



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 P.M. on October 11, 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 Planning and Zoning and/or City Council members in attendance.

Posted this 7th day of October prior to 6:30 P.M.

1. Call meeting to order
2. Roll Call
3. Citizen Comments
4. **CONSENT**

- A. Plum Creek Phase 2 – Preliminary Plan (PP-16-001)
389.1 acres; 1,404 Single Family Lot, 1 School, 1 Amenity and 19 Parks
Located northeast of Kohler's Crossing and FM 2770
Owner: Lennar Homes of Texas Land and Construction, Ltd.
Agent: Judd Willmann, P.E., LandDev Consulting, LLC.
Staff Proposal: Statutorily disapprove to meet the 30 day statutory requirement.
- B. Plum Creek Phase 1 Section 4B – Preliminary Plan (PP-16-002)
3.828 acres; 40 Single Family Lots
Located east of the corner of Fairway and Hartson
Owner: PC Operating Partners, Ltd.

Agent: Scott Bauer, Bigelow Development, LLC.

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

C. Plum Creek Phase 1 Section 4B – Final Plat (FP-16-011)

3.828 acres; 40 Single Family Lots

Located east of the corner of Fairway and Hartson

Owner: PC Operating Partners, Ltd.

Agent: Scott Bauer, Bigelow Development, LLC.

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

D. Plum Creek Phase 1 Section 12B – Preliminary Plan (PP-16-003)

0.971 acres; 1 Commercial Lot

Located off of Kohler's Crossing and Cromwell

Owner: Plum Creek Development Partners

Agent: Harrison M. Hudson, Kimley-Horn

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

E. Plum Creek Phase 1 Section 12B – Final Plat (FP-16-012)

0.971 acres; 1 Commercial Lot

Located off of Kohler's Crossing and Cromwell

Owner: Plum Creek Development Partners

Agent: Harrison M. Hudson, Kimley-Horn

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

F. Creekside Village Revised Preliminary Plan (PP-16-004)

73.454 acres; 166 Single Family Lots and 4 Drainage Lots

Located east of Fall Creek Dr., west of Union Pacific Railroad and north of Burleson

Owner: Orchard at Plumb Creek, LLC.

Agent: Josh Miksch, P.E., Jones/Carter

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

5. ZONING

- A. Consider a request by Tom and Lyndee Jordan to assign original zoning to approximately 5 acres from Agriculture 'AG' to Retail Service District 'RS' on property located at 245 Lehman Road. (Z-16-007)

- **Public Hearing**

6. CONSIDER AND POSSIBLE ACTION

- A. 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)
- B. Consider a landscape waiver request by BioLife Plasma Services to Section 53-988 and Section 53-992 of the City of Kyle, Code of Ordinances.
- C. 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)
- D. Consider a request by St. Anthony's Catholic Church for tree removal pursuant to Section 53-995 (d)(5) and (f)(1) of the City of Kyle, Code of Ordinances.

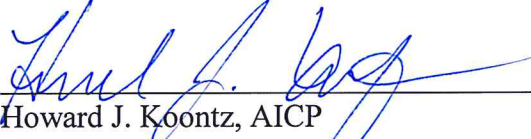
7. STAFF REPORT

8. ADJOURNMENT

Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000. The permissible responses to 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 the 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 Hall, 100 W. Center Street, Kyle, Texas. This notice was posted on:


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

10/7/2016
(Date)