

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 September 13, 2016, 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 9th day of September prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. MINUTES – Planning and Zoning Commission meeting minutes for June 14, 2016 and June 28, 2016.

5. CONSENT

- A. Woodlands Park Subdivision Phase III – Final Plat (FP-16-008)
27.324 acres; 102 single family lots
Located southeast of Woodlands Drive and E. RR 150 intersection
Owner: Woodlands 75, LLC
Agent: Dustin Goss, Pape-Dawson Engineers
Staff Proposal to P&Z: Approve the Final Plat

- B. Hays Commerce Phase 1 - Final plat (FP-15-005)
7.542 acres; 2 commercial lots and right-of-way
Located at 2788 S. Loop 4
Owner: Liquid Waste Solutions, LLC
Agent: Hanrahan Pritchard Engineering, Inc.
Staff Proposal to P&Z: Approve the Final Plat
- C. Hays Commerce Phase 2A – Final Plat (FP-15-006)
71.037 acres; 14 commercial lots and right-of-way
Located at 3751 Kyle Crossing
Owner: RR HPI, LP
Agent: Hanrahan Pritchard Engineering, Inc.
Staff Proposal to P&Z: Approve the Final Plat
- D. Stepping Stone School XXI – Site Plan (SD-16-012)
1.3 acres; 1 commercial lot
Located at 1020 Lightfoot
Staff Proposal to P&Z: Approve the Site Plan

6. CONSIDER AND POSSIBLE ACTION

- A. Consider a request by Dennis Artale (Windmill Center Lot 1 – 21511 IH-35) for a conditional use permit to construct a 9,000 square foot building located within the IH-35 Overlay District. (CUP-16-009)
- B. Consider a request by SCC Kyle Partners (BioLife Plasma Services – 906 Seton Parkway) for a conditional use permit to construct a 16,686 square foot building located within the IH-35 Overlay District. (CUP-16-010)
- C. Text amendment to Section 53-5 (Definitions) and Section 53-33(l) (Impervious Coverage) as they relate to impervious surfaces.
- **Public Hearing**
 - **Recommendation to City Council**
- D. Text amendment to Chapter 53, Article I, Section 53-5 (Definitions), and Chapter 53, Article V, Landscaping and Screening Requirements; for the purpose of adding, deleting and revising the text of the City's Landscape, Screening and Tree Ordinances.
- **Public Hearing**
 - **Recommendation to City Council**

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:


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

09/09/16
Date