



# 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 6:45 P.M. on November 7, 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 2nd day of November prior to 6:45 P.M.

1. Call meeting to order
2. Roll Call
3. Citizen Comments
4. **PRESENTATION**
  - A. Presentation for years of service on the Planning and Zoning Commission.
    - Mike Rubsam
    - Lori Huey
5. **CONSENT**
  - A. Resubdivision of Lots 1A and 2A of the Hill Replat of Lots 1 and 2 (SFP-16-003)  
2.168 acres; 2 Lots  
Located at (Lot 1A) 102 Creekside Trail (Lot 2A) 1051 E. RR 150  
Owner: Sheerghar Investment, Inc.  
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants  
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.

B. Plum Creek Phase 1, Section 6B-2 – Final Plat (FP-16-005)

2.319 acres; 24 lots

Located south of Hellman and east of FM 2770

Owner: Plum Creek Operating Partners, Ltd.

Agent: Scott Bauer, Bigelow Development, LLC.

Staff Proposal to P&Z: Approve Final Plat

C. Espiritu Addition – Final Plat (SFP-15-001)

3.24 acres; 3 Single Family Lots

Located at 401 S. Old Stagecoach Road

Owner: Christian and Diana Espiritu

Agent: David Williamson, Byrn & Associates, Inc.

Staff Proposal to P&Z: Approve Final Plat

6. **ZONING**

- A. Consider a request by Lennar Homes of Texas Land and Construction, Ltd. to assign original zoning to approximately 51.48 acres from Agriculture ‘AG’ to Plum Creek R-2 ‘Single Family’ for property located south west of the intersection of FM 2770 and FM 1626. (Z-16-008)

- **Public Hearing**

- B. Consider a request by The Meadows of Kyle II, Ltd. to rezone approximately 52.990 acres from Single Family Residential – 2 ‘R-1-2’ to Single Family Detached Residential ‘R-1-A’ for property located on the north side of Bebee Road, ¼ mile of Dacy Lane. (Z-16-009)

- **Public Hearing**

7. **CONSIDER AND POSSIBLE ACTION**

- A. Consider a landscape waiver request by BioLife Plasma Services to Section 53-988, 53-990 and Section 53-992 of the City of Kyle, Code of Ordinances.

8. **NOMINATION**

- A. Nomination(s) for Commission Chair.

9. **GENERAL DISCUSSION**

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

10. **STAFF REPORT**

11. **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 Regular 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

11/02/2016  
(Date)