

# CITY OF KYLE

## Planning & Zoning Commission Regular 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 November 10, 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 6th day of November prior to 6:30 PM.

**1. CALL MEETING TO ORDER**

**2. ROLL CALL**

**3. CITIZEN COMMENTS**

**4. CONSENT**

**A. Woodlands Subdivision Phase III, IV & V – Preliminary Plan (PP-15-003)**

74.863 acres; 273 Single Family Lots, 2 Open Space/Drainage Easement Lots, 2 Open Space Lots and 1 Lift Station Lot

Located off of E. RR 150 and Woodlands Drive

Owner: Kyle Riverbend Cottonwood Investments, LC

Agent: Shervin Nooshin, P.E., Bury, 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)**

7.542 acres; 2 Commercial Lots

Located at the northwest corner of IH-35 and Kyle Crossing

Owner: RR HPI, LP and Liquid Waste Solutions, LLC.

Agent: Stephen Jamison, P.E., Hanrahan Pritchard Engineering, Inc.  
Staff Proposal to P&Z: Approve Final Plat

C. Hays Commerce Center Phase 2 – Final Plat (FP-15-006)

70.057 acres; 21 Commercial Lots

Located at the northwest corner of IH-35 and Kyle Crossing

Owner: RR HPI, LP

Agent: Stephen Jamison, P.E., Hanrahan Pritchard Engineering, Inc.

Staff Proposal to P&Z: Approve Final Plat

**5. ZONING**

A. Consider a request by Mike Pentecost to assign original zoning to approximately 5.1 acres of land from Agriculture “AG” to Warehouse District “W” on property located at 1151 Goforth Road. (Z-15-016)

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

B. Consider a request by Sandra De Leon to assign original zoning to approximately 1 acre of land from Agriculture “AG” to Manufactured Home Subdivision “M-2” on property located at 1489 E. RR 150. (Z-15-017)

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

**6. CONSIDER AND POSSIBLE ACTION**

A. Consider a request for a conditional use permit (Comfort Suites – 5213 Physicians Way) to construct a 46,768 square foot building located within the IH-35 overlay district.

**7. STAFF REPORT**

- Future meeting dates
- Comprehensive plan mid-term update process

**8. 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 Regular 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:

  
Howard J. Koontz, AICP  
Director of Planning and Community Development

  
Date