



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 January 10, 2017, 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 6th day of January prior to 6:30 P.M.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

A. HD Supply Subdivision – Short Form Final Plat (SFP-16-004)

4.421 acres; 2 commercial lots

Located at 1100 Porter Street

Owner: HD Supply Waterworks, LTD., c/o HD Supply, Inc.

Agent: Megan A. Meyer, P.E., Stantec Consulting Services, Inc.

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

B. Plum Creek Phase 2 Section 1 – Final Plat (FP-16-015)

89.739 acres; 312 single family, 1 school, 1 amenity, 2 open space and 7 easement lots

Located on the northeast corner of Kohler's Crossing and FM 2770

Owner: Lennar Homes of Texas Land and Construction, Ltd.

Agent: Kevin Sawtelle, P.E., LandDev Consulting, LLC

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

- C. Plum Creek Phase 1, Section 6B-3 – Final Plat (FP-17-001)
2.848 acres; 20 residential lots
Located immediately south of Hellman and east of FM 2770
Owner: PC Operating Partners, LTD.
Agent: Scott Bauer, Bigelow Development, LLC.
Staff Proposal to P&Z: Statutorily disapprove to meet the 30 day statutory requirement.
- D. The Resub of Lots 1A and 2A of The Hill Replat of Lots 1 and 2, Replat (SFP-16-003)
2.168 acres; 2 lots
Located on the north side of RR E. 150 at the intersection of Creekside Trail
Owner: Asifali Karowalia
Agent: Hugo Elizondo Jr., P.E., Cuatro Consultant
Staff Proposal to P&Z: Approve the Plat.

5. ZONING

- A. Consider a request by The Meadows of Kyle II, Ltd. (Sunset Hills) 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**

D. Consider a request by John R. and Gayla Simon to assign original zoning to approximately 4.01 acres of land from Agriculture 'AG' to Warehouse District 'W' for property located at 1381 Goforth Road. (Z-16-013)

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

6. CONSIDER AND POSSIBLE ACTION

A. Consider and possible action regarding a proposed development agreement for Meadows of Kyle II, Ltd (Sunset Hills).

7. GENERAL DISCUSSION

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


8. STAFF REPORT

9. 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

01/06/2017
(Date)