



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 February 14, 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 9th day of February prior to 6:30 P.M.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

A. Plum Creek Phase 1, Section 11E-2 – Final Plat (FP-17-002)

13.736 acres; 1 Multi-Family Lot

Located on the corner of Dorman and Cromwell Drive

Owner: CM Kyle III, LP

Agent: Jeff Presnal, Cypressbrook Management Company

Staff Proposal to P&Z: Approve

B. Amending Plat of the Replat of Lot 1B, Block A of the SCC Bunton Creek Subdivision,

Replat of Lot 6A, Block A (FP-17-003)

2.67 acres; Two Lots with Right-of-Way

Located at 901 and 906 Seton Parkway

Owner Lot 1: Central Southwest Texas Development, LLC (Joe Kaplan)

Owner Lot 2: JCW Kyle, LLC (Ben Westra)
Staff Proposal to P&Z: Approve

- 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: Approve

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 Thomas Survivors Trust (Steven Thomas, Trustee) to assign original zoning to approximately 6.96 acres of land from Agriculture ‘AG’ to Retail Service District ‘RS’ for property located on the west side of Dacy at Fountain Grove. (Z-17-001)
- **Public Hearing**
 - **Recommendation to City Council**

E. Consider a request by Life's Journey Hospice and Palliative Care, LLC (Sarah Files) to assign original zoning to approximately 35.5 acres of land from Agriculture 'AG' to Planned Unit Development 'PUD' for property located at 602 Creekside Trail. (Z-17-002)

- **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

02/09/2017
(Date)