



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 November 22, 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 18th day of November prior to 6:30 P.M.

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **CITIZEN COMMENTS**
4. **ELECTION OF CHAIR**
5. **MINUTES**

Planning and Zoning Commission meeting minutes for July 26, 2016, August 9, 2016, September 13, 2016 and October 11, 2016.

6. **CONSENT**

- A. Railhouse Subdivision Lots 1, 2 & 3 – Final Plat (FP-16-013)
3.49 acres; 3 Commercial Lots
Located at the southwest corner of Center Street and Old Highway 81
Owner: Center Railroad, LLC.
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 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: Approve the Preliminary Plan.

 - C. 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: Approve the Final Plat.

 - D. 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: Approve the Revised Preliminary Plan.

 - E. Dacy Village, Lot 5, Block B – Final Plat (FP-16-010)
5.45 acres; 1 Commercial Lot
Located on the south side of Bebee Road just west of Dacy Lane
Owner: Kyle Apartment, LLC.
Agent: Hugo Elizondo Jr., P.E., Cuatro Consultants
Staff Proposal to P&Z: Approve the Final Plat.

 - F. Kyle Wellness Center – Site Plan (SD-16-019)
0.971 acres; 1 Commercial Lot
Located at 1001 Kohler’s Crossing
Owner: Plum Creek Development Partners
Agent: Harrison M. Hudson, Kimley-Horn
Staff Proposal to P&Z: Approve the Site Plan.
7. **ZONING**
- A. Consider a request by Blanton Family Limited Partnership to rezone approximately 68.5 acres of land from Single Family Residential -2 “R-1-2” and rezone approximately 10.38 acres of land from Central Business District -1 “CBD-1” to Single Family Detached

Residential “R-1-A” for property located on the west side of Scott Street, at W. Third Street. (Z-16-010)

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

B. Consider a request by Thomas Kaminski to rezone approximately 7.26 acres of land from Single Family Residential “R-1” to Single Family Detached Residential “R-1-A” for property located on the southwest corner of Zapata Street and W. Hays Street. (Z-16-011)

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

8. **CONSIDER AND POSSIBLE ACTION**

A. Consider amendments to the City of Kyle Code of Ordinances, Chapter 53, Zoning: specifically, Article 1, Section 53-5 (Definitions); and Article II, Division 1, Section 53-33 (General Requirements and Limitations); and Article II, Division 2, 3, 4 and 5, as well as creating a new division and re-numbering existing divisions; and prior Ordinance 824 (Providing standards for determining a front wall for the purposes of establishing garage setback).

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

B. Consider an amendment to the City of Kyle Code of Ordinances, Chapters 11, Article IV (Peddlers, Solicitors and Vendors), and 53, Article II, Sections 53-481, 53-665 and 53-672.

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

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 (Date) 11/18/2016
Director of Planning and Community Development