



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 7:00 P.M. on December 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 9th day of December prior to 7:00 P.M.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. ELECTION OF CHAIR

5. CONSENT

A. Plum Creek Phase 1 Section 11F – Preliminary Plan (PP-16-005)

6.999 acres; 1 Commercial Lot

Located fronting Cromwell Drive approximately 500 feet west of FM 1626, south of Kohlers Crossing

Owner: PC Operating Partners, Ltd.

Agent: Nicole Findeisen, P.E., Axiom Engineers, Inc.

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

- B. Plum Creek Phase 1 Section 11F – Final Plat (FP-16-014)
6.999 acres; 1 Commercial Lot
Located fronting Cromwell Drive approximately 500 feet west of FM 1626, south of Kohlers Crossing
Owner: PC Operating Partners, Ltd.
Agent: Nicole Findeisen, P.E., Axiom Engineers, Inc.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- C. Plum Creek Phase 1 Section 4B –Preliminary Plan (PP-16-002)
3.828 acres; 40 Single Family Lots
Located on the east corner of Fairway and Hartson
Owner: PC Operating Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
Staff Proposal to P&Z: Approve the preliminary plan.
- D. Plum Creek Phase 1 Section 4B – Final Plat (FP-16-011)
3.828 acres; 40 Single Family Lots
Located on the east corner of Fairway and Hartson
Owner: PC Operating Partners, Ltd.
Agent: Scott Bauer, Bigelow Development, LLC.
Staff Proposal to P&Z: Approve the final plat.

6. ZONING

- A. 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 west of Dacy Lane. (Z-16-009)
- **Public Hearing**
 - **Recommendation to City Council**
- B. 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**
- C. 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**

7. 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**

8. GENERAL DISCUSSION

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

9. STAFF REPORT

10. 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:

 12/09/2016
Howard J. Koontz, AICP (Date)
Director of Planning and Community Development