

# 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 April 14, 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 10th day of April prior to 6:30 PM.

### 1. CALL MEETING TO ORDER

### 2. ROLL CALL

### 3. CITIZEN COMMENTS

### 4. CONSENT

- A. Pups and Mutts – Short Form Final Plat (SFP-15-003)  
0.54 acres; 1 Commercial Lot  
Located at 598 FM 150 (Rebel Road)  
Owner: Robert & Rylma Burnham  
Agent: Andrew Dodson, P.E., Vickrey & Associates, Inc.  
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.
  
- B. Hays Commerce Center Phase 1 – Final Plat (FP-15-005)  
7.345 acres; 2 Commercial Lots  
Located at the northwest corner of IH-35 and Kyle Crossing  
Owner: RR HPI, LP & Sammie Tritico  
Agent: Stephen R. Jamison, P.E., Hanrahan-Pritchard Engineering, Inc.  
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.
  
- C. Hays Commerce Center Phase 2 – Final Plat (FP-15-006)  
70.254 acres; 10 Commercial Lots  
Located at the northwest corner of IH-35 and Kyle Crossing  
Owner: RR HPI, LP & Sammie Tritico  
Agent: Stephen R. Jamison, P.E., Hanrahan-Pritchard Engineering, Inc.  
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.

D. Hays Commerce Center Revised Preliminary (PP-14-001)  
108.049 acres; 26 Commercial Lots and 2 Pond, D.E. /P.U.E. Lots  
Located at the northwest corner of IH-35 and Kyle Crossing  
Owner: RR HPI, LP  
Agent: Stephen R. Jamison, P.E., Hanrahan-Pritchard Engineering, Inc.  
Staff Proposal to P&Z: Approve the revised preliminary Plan

E. Oaks of Kyle – Final Plat (FP-15-003)  
10.073 acres; 1 Lot  
Located at 200 Goforth Road  
Owner: Oaks on Goforth LP General Partner / Oaks on Goforth Investments, LLC.  
Agent: Richard Grayum, P.E., Jacobs Engineering Group, Inc.  
Staff Proposal to P&Z: Approve the final plat

## 5. **CONDITIONAL USE PERMIT/OVERLAY DISTRICT**

A. Consider a request by Robert and Rylma Burnham (Kyle Pet Resort) for a Conditional Use Permit to construct a 4,879 square foot building located at 598 FM 150 (Rebel Road). (CUP-15-003)

- **Public Hearing**

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

A. Consider amending Chapter 29, Sign Standards and Permits of the City's Code of Ordinances relative to permitting existing off-premise commercial billboards to be converted to changeable electronic variable message signs (CEVMS) subject to specific approval of the City Council; Amending various sections of the sign regulations to be consistent with the ability to convert existing commercial billboards into CEVMS; Repealing all conflicting ordinances requiring a sign face exchange ratio for digital display signs; providing operational requirements for digital display signs.

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

## 7. **GENERAL DISCUSSION**

A. Discussion only regarding Planning and Zoning Commission requests for future agenda items.

B. Discussion regarding the size of signage posted on properties for notice of zoning.



## 8. STAFF REPORT

## 9. 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:

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Debbie A. Guerra, Planning Technician (Date)