

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 January 27, 2015, 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 23rd day of January prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

- A. Replat of Lot 8 and the Southwest Half of Lot 7 W.R. Simcock Addition to be known as "The Calderon Subdivision". (AFP-14-006)

0.14 acres; 1 Lot

Located at 160 Porter Street

Owner: Jose and Eva Calderon

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

Staff Proposal to P&Z: Approve the plat

5. GENERAL DISCUSSION

- A. Discussion only regarding an amendment to increase the maximum height allowed in Retail Service District in order to be consistent with the recent revision within the Plum Creek PUD.

6. WORKSHOP / DISCUSSION:

A. Review and discuss proposed revisions to the Landscape Ordinance.

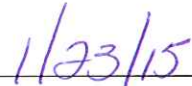
7. ADJOURN

*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


1/23/15
(Date)

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Debbie Guerra, Planning Technician

DATE: January 23, 2015

SUBJECT: REPLAT OF LOT 8 & THE SOUTHWEST HALF OF LOT 7 W.R.SIMCOCK
ADDITION TO BE KNOWN AS THE CALDERON SUBDIVISION (AFP-14-006)

BACKGROUND

Site Information and Proposal

The subject property is approximately .14 acres in size and is located at 160 Porter Street. The property consists of 1 single-family lot and is zoned Two Family Residential "R-2".

Utilities

Water and wastewater utilities to this property will be provided by the City of Kyle.

Access

Access for this tract will come off of Porter Street.

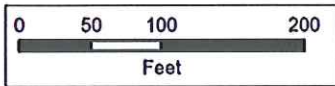
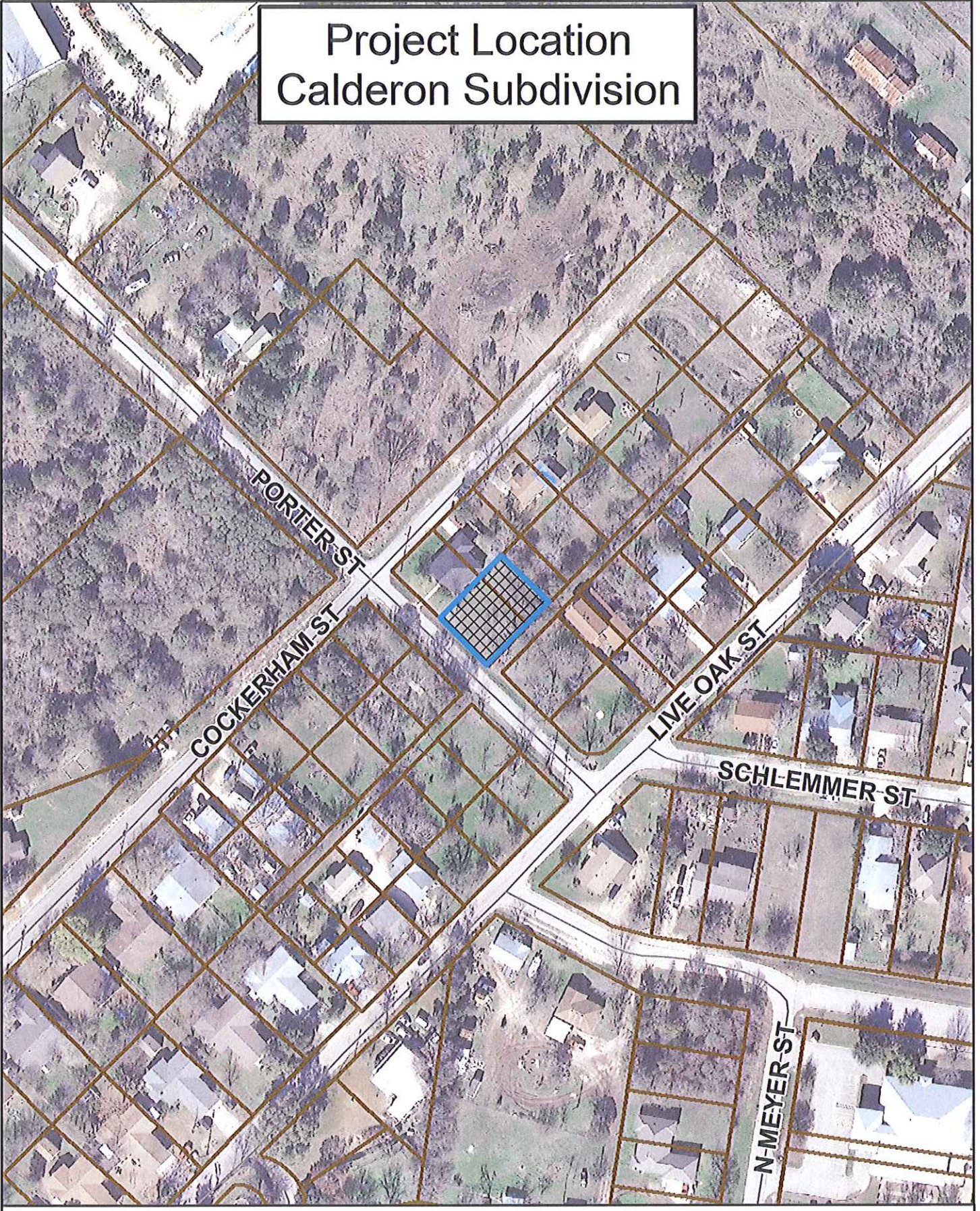
STAFF RECOMMENDATION:

The purpose of a Subdivision Plat is to assure that the division or development of the land subject to the plat is consistent with all standards of the City of Kyle Code pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the City or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided for to allow the plat to be record, and to assure that the subdivision meets all other zoning and subdivision requirements.

Staff has reviewed the proposed plats and has made the following findings:

- The plat is consistent with all subdivision requirements.
- The proposed provision and configuration of roads, water, wastewater, and drainage has been reviewed by the City Engineer and has been declared substantially complete.

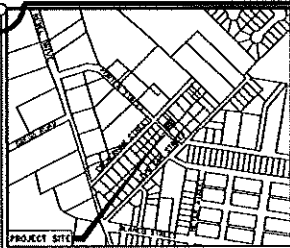
Project Location Calderon Subdivision



 Parcel Lines

 Project Location

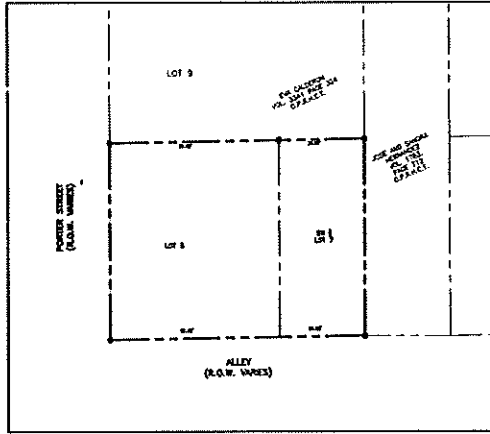
REPLAT OF
 LOT 8 AND THE SOUTHWEST HALF OF LOT 7
 W.R. SIMCOCK ADDITION
 TO BE KNOWN AS
 THE CALDERON SUBDIVISION
 0.14 ACRES
 HAYS COUNTY, TEXAS



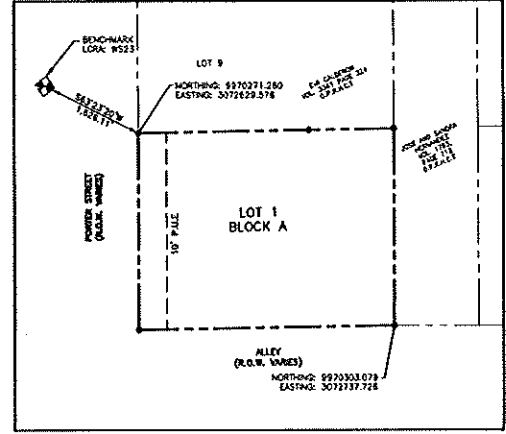
BENCHMARK INFORMATION
 IN THE PL. L&A, BENCH MARK WAS
 LOCATED AT THE
 CORNER OF LOT 8, 1/4 SECTION 36, T12S
 R10E, HAYS COUNTY, TEXAS, 1/2 AC.



LEGEND
 [Symbol] BENCH MARK (SEE NOTE)
 [Symbol] BENCH 1/4" W. 34. 30
 [Symbol] BENCH 1/4" W. 34. 30
 [Symbol] DRIVE DESIGN
 [Symbol] PROPERTY LINE OR R.R. LINE
 [Symbol] UTILITY OR DRAINAGE DESIGN



EXISTING PLAT
 LOT 8 AND THE SOUTHWEST HALF OF LOT 7
 W.R. SIMCOCK ADDITION



FINAL PLAT
 ESTABLISHING
 THE CALDERON SUBDIVISION

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 1/22/15

REPLAT OF
 LOT 8 AND THE SOUTHWEST HALF OF LOT 7
 W.R. SIMCOCK ADDITION
 TO BE KNOWN AS
 THE CALDERON SUBDIVISION
 0.14 ACRES
 HAYS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT JOSE CALDERON, BEING THE OWNER OF 0.14 ACRES OF LAND SITUATED IN HAYS COUNTY, TEXAS, CONCEDED BY TRUSTEE'S DEED RECORDED IN BOOK 100, PAGE 100, OF THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAME BEING LOT 8 AND THE SOUTHWEST HALF OF LOT 7 OF THE W.R. SIMCOCK ADDITION, RECORDED IN BOOK 100, PAGE 100, OF THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBMIT A FINAL PLAT OF LAND TO BE KNOWN AS THE "CALDERON SUBDIVISION", IN ACCORDANCE WITH THE PLAT BOOK ACT, SUBJECT TO AND UNDER ALL CONDITIONS OF RESTRICTIONS, EASEMENTS, COVENANTS AND AGREEMENTS DESIGNATED TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____ 2014.

JOSE CALDERON
 204 E. 14th ST
 WILE, TEXAS 76798-0340

JOSE CALDERON, OWNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOSE CALDERON, KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF BIRTH, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN ENTERED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014.

(SEA)

NOTARY PUBLIC SIGNATURE _____

PLAT NOTES

- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE ADMINISTRATION FROM PANEL NO. 48290-G-0004, DATED SEPTEMBER 2, 2004, HAYS COUNTY, TEXAS.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE HAYS COUNTY AQUIFER RECHARGE ZONE.
- THIS LOT IS SUBJECT TO THE FOLLOWING:
 ZONING: R-2
 SETBACKS: FRONT: 25 FEET
 SIDE: 5 FEET
 REAR: 25 FEET
- A 4' WIDE P.A.E. IS PROPOSED ALONG POWER STREET.
- UTILITY PROTECTORS:
 WATER: CITY OF WILE
 INTERFERE: CITY OF WILE
 ELECTRICITY: PROFESSIONAL ELECTRIC COMPANY
 TELEPHONE: VERIZON 817-248-7827
- THIS REPLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS.
- THIS PROPERTY IS WITHIN CITY LIMITS.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING, AND TRIMMING WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND BARRIERS TO THE PREVENTION TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.

SEPARATE PROFESSIONAL ENGINEER AND OTHER PUBLIC AGREEMENTS TO BE CONDUCTED BY THE CITY OF WILE SHALL MEET THE CRITERIA FOR ALL STATE AND FEDERAL REQUIREMENTS FOR ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR WILE'S OFFICE.

SURVEYOR:
 STATE OF TEXAS
 COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY INSTRUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

GEORGE E. UGAR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6140
 1224 S. UNIVERSITY AVE., SUITE 100
 NEW BRUNSWICK, TEXAS 76116

ENGINEER:
 STATE OF TEXAS
 COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ALDO BARRON, JR., REGISTERED PROFESSIONAL ENGINEER NO. 64781
 1201 W. 11th STREET, SUITE 100
 WILE, TEXAS 76798

CITY OF WILE:
 REVIEWED BY _____

CITY ENGINEER _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS _____ DAY OF _____ 2014.

STATE OF TEXAS
 COUNTY OF HAYS

I, LEE GONZALEZ, COUNTY CLERK OF THIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF BIRTH WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D., 2014, AT _____ O'CLOCK _____ P.M., IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ A.D., 2014.

LEE GONZALEZ
 COUNTY CLERK
 HAYS COUNTY, TEXAS

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 1/22/15

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Debbie Guerra, Planning Technician
DATE: January 23, 2015

Discussion only regarding an amendment to increase the maximum height allowed in Retail Service District in order to be consistent with the recent revision within the Plum Creek PUD.

On December 9, 2014 the Planning and Zoning Commission voted 7-0 to approve the amendment to increase the maximum height to 75 feet.

On January 6, 2015 City Council approved an ordinance to the Employment District "EMP" within Plum Creek to allow maximum height of 75 feet.

Setbacks from Zoning Ordinance #568

Chart 1.

May 5, 2009

Land Use District	Front	Side	Corner Lot at Side Street or Alley Way	Street Side Yard	Rear	Min. Lot	Min. Lot	Height
	Setback	Setback	Setback	Setback	Setback	SF Area	Width	Limit
A	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	43,500	150 ft.	45 ft.
UE	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	22,500	100 ft.	45 ft.
R-1-1	30ft.(9)	7 ft.	10 ft.	15 ft.	10 ft.	8,190 (1)	80 ft. (1)	35 ft.
R-1-2	30ft.(9)	5 ft.	10 ft.	15 ft.	10 ft.	6,825 (1)	65 ft. (1)	35 ft.
R-1-A	25 ft.	(2)	10 ft.	15 ft.	15 ft.	4,550 (1)	35 ft.	35 ft.
R-1-T	(3)	(3)	10 ft.	15 ft.	(3)	2,844 (3)	35 ft.	35 ft.
R-1-C	(4)	(4)	10 ft.	15 ft.	(4)	9,000 (4)	80 ft.	45 ft.
R-2	25 ft.(9)	7 ft.	10 ft.	15 ft.	25 ft.	9,000	80 ft.	35 ft.
R-3-1	25 ft.	15 ft.	15 ft.	15 ft.	25 ft.	(5)	80 ft.	35 ft.(6)
R-3-2	25 ft.	20 ft.	15 ft.	15 ft.	25 ft.	(5)	80 ft.	45 ft.(7)
R-3-3	25 ft.	7 ft.	15 ft.	15 ft.	25 ft.	(13)	90 ft.	45 ft. (7)
M-1	25 ft.	7 ft.	15 ft.	15 ft.	25 ft.	8,190	80 ft.	35 ft.
M-2	25 ft.	7 ft.	25 ft.	25 ft.	25 ft.	8,190	80 ft.	35 ft.
CBD-1	25 ft (8)	(8)	15 ft.	15 ft.	(8)	(8)	(8)	35 ft. (8)
CBD-2	0 ft	0 ft	0 ft	0 ft.	0 ft	2,500	25 ft	45 ft
RS	25 ft	10 ft	15 ft	15 ft	15 ft	6,000	50 ft	45 ft
HS	50 ft	50ft	50ft	50ft	50ft	10 acres	200 ft	100 ft (14) (15)
W	25 ft	25 ft	25 ft	25 ft	25 ft	9,000	80 ft	45 ft
CM	25 ft	50 ft	50 ft	50 ft	50 ft	43,500	150 ft	45 ft
E	25 ft	25 ft	15 ft	15 ft	15 ft	6,000	50 ft	45 ft(14)
TU	25 ft	7 ft	15 ft	15 ft	15 ft	(10)	(10)	(10)
B	25 ft	25 ft	25 ft	15 ft	15 ft	(11)	(11)	(11)
PUD	(8)	(8)	(8)	15 ft.	(8)	5 acres	(8)	(8)