

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 December 22, 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 18th day of December prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

A. Plum Creek Phase 1 Section 6F – Preliminary Plan (PP-15-004)

17.716 acres; 2 Mixed Use Lots and 1 Private Park Lot

Located at southwest corner of Kohler's Crossing and Benner

Owner: Plum Creek Operating Partners, Ltd.

Agent: Alan Rhames, P.E., Axiom Engineers

Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.

B. Plum Creek Phase 1 Section 6F – Final Plat (FP-15-011)

17.716 acres; 2 Mixed Use Lots and 1 Private Park Lot

Located at the southwest corner of Kohler's Crossing and Benner

Owner: Plum Creek Operating Partners, Ltd.

Agent: Alan Rhames, P.E., Axiom Engineers

Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.

- C. Plum Creek Phase 1 Section 6H – Preliminary Plan (PP-15-005)
26.603 acres; 176 Single Family Lots, 14 Park Lots and 3 Landscape Easement Lots
Located within 1500 Block of Sanders
Owner: Plum Creek Operating Partners, Ltd.
Agent: Alan Rhames, P.E., Axiom Engineers
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- D. Plum Creek Phase 1 Section 6H-1 – Final Plat (FP-15-012)
11.466 acres; 79 Single Family Lots and 6 Park Lots
Located east of Sanders and north of Fairway
Agent: Alan Rhames, P.E., Axiom Engineers
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- E. Blas M. Tenorio Subd. , Replat of Lots 3 & 4, Block 12 and the east 150 feet of Block I
.50 acres; 1 Single Family Lot
Located at 200 Gonzales Street
Owner: Yanet Riquejo
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- F. Rolling Hills Section 1 Replat of Lot 3, Block 5 (SFP-15-012)
1.29 acres; 2 Single Family Lots
Located at 140 Rolling Hills Drive
Owner: Jorge Volla
Agent: Richard McDaniel, Ash & Associates
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- G. SEC FM 150 – IH-35 – Final Plat (SFP-15-006)
4.841 acres; 3 Lots
Located off of RR 150 and Hill Street
Owner: MNT & S Development, Ltd.
Agent: James Ingalls, P.E., Moeller & Associates
Staff Proposal to P&Z: Approve the Final Plat.

5. ZONING

- A. Consider a request by WS Live Oak, LLC. to rezone approximately 14.083 acres of land from Single Family Residential “R-1” to Residential Townhome “R-1-T” on property located at the northwest corner of Live Oak Street and St. Anthony’s Drive. (Z-15-019)
- **Public Hearing**
 - **Recommendation to City Council**

B. Consider a request by Richard Giberson to rezone approximately 1.30 acres of land from Single Family Residential “R-1” to Residential Townhome “R-1-T” on property located at 707 Live Oak Street. (Z-15-020)

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

6. CONSIDER AND POSSIBLE ACTION

A. Consider a request for a conditional use permit (Taco Cabana – 20745 IH-35) to construct a 3,699 square foot building located within the IH-35 overlay district. (CUP-15-008)

B. Consider a request for a conditional use permit (Lone Star Delights – 108 S. Front Street) to allow for the alteration of the front exterior of the structure for property located within the IH-35 and Center Street overlay district. (CUP-15-010)

C. Consider a request for a conditional use permit (Milts Pit BBQ – 208 W. Center Street) to allow for the alteration of the front and west exterior of the structure for property located within the Center Street overlay district. (CUP-15-011)

D. Consider a request by Krishna Kyle, LLC. (Hampton Inn Suites – 151 Bunton Creek Road) for a conditional use permit to construct a building with a height greater than 45 feet as required by Chapter 53 (Zoning) Section 1047 (Authorized Conditional Uses (13) of the City of Kyle Code of Ordinances, which states buildings with a height of up to 150 feet may be allowed in the Retail Service District.

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

E. Consider a request for a conditional use permit (Hampton Inn Suites, 151 Bunton Creek Road) to construct a 54,078 square foot building located within the IH-35 overlay district. (CUP-15-008)

7. GENERAL DISCUSSION

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

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 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:

 12/18/2015
Howard J. Koontz, AICP Date
Director of Planning and Community Development