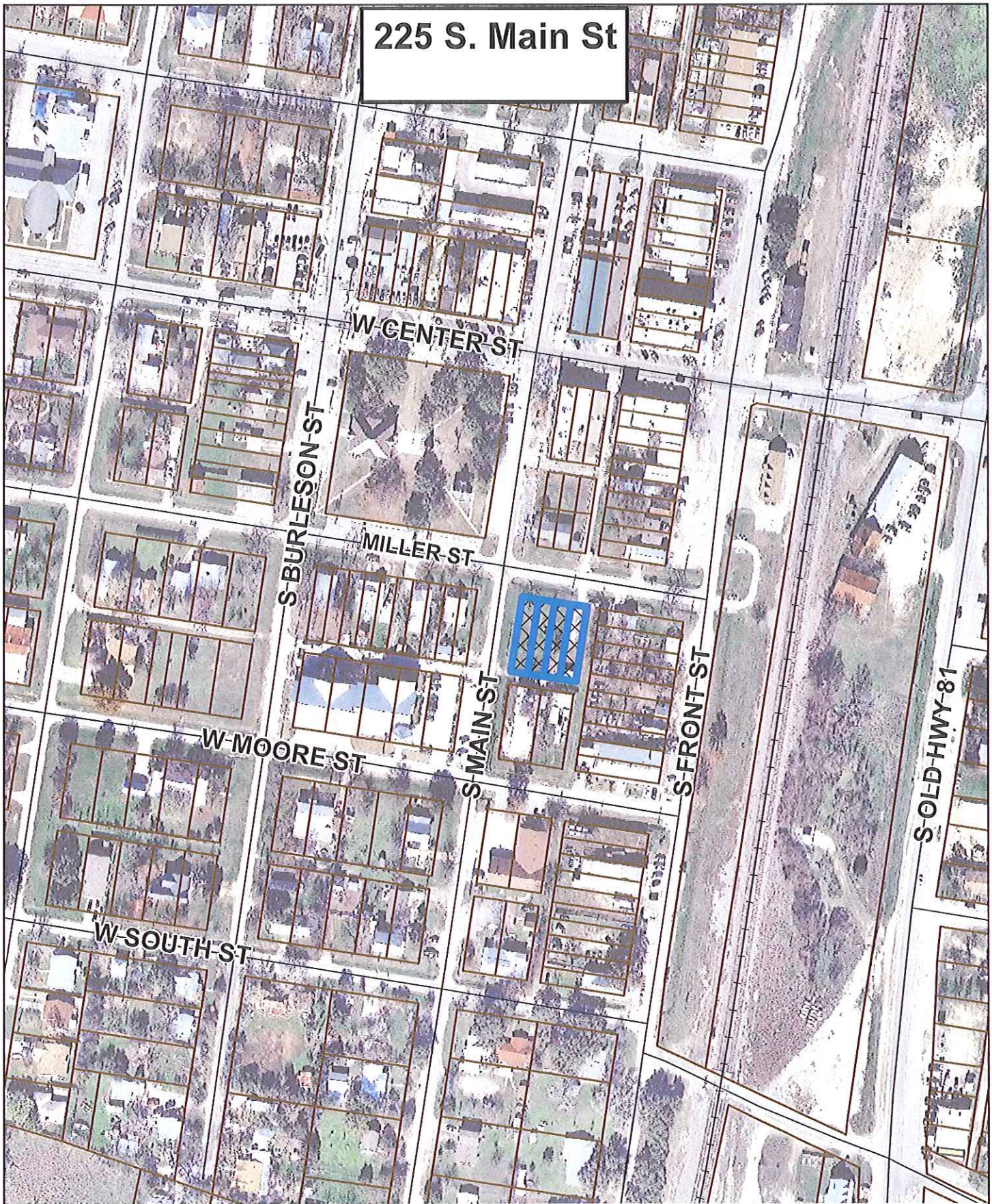
Sec. 53-989. Exceptions Sec. – We are requesting an exception granted by the planning and zoning commission from **Sec. 53.988 Landscaping Requirements - CBD-2** – minimum percentage = 15% - This project calls for 100% impervious cover, utilizing the entire area within the subject property boundary's.

Please reference the attached site plan and landscaping plan. We have offered to install limited off-site landscaping in the newly developed City of Kyle Right of Away on the Main Street ROW and the Miller Street ROW. This ROW includes "17" new City of Kyle ROW parking spaces, sidewalks, ADA ramps and underground storm water improvements. This is all in addition to installing asphalt paving on the east side of the property, to further improve the City of Kyle twenty-foot (20') alley easement.

Sec. 53-990. Placement. - Section 53-990 does not apply if exception is granted under Section 53-989

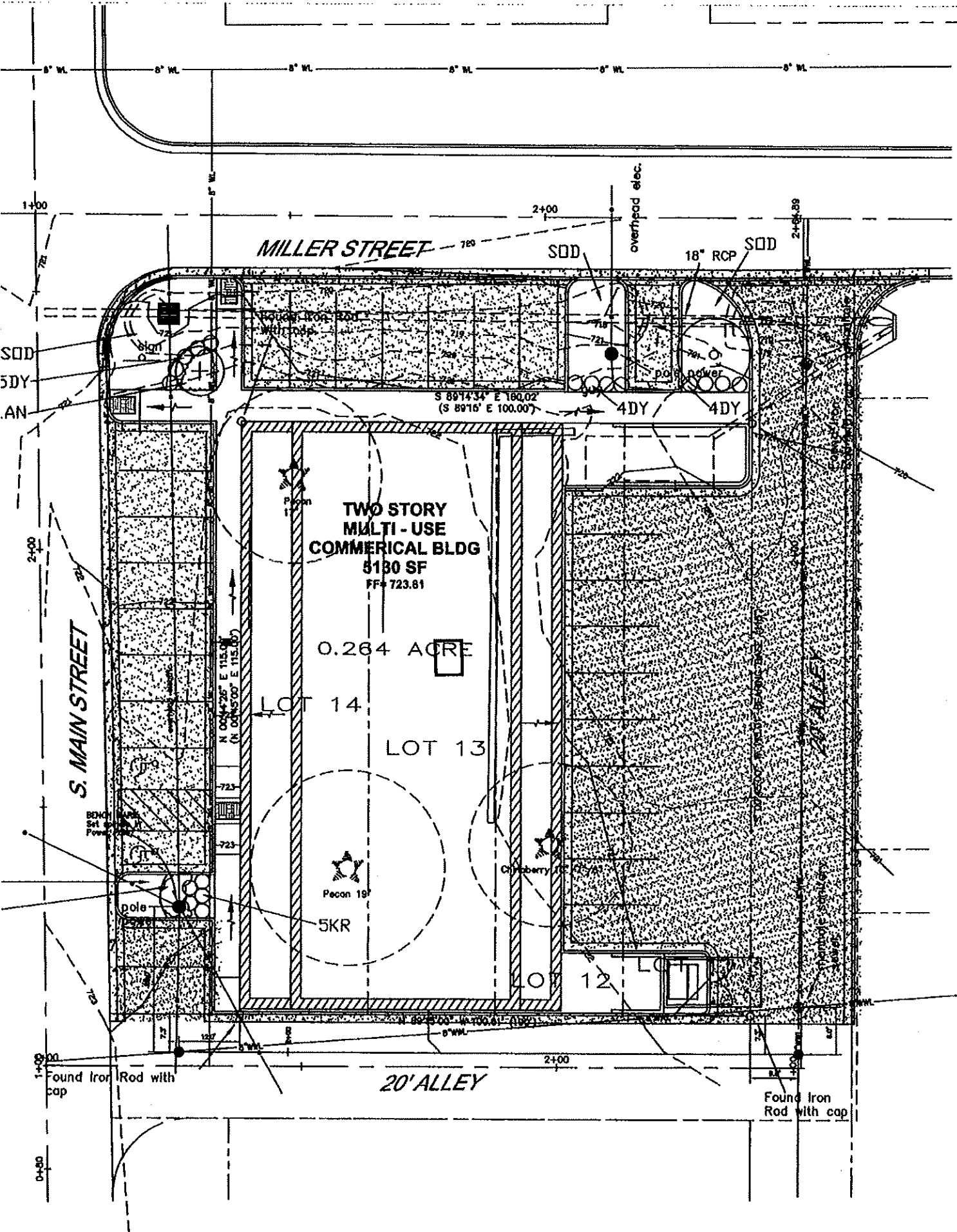
Sec. 53-992. Additional required plantings. - Section 53-992 does not apply if exception is granted under Section 53-989

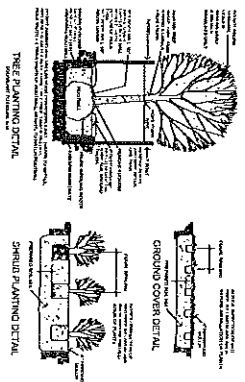
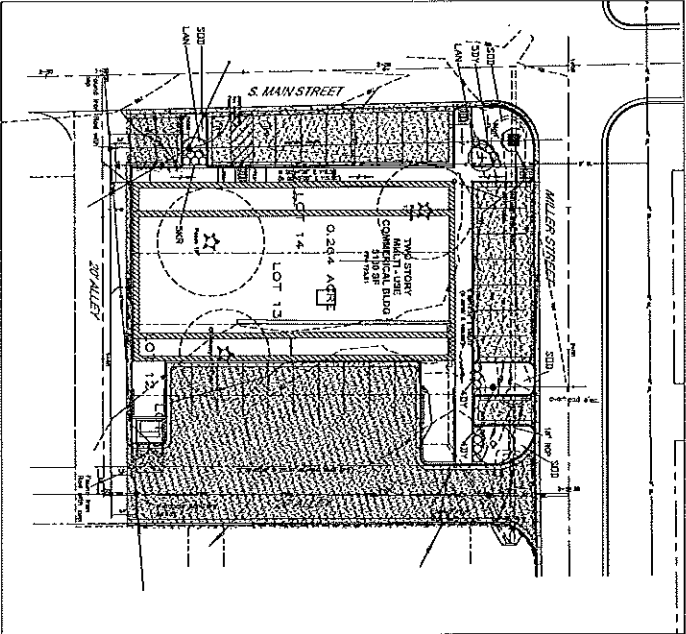
225 S. Main St



Parcel Lines

LANDSCAPE PLAN





TREE LIST

- 17" PECAN
- 10" 7/16" CHINABERRY
- 19" PECAN

ALL TREES TO BE REMOVED ARE IN BUILDING FOOTPRINT

LANDSCAPE NOTES

1. The Landscaping plan is a conceptual design. Final design shall be provided by the contractor.
2. All trees to be removed are shown in the building footprint.
3. All trees to be planted are shown in the landscape plan.
4. All trees to be planted shall be a minimum of 18" DBH at planting.
5. All trees to be planted shall be a minimum of 10' tall at planting.
6. All trees to be planted shall be a minimum of 10' DBH at planting.
7. All trees to be planted shall be a minimum of 10' DBH at planting.
8. All trees to be planted shall be a minimum of 10' DBH at planting.
9. All trees to be planted shall be a minimum of 10' DBH at planting.
10. All trees to be planted shall be a minimum of 10' DBH at planting.

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS

200' x 200' PLANTING AREA = 40,000 SQ. FT.

17" PECAN = 1.00 SQ. FT. PER TREE

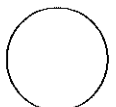
10" 7/16" CHINABERRY = 1.00 SQ. FT. PER TREE

19" PECAN = 1.00 SQ. FT. PER TREE

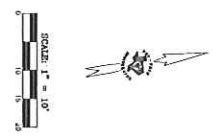
TOTAL TREES = 40,000

PLANT LIST

- 17" PECAN
- 10" 7/16" CHINABERRY
- 19" PECAN

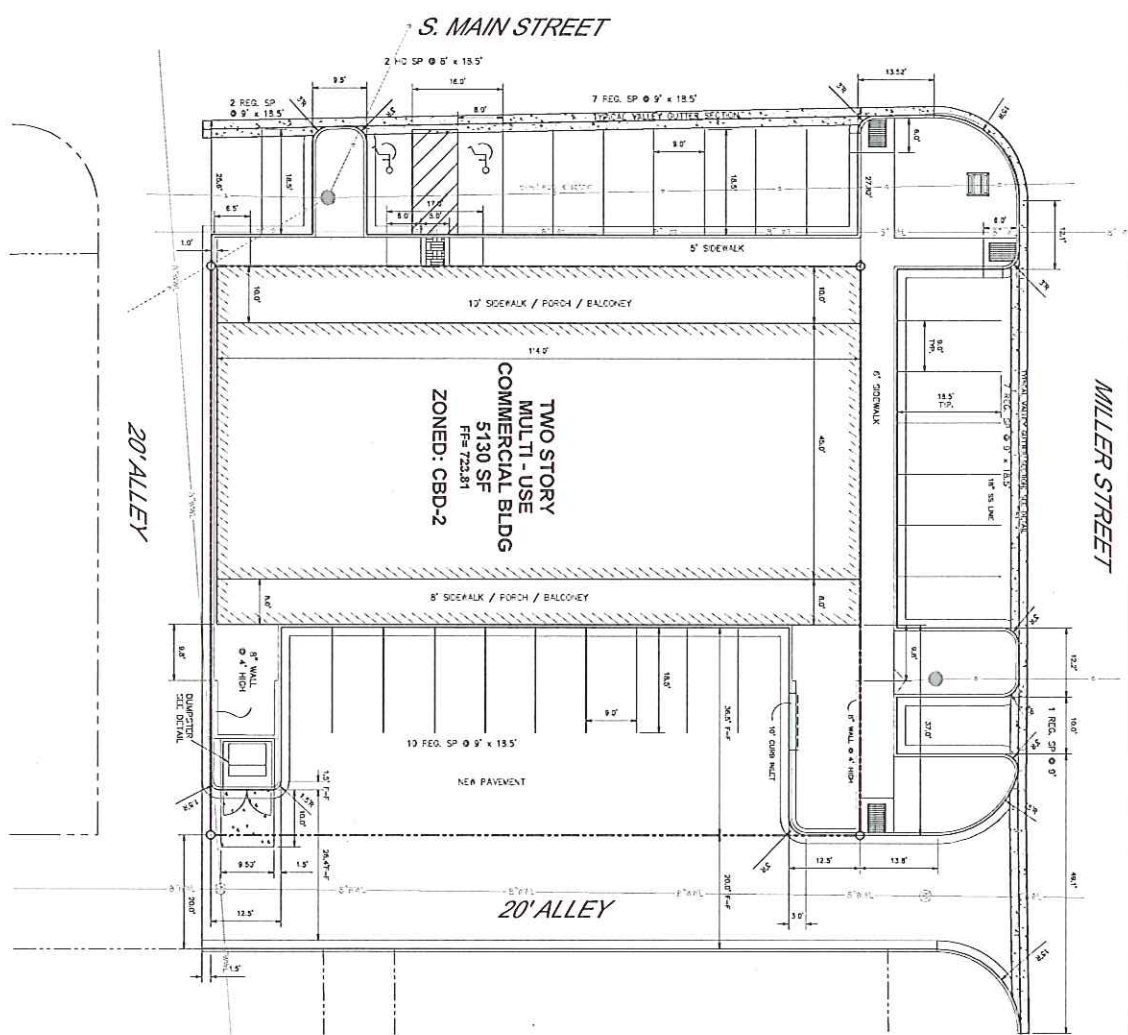


Owner: PHIL HONEY COMPANY
 Address: 5450 GEE CANY RD., SUITE 10
 AUSTIN, TX 78724
 Phone: 512-306-7000 Fax: 512-306-7807
 Agency: 0214 Ac. Total Impervious Cover: 100%
 Legal Description: LOT 1-14, BLOCK 5, ORIGINAL TOWN OF KYLE
 KYLE, HAYS COUNTY, TX
 Address: 225 S. MAIN ST., KYLE TEXAS
 Land Use Summary: 0.120 SF MULTI USE COMMERCIAL BUILDING
 Date: 02/12/2014
 Prepared by: KELLY ALDRIP, P.E.
 Company: B.E.C.-LIN ENGINEERING, L.P.
 Address: 100 E. SAN ANTONIO ST., SUITE 100
 100 SAN MARCOS, TX 78666
 Phone: 512-352-3335 Fax: 512-306-0224
 Engineer: KAMRAC ATTYOR
 Company: _____
 Address: _____
 Phone: _____ Fax: _____



EXISTING IMPERVIOUS COVER CALCULATION		PROPOSED IMPERVIOUS COVER CALCULATION	
Lot Area	11,500 sf (0.264 Acres)	Lot Area	11,500 sf (0.264 Acres)
Garage	7,747 sf	Building	5,130 sf
Roof	1,750 sf	Sitework	2,140 sf
Total Impervious Area	9,497 sf	Driveway	2,340 sf
Impervious Cover:	81%	Curbing	370 sf
		Total Impervious Area	11,000 sf
		Impervious Cover:	100.0%


NOTE:
 1. SITE PLAN - PROPOSED BUILDING SETBACK IS 5' FROM EXISTING IMPERVIOUS DISTRICT
 2. SITE IS ALSO WITHIN THE H-30 ZONING OVERLAY DISTRICT
 3. 20' ALLEY



<p>BEC-LIN BEC-LIN ENGINEERING, L.P. 100 E. SAN ANTONIO ST., SUITE 100 SAN MARCOS, TX 78666 PH: 512-352-3335 FAX: 512-306-0224 TDR# REG. # 12218 23418 REG. # 02194253</p>	<p>Site Development Plans MULTI USE DEVELOPMENT 225 SOUTH MAIN ST. - KYLE ORIGINAL TOWN OF KYLE CITY OF KYLE, TEXAS</p>	<p>This drawing was prepared by BEC-LIN Engineering, L.P. (BEC-LIN) for the property of PHIL HONEY COMPANY. It is the property of BEC-LIN, and it shall remain the property of BEC-LIN. It is not to be used for any other project without the written consent of BEC-LIN. BEC-LIN is not responsible for any errors or omissions in this drawing, and it is not to be used for any other project without the written consent of BEC-LIN. BEC-LIN is not responsible for any errors or omissions in this drawing, and it is not to be used for any other project without the written consent of BEC-LIN.</p>	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>ISSUES/REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE	ISSUES/REVISIONS												
	NO	DATE	ISSUES/REVISIONS															
<p>PROJECT NUMBER: 1402 DRAWN BY: VAC DATE: 7/20/14 SCALE: 1"=40'</p>	<p>CHANGED DIMENSIONS SHEET 1 OF 1</p>																	

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 21, 2014

SUBJECT: Howry – Conditional Use Permit Request for a Multi-Use Development,
(SD-14-012)

BACKGROUND

Site Information

The subject property is 0.246 acres and is located at 225 S. Main Street. The building footprint is 5,130 sf. The property is located within CBD-2 zoning and the I-35 Overlay District.

The Council on August 20, 2014 approved a parking waiver thereby allowing on-street parking and shared parking in accordance with Code of Ordinances, Chapter 53 (Zoning), Section 53-33 Chart 4. The applicant will provide 10 onsite parking spaces.

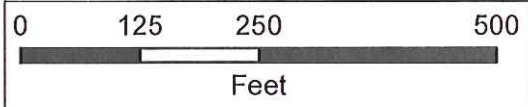
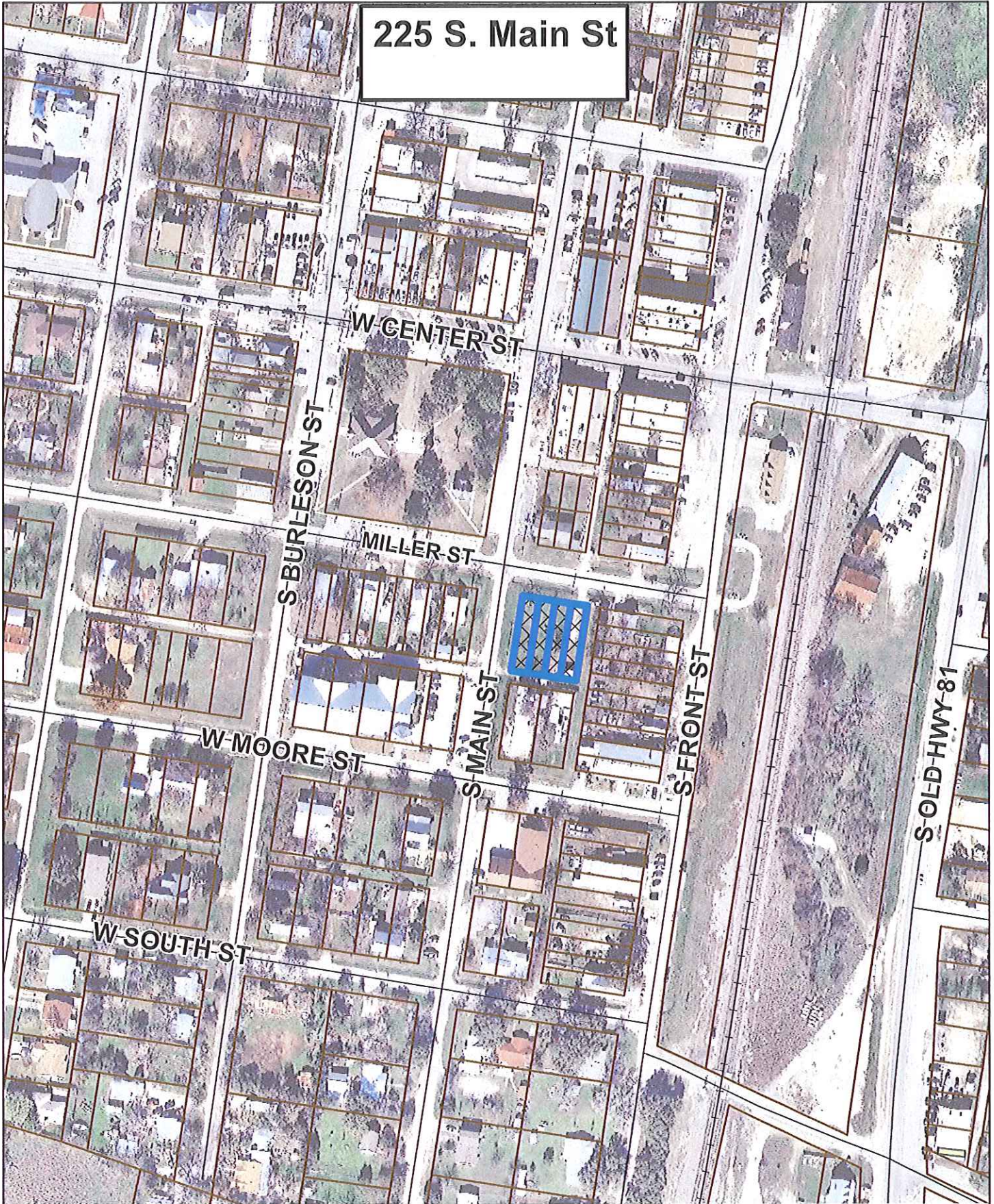
Request

The applicant, Phil Howry Company, is requesting a Conditional Use Permit for a Two Story Multi-Use Commercial Building. The building footprint is 5,130 sf. The first floor will be utilized for office and retail space and the second floor will have six (6) one bedroom apartments.

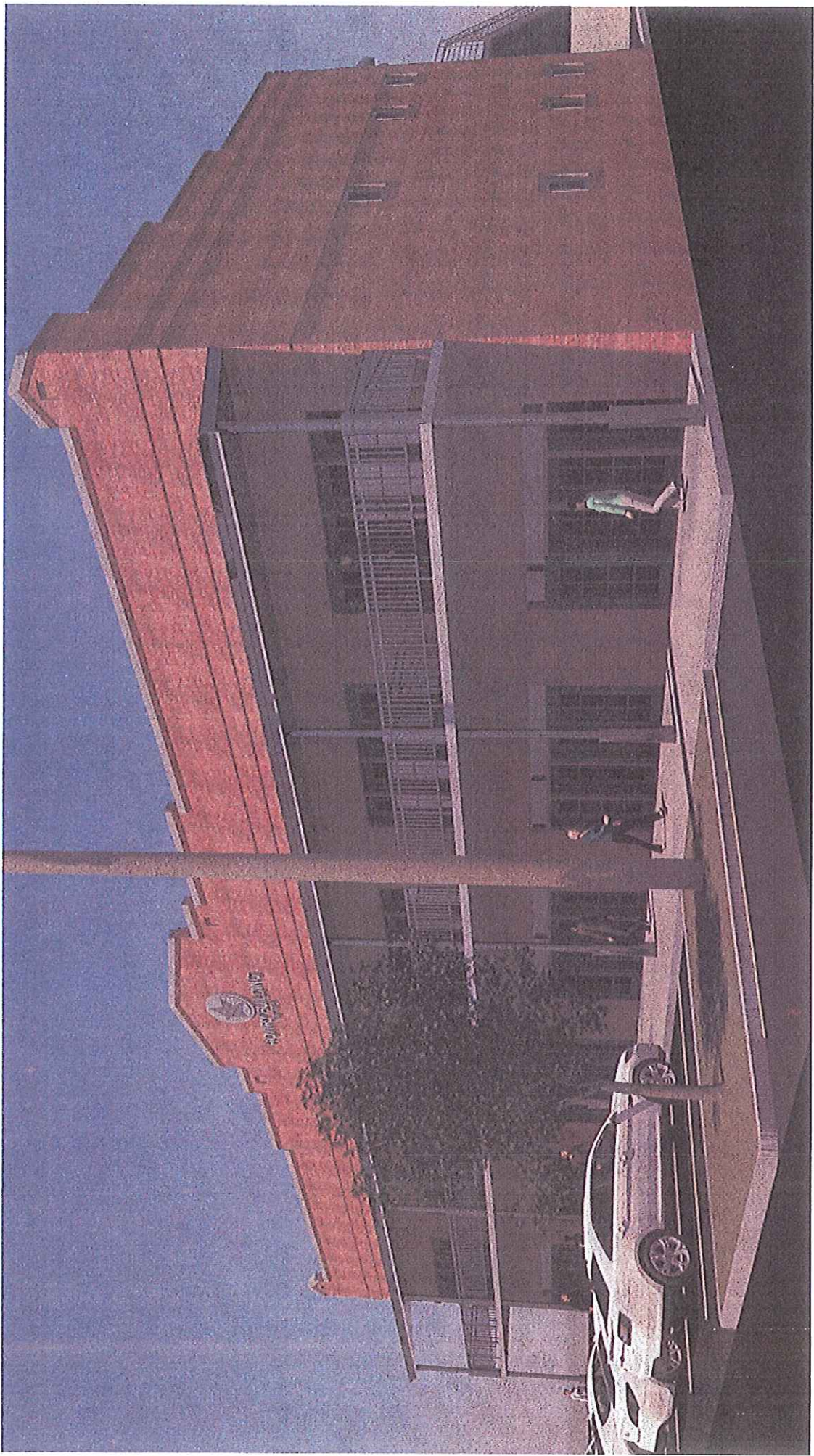
STAFF RECOMMENDATION: Staff is recommending conditional approval of the Conditional Use Permit request upon the following;

- State and/or define the standard pertaining to architectural requirement for the overlay district, and
- State and/or define the landscaping and screening requirements "on or off property".

225 S. Main St



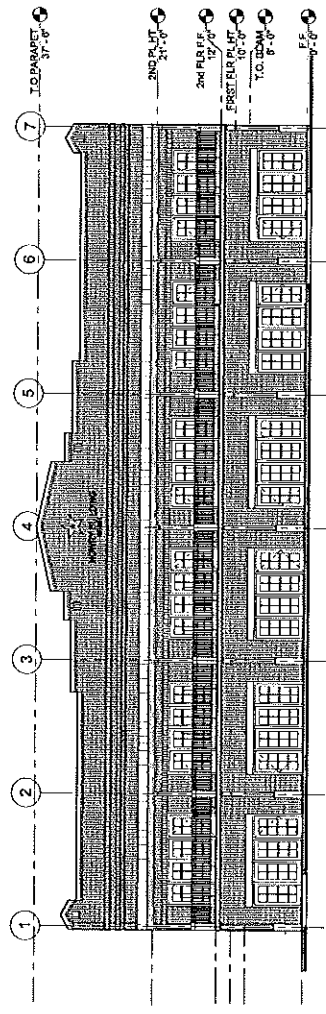
 Parcel Lines



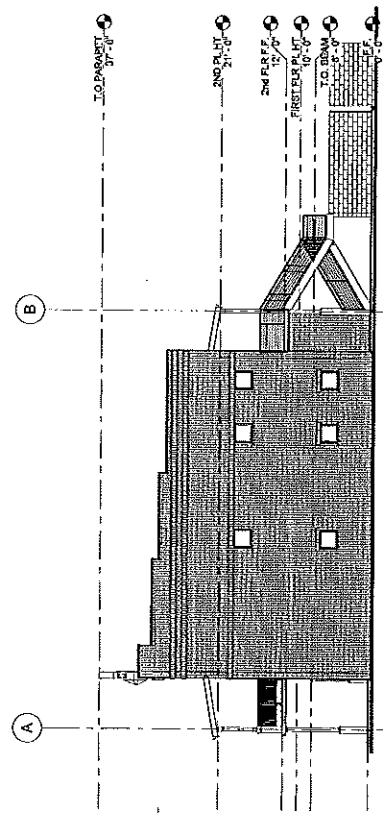
NOT FOR
 REGULATORY
 APPROVAL
 PERMITTING OR
 CONSTRUCTION

ARCHITECT: FATTER & EVANS
 PROJECT NUMBER: 01102014

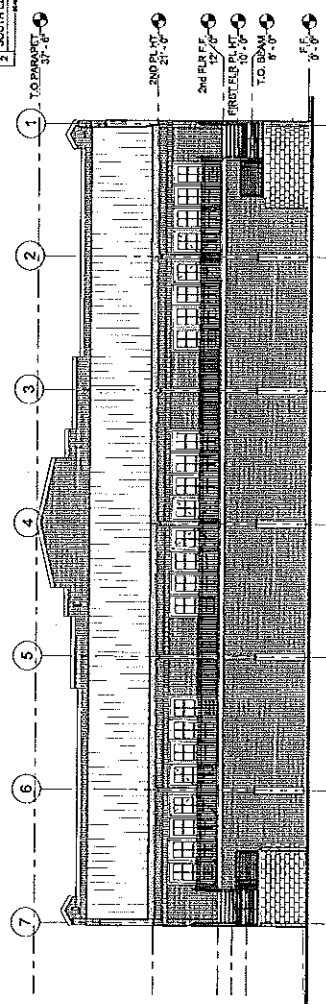
HOWRY BUILDING
 S MAIN ST, KYLE, TEXAS 78640



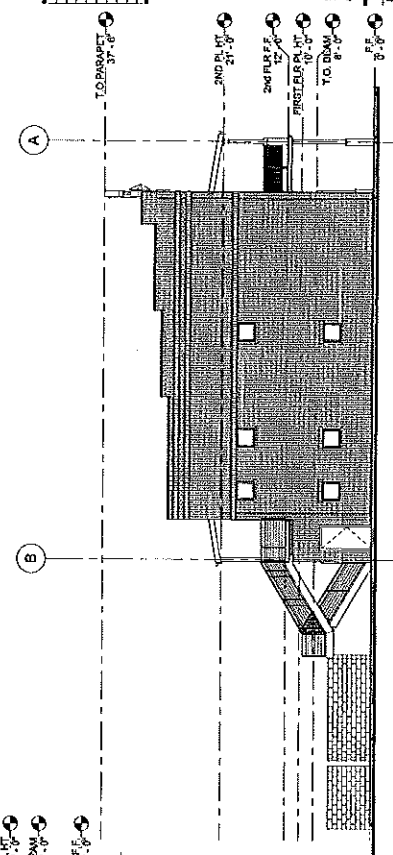
1 WEST ELEVATION - MAIN ST.



2 SOUTH ELEVATION - ALLEY



3 EAST ELEVATION



4 NORTH ELEVATION - MILLER

NO.	DESCRIPTION	DATE


ELEVATIONS

Project Number: 01102014

A2.1

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 22, 2014

SUBJECT: Taco Bell Restaurant - Conditional Use Permit Request (CUP-14-016)

BACKGROUND

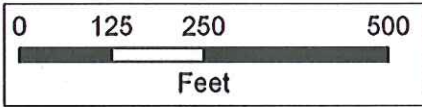
The subject property is 0.786 acres and located at 20347 IH-35. The building footprint is 2,768 square feet. The property is located within Retail/Service zoning and the I-35 Overlay District.

The applicant is requesting a Conditional Use Permit for a fast food Mexican restaurant. The building footprint is 5,130 sf. Architectural and site plan renderings and being provided to assist you in the decision making process. Staff is still reviewing site plans; including landscaping and screening plans.

STAFF RECOMMENDATION: Staff is recommending conditional approval of the Conditional Use Permit request upon the following;

- State and/or define the standard pertaining to architectural requirement for the overlay district

**Taco Bell Location
20347 IH 35
CUP-14-016**



 Parcel Lines

Parapet Color:
 Sherwin Williams
 SW 7069 "Iron Ore"

Slat Wall Color (similar):
 Sherwin Williams
 SW 7069 "Iron Ore"

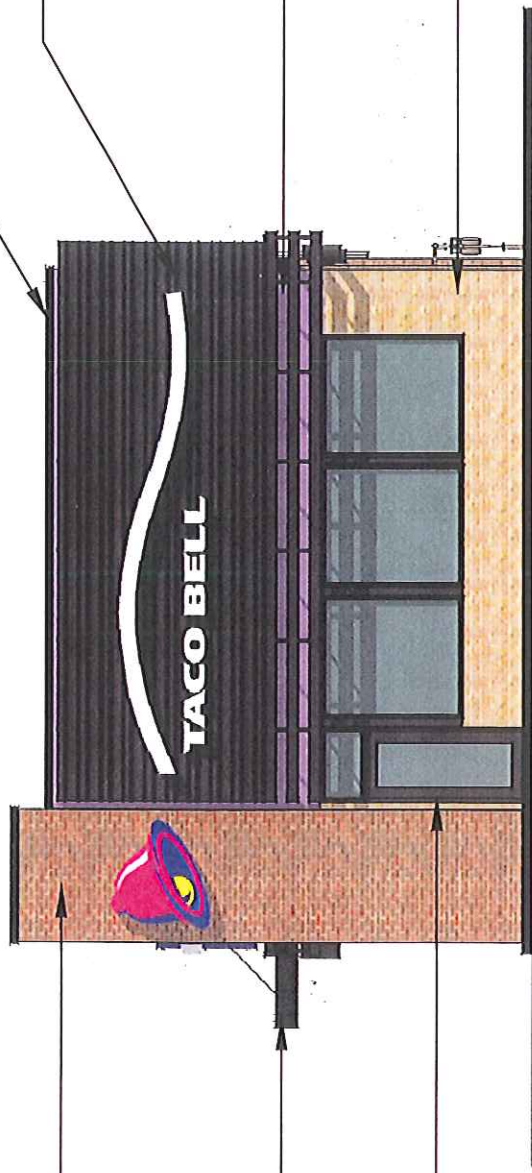
Color Behind Slat Wall:
 Sherwin Williams
 SW 6831 "Clematis"

Main Brick Color:
 Acme Brick
 Sahara/Desert Sand
 Blend

Accent Brick Color:
 Acme Brick
 Mission Pink/Royal Orchid
 Blend

Canopy Color (similar):
 Sherwin Williams
 SW 7069 "Iron Ore"

Storefront Color (similar):
 Sherwin Williams
 SW 7069 "Iron Ore"



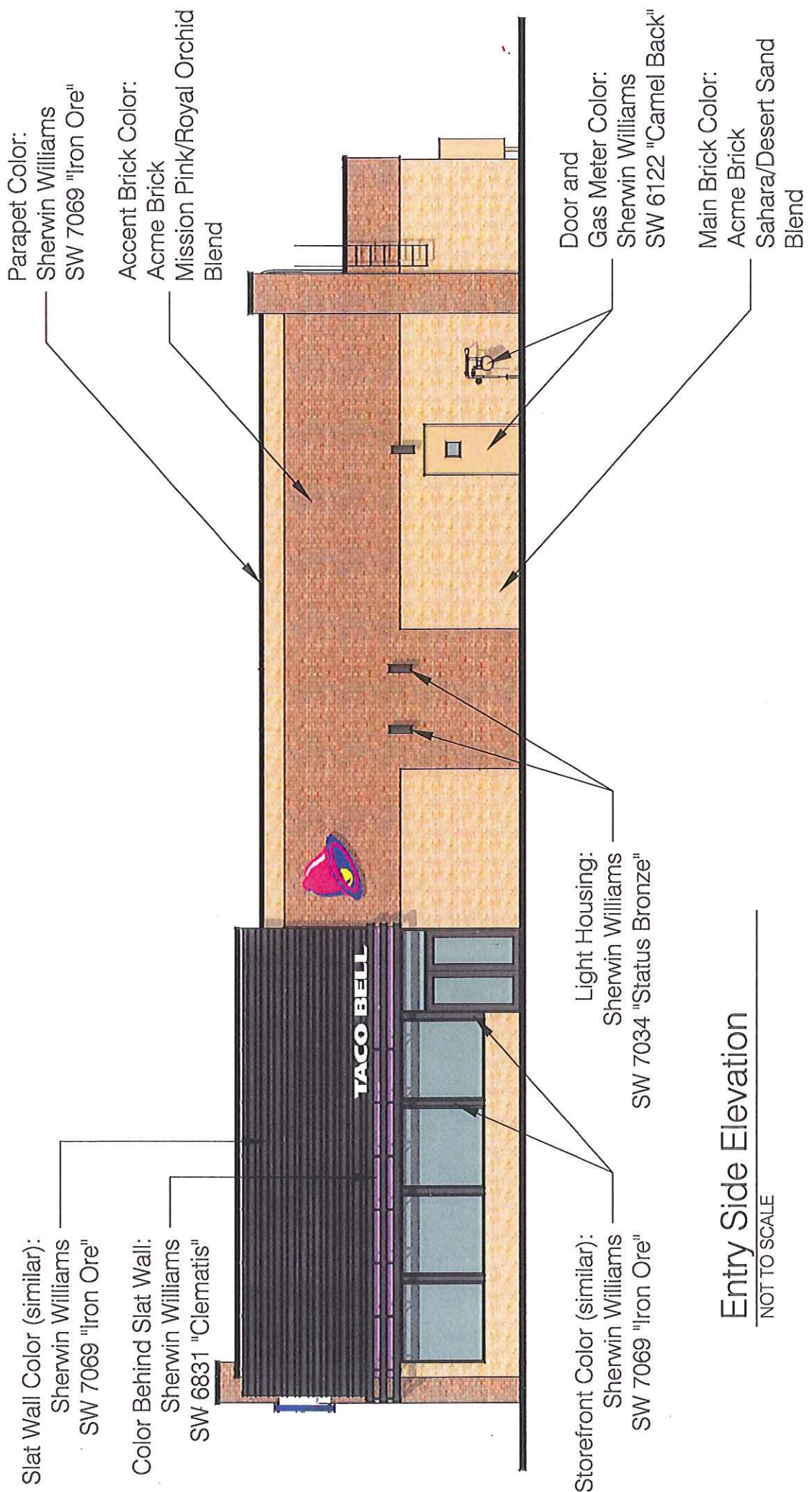
Front Elevation
 NOT TO SCALE

Drawing is not intended for construction or for regulatory approval.

Taco Bell
 20347 IH-35
 Kyle, TX 78640
 Scale: as noted



HOOVER & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 1407 W. 46th Street
 Austin, TX 78756



Slat Wall Color (similar):
 Sherwin Williams
 SW 7069 "Iron Ore"

Color Behind Slat Wall:
 Sherwin Williams
 SW 6831 "Clematis"

Parapet Color:
 Sherwin Williams
 SW 7069 "Iron Ore"

Accent Brick Color:
 Acme Brick
 Mission Pink/Royal Orchid
 Blend

Storefront Color (similar):
 Sherwin Williams
 SW 7069 "Iron Ore"

Light Housing:
 Sherwin Williams
 SW 7034 "Status Bronze"

Door and
 Gas Meter Color:
 Sherwin Williams
 SW 6122 "Camel Back"

Main Brick Color:
 Acme Brick
 Sahara/Desert Sand
 Blend

Entry Side Elevation
 NOT TO SCALE

Drawing is not intended for construction or for regulatory approval.



HOOVER & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 1407 W. 46th Street
 Austin, TX 78756

Taco Bell
 20347 IH-35
 Kyle, TX 78640
 Scale: as noted
 August 15, 2014

Parapet Color:
Sherwin Williams
SW 7069 "Iron Ore"

Accent Brick Color:
Acme Brick
Mission Pink/Royal Orchid
Blend

Canopy Color (similar):
Sherwin Williams
SW 7069 "Iron Ore"

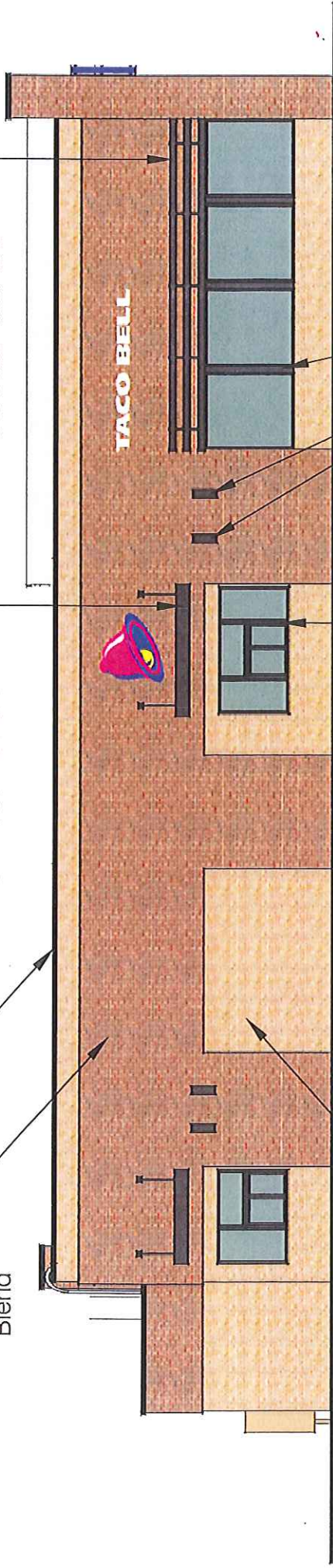
Slat Wall Color (similar):
Sherwin Williams
SW 7069 "Iron Ore"

Main Brick Color:
Acme Brick
Sahara/Desert Sand
Blend

Drive Thru Windows
Color(similar):
Sherwin Williams
SW 7069 "Iron Ore"

Storefront Color (similar):
Sherwin Williams
SW 7069 "Iron Ore"

Light Housing:
Sherwin Williams
SW 7034 "Status Bronze"



Drive Thru Side Elevation

NOT TO SCALE

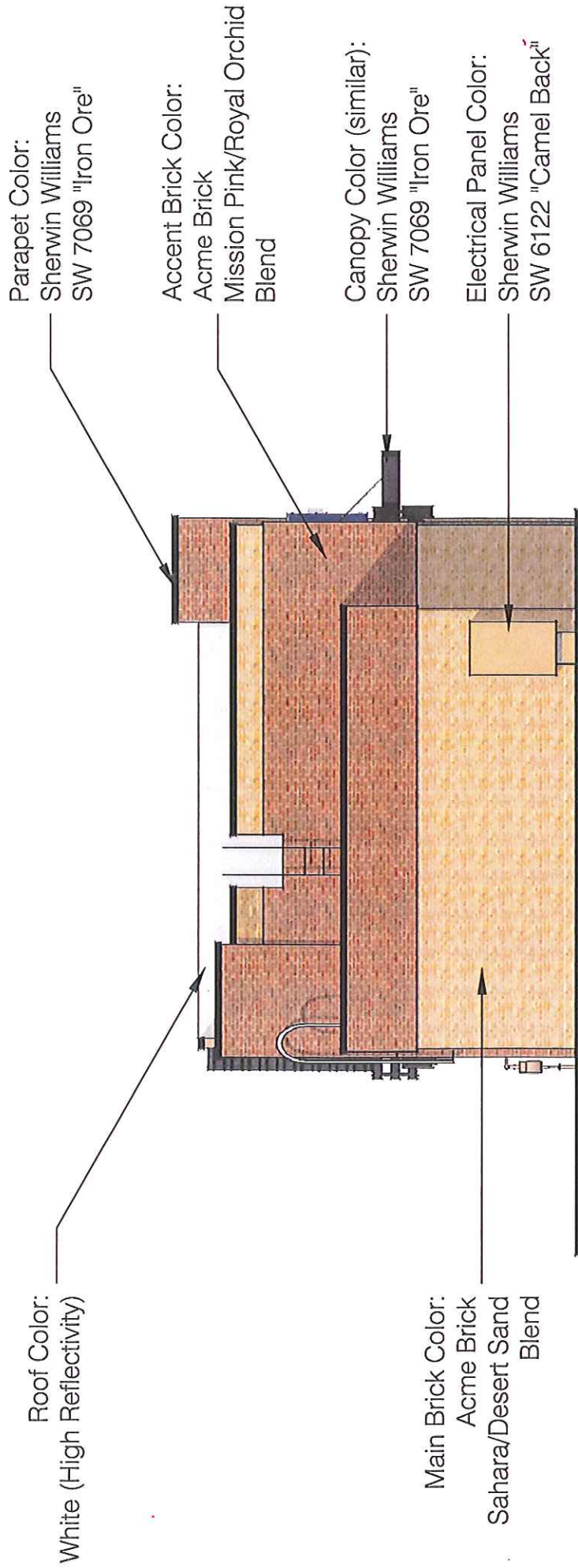
Drawing is not intended for construction or for regulatory approval.



HOOVER & ASSOCIATES, INC.

ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX 78756
P. 467-2606 F. 467-9655

Taco Bell
20347 IH-35
Kyle, TX 78640
Scale: as noted
August 15, 2014



Rear Elevation
NOT TO SCALE

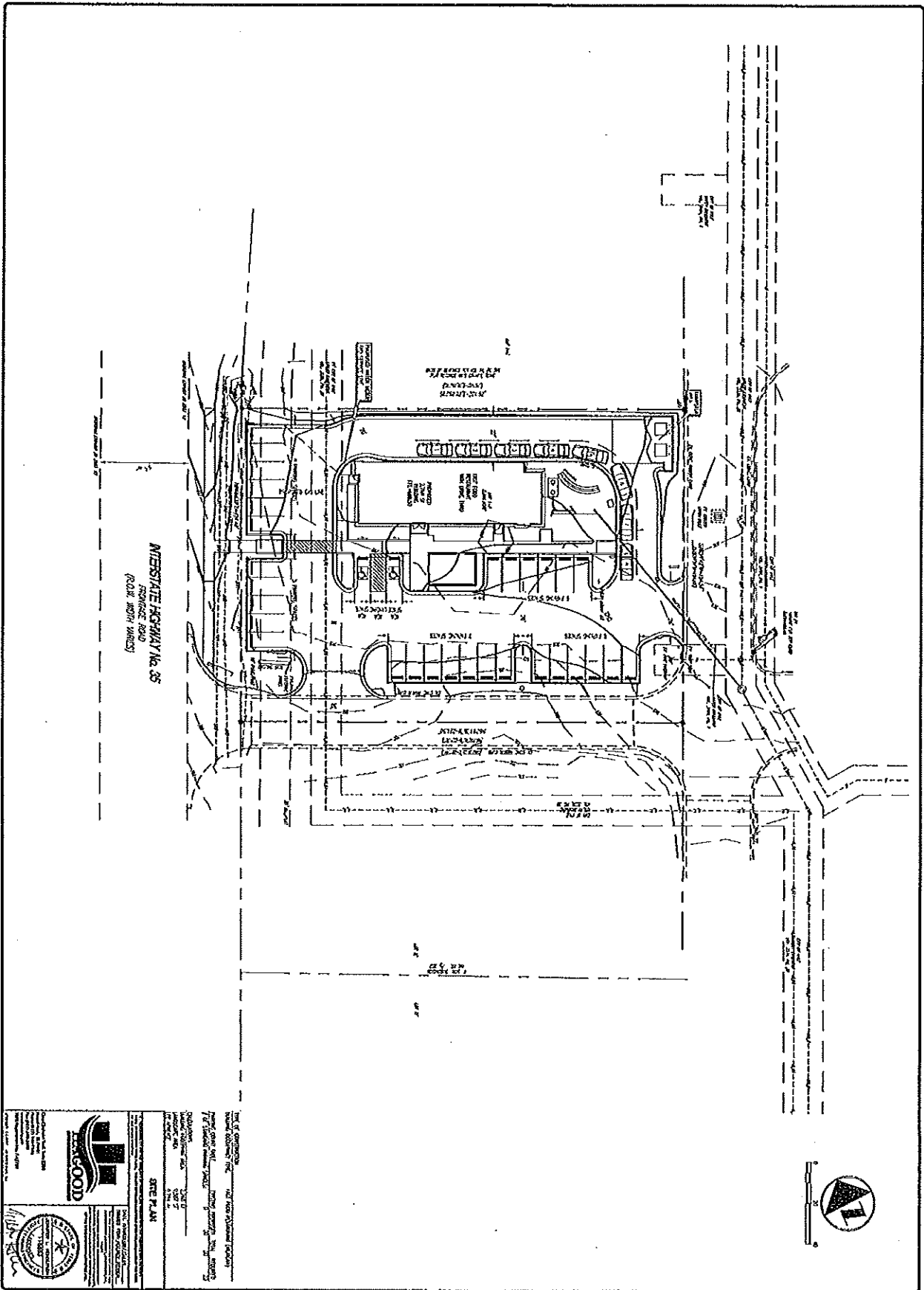
Drawing is not intended for construction or for regulatory approval.




HOOVER & ASSOCIATES, INC.

ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX 78756

Taco Bell
20347 IH-35
Kyle, TX 78640
Scale: as noted
August 15, 2014



INTERSTATE HIGHWAY No. 35
 SERVICE ROAD
 (RAMP NORTH WAJES)



 HOOPER & ASSOCIATES, INC. ARCHITECTS & PLANNERS

PROJECT: TACO BELL RESTAURANT
 ADDRESS: 20347 IH-35, KYLE, TEXAS 78640
 DATE: 11/15/94
 SHEET NO. 1 OF 1

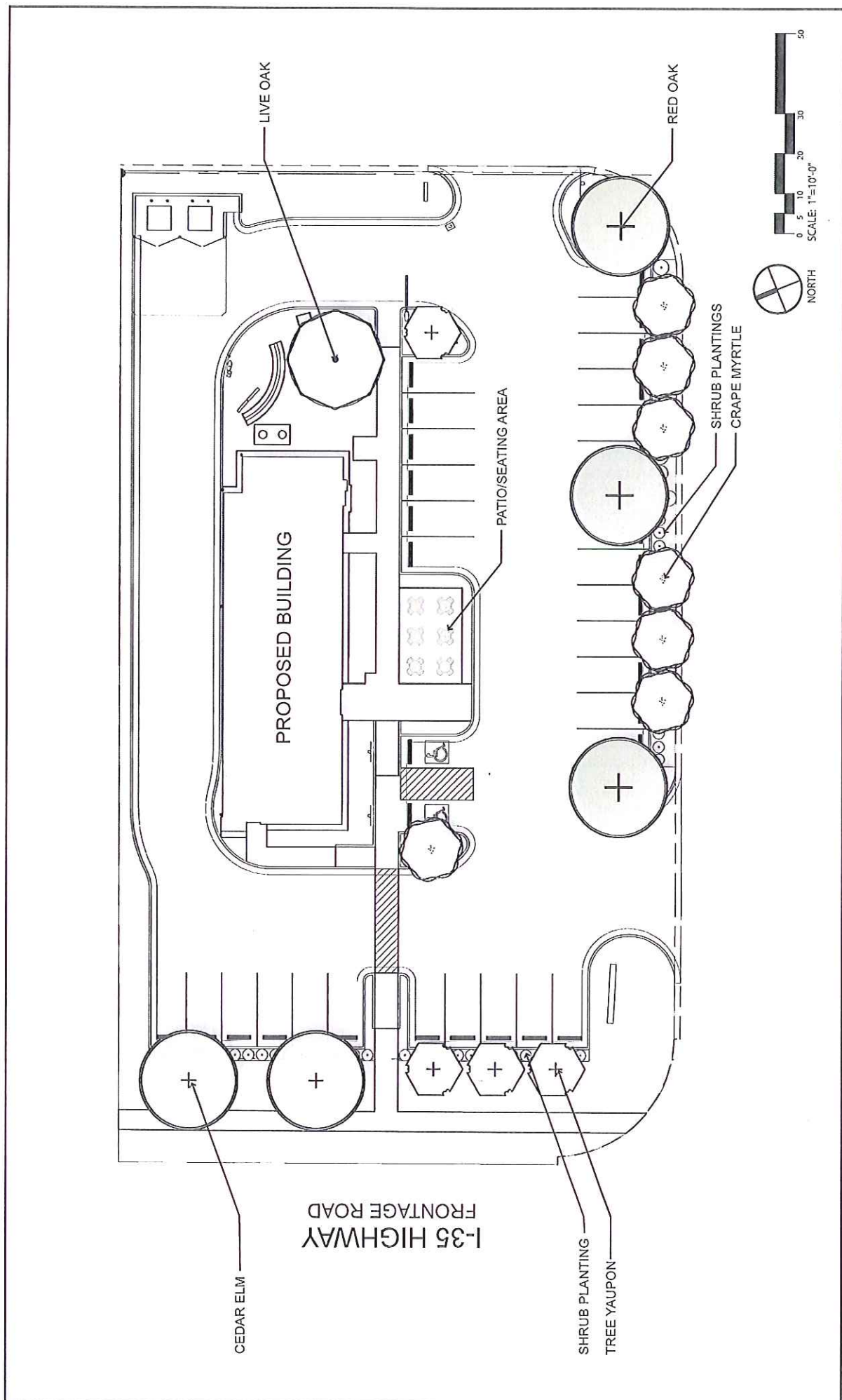
PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

HOOPER & ASSOCIATES, INC.
 4105 Medical Parkway, Suite 201
 Austin, TX 78756
 512/457-2626
 FAX 512/457-2655

DATE	DESCRIPTION
11/15/94	ISSUED FOR PERMITS


TACO BELL
 20347 IH-35
 KYLE, TEXAS 78640


HOOPER & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 4105 Medical Parkway, Suite 201 Austin, TX 78756
 512/457-2626
 FAX 512/457-2655



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 22, 2014

SUBJECT: Wendy's Restaurant - Conditional Use Permit Request (CUP-14-018)

BACKGROUND

The subject property is located at 20584 IH-35. The restaurant is being proposed to be on the same lot with the future Popeye's Restaurant. The property is located within Retail/Service zoning and the I-35 Overlay District.

The applicant is requesting a Conditional Use Permit for a fast food restaurant. The building footprint is 5,130 sf. Architectural and site plan renderings and being provided to assist you in the decision making process. The applicant has not submitted all the site plan requirements in accordance with Code of Ordinances, Chapter 32 (Site Development) at this time.

STAFF RECOMMENDATION: Staff is recommending conditional approval of the Conditional Use Permit request upon the following;

- State and/or define the standard pertaining to architectural requirement for the overlay district

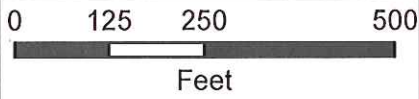
Wendy's Location
20515 IH 35
CUP-14-018

LOWE'S

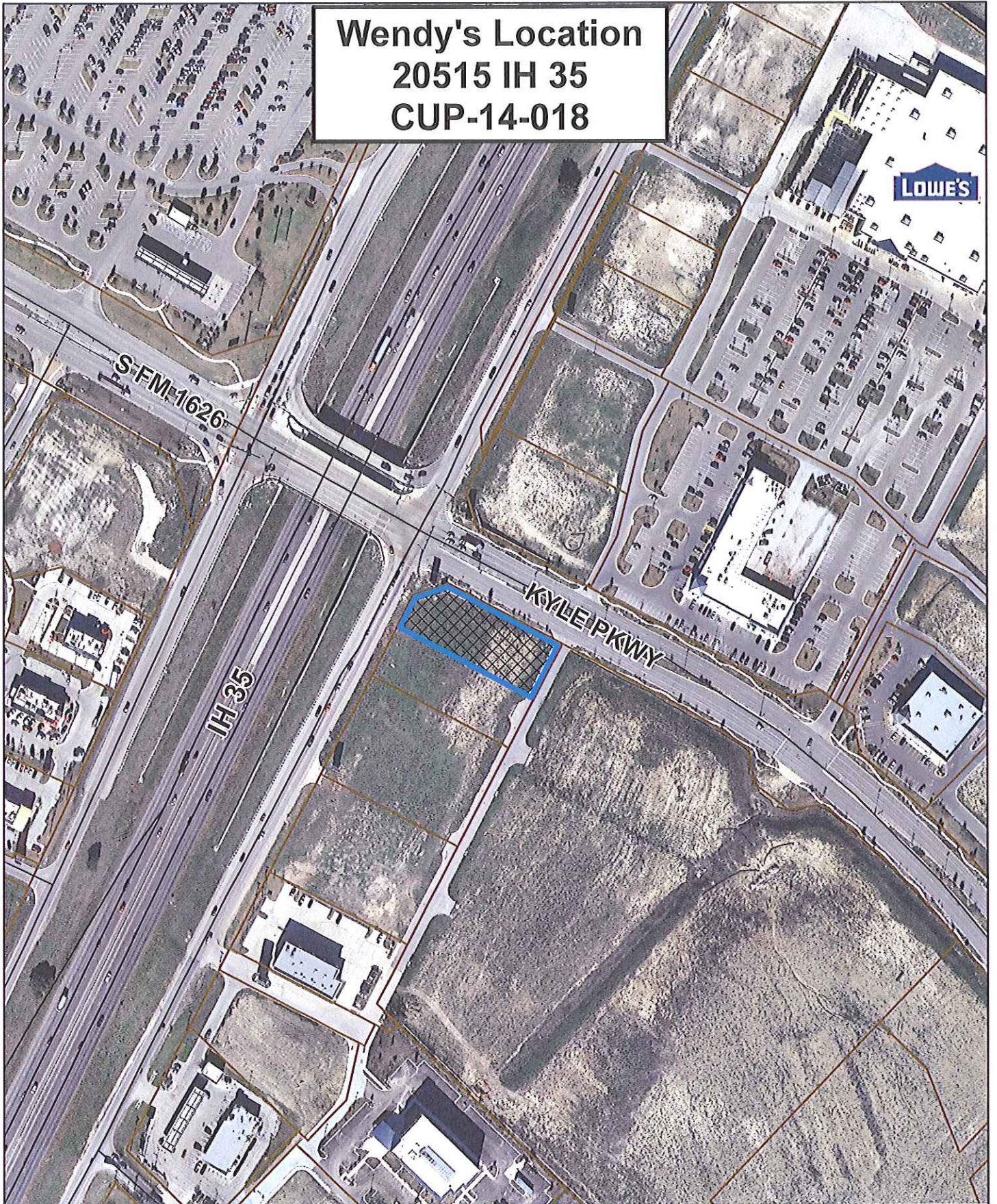
S-FM-1626

IH 35

KYLE PKWY



Parcel Lines



E2000 Standard | New Build | NGK Lite Exterior Renderings

April 15, 2014



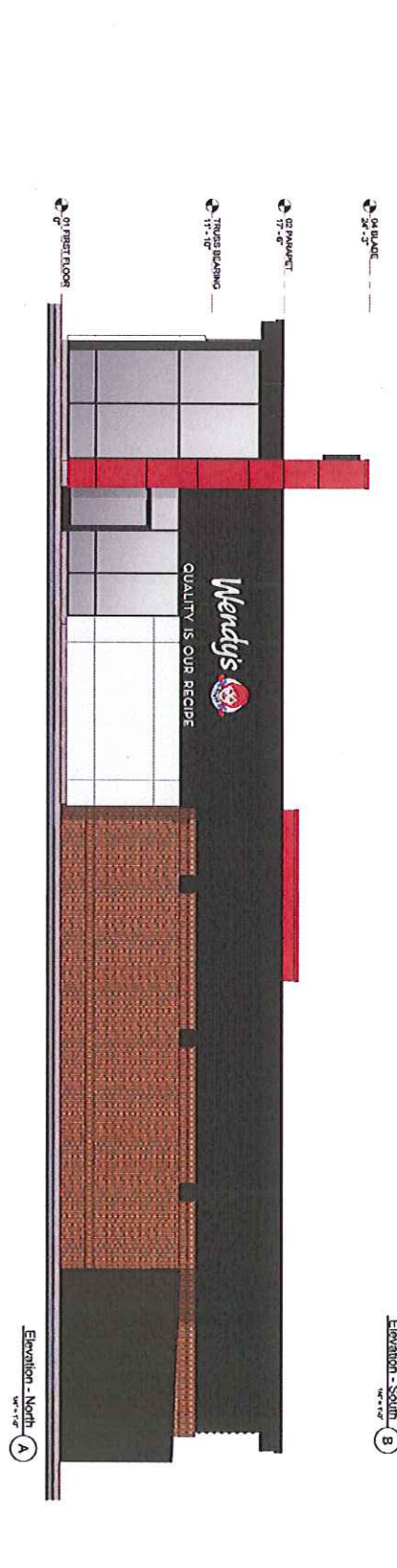
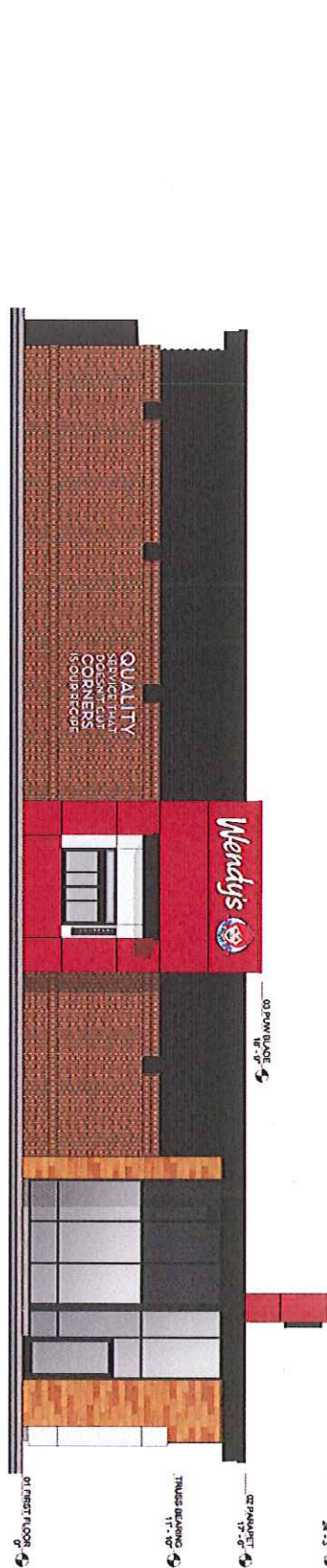
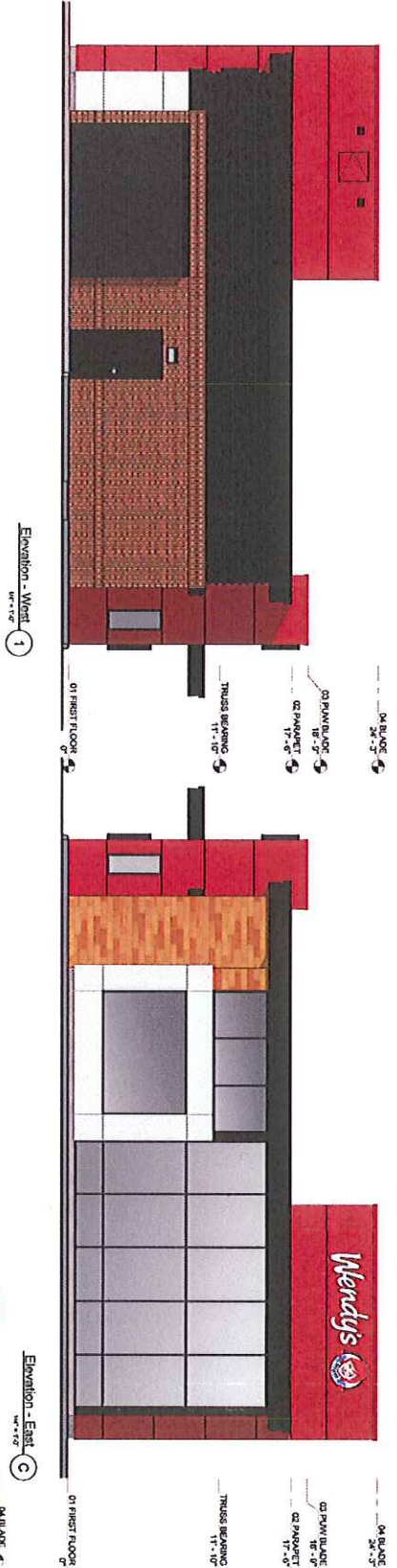
Customer Entry View



Pick-Up Window View

E2000 Standard | New Build | NGK Lite Color Elevations

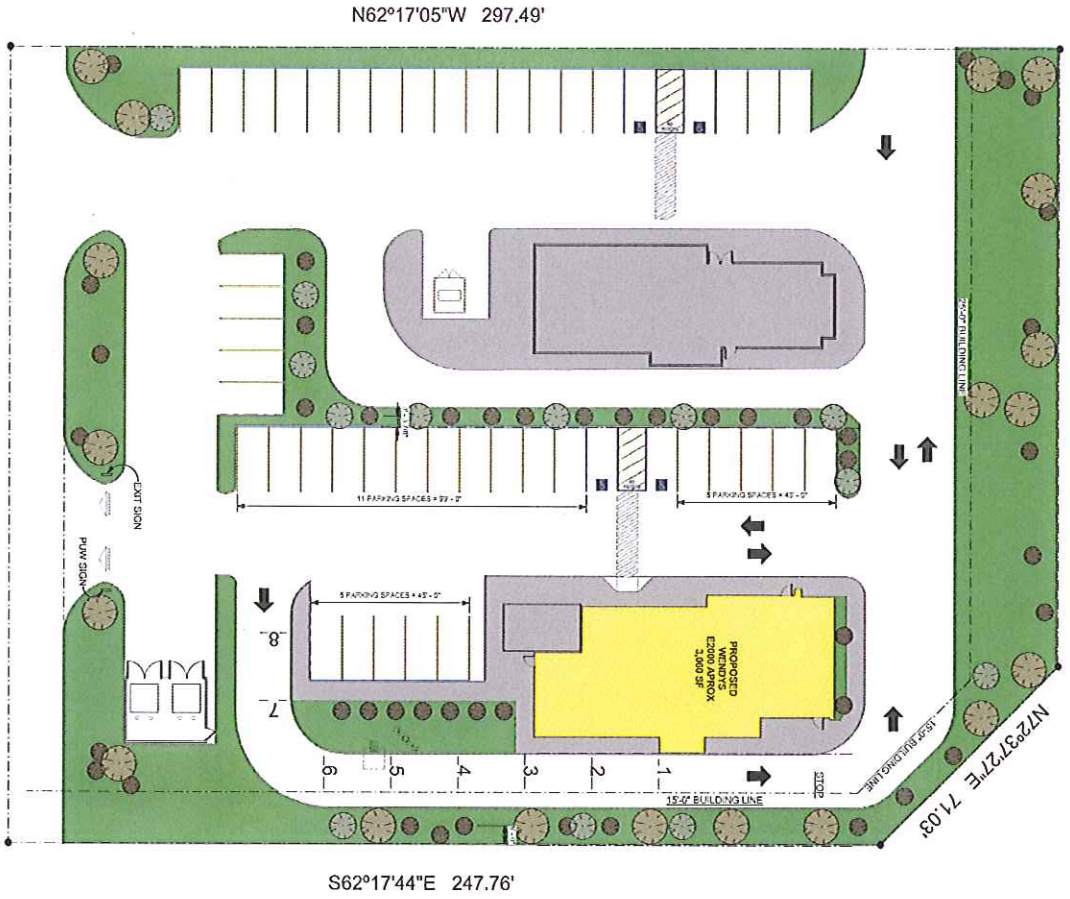
April 15, 2014



Elevation - North (A)
14'-0"

01 SITEPLAN OPTION 2
1/10" = 1' = 0"

S27° 48' 07" W 224.22'



N27°41'21"E 173.87'

N7°37'27"E 71.03'

S62°17'44"E 247.76'

TOTAL PARKING = 21 PARKING SPACES
 2 HANDICAP SPACES

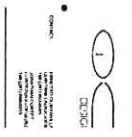
ZONING = RS

AS.2

SITE PLAN - OP 2

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Wendy's E2000
 PROPOSED WENDYS



DATE: 10/15/2014
 TIME: 10:00 AM
 PROJECT: WENDY'S E2000
 SHEET: 01 OF 02

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: August 22, 2014

SUBJECT: Kyle Fair & Race Day - Conditional Use Permit Request (CUP-14-017)

BACKGROUND

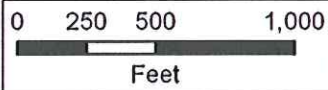
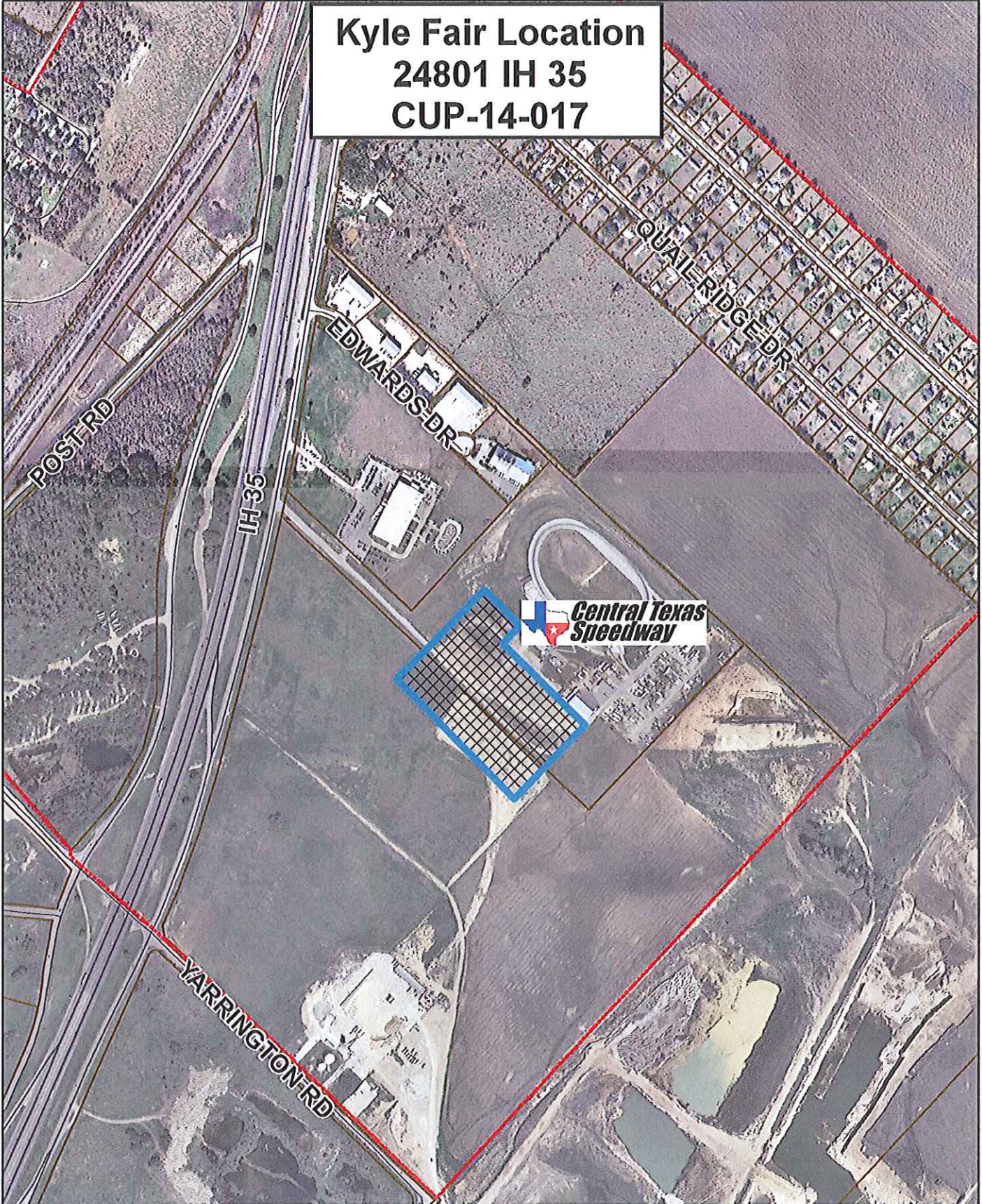
The applicant's agent's on this application is Kyle Area Chamber of Commerce CEO Julie Snyder. The Kyle Fair & Race Day event is proposed to be held at Central Texas Speedway, located at 24801 IH-35. Set up will start on October 13, 2014 and teardown will be completed by October 21, 2014. The event details and timeline is attached for your review. The event activities will occur on the weekend of October 17th.

Conditional use permits for carnivals are regulated in accordance with City of Kyle Code of Ordinances, Chapter 53 (Zoning); specifically, Sections 53-1046, 53-1047, and 53-1048.

STAFF RECOMMENDATION: Staff is recommending approval of the Conditional Use Permit request upon the following;

- The Planning and Zoning Commission submit a report and recommendation to City Council concerning the effect of the proposed use on the adjacent and neighboring properties and neighborhoods in accordance with City code Section 53-1048.

Kyle Fair Location
24801 IH 35
CUP-14-017



Parcel Lines



Kyle City Limits

Kyle Fair
Event Details and Timeline

Mon- OCTOBER 13, 2014

- Carnival will begin delivery and set-up of equipment on Licensed Premises.

Thurs- OCTOBER 16, 2014

- Staff will mark vendor spaces on Licensed Premises.

Thurs- OCTOBER 16, 2014

- Carnival will open no later than 6:00 p.m. and close no later than 11:00 p.m.

Fri- OCTOBER 17, 2014

- Staff will arrive at 8:00 a.m. and set up at main ticket booth to register vendors and bands.
- Vendors will begin set-up at their designated spot on Licensed Premises.
- Carnival will open no later than 6:00 p.m. and close no later than 11:00 p.m.

Sat- OCTOBER 18, 2014

- Staff will arrive at 8:00 a.m. and set up at main ticket booth to register vendors and bands.
- Vendors will begin set-up at their designated spot on Licensed Premises.
- Carnival will open no later than 12:00 p.m. and close no later than 11:00 p.m.

Sun- OCTOBER 19, 2014

- Vendors will begin teardown/clean-up and will leave the Licensed Premises by 10:00 a.m.
- Carnival will open no later than 2:00 p.m. and close no later than 8:00 p.m.

Mon- Tues- OCTOBER 20 – 21, 2014

- Carnival will begin teardown and removal of equipment from Licensed Premises.
- Carnival employees' accommodations will be removed from Licensed Premises.
- Carnival will leave Licensed Premises no later than 5:00 p.m. on October 21st.

(512) 268-1114

Central Texas Speedway

Street View...

