

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session November 7, 2016 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Commissioner Dex Ellison	Eric Drazkowski
Commissioner Bradley Growt	Ryan Mattox
Vice-Chair Tim Kay	
Commissioner Allison Wilson	
Commissioner Rick Koch	
Commissioner Irene Melendez	
Planning and Community Director, Howard J. Koontz	
Planning Technician, Debbie A. Guerra	
City Planner, William Atkinson	

CALL MEETING TO ORDER

Vice-Chair Kay called the meeting to order at 7:15 P.M.

ROLL CALL OF COMMISSION

Vice-Chair Kay called for roll call. Commissioner Torres was absent.

CITIZENS COMMENTS

Vice-Chair Kay opened the citizens comment period at 7:15 P.M. and call for comments on items not on the agenda or posted for public hearing. There were no comments. Vice-Chair Kay closed the citizens comment period at 7:15 P.M.

PRESENTATION

PRESENTATION FOR YEARS OF SERVICE ON THE PLANNING AND ZONING COMMISSION.

- **MIKE RUBSAM**
- **LORI HUEY**

CONSENT

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.

STAFF PROPOSAL: STATUTORILY DISAPPROVE TO MEET 30 DAY REQUIREMENT.

Commissioner Ellison moved to statutorily disapprove. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

**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.
STAFF PROPOSAL: APPROVE**

**ESPIRITU ADDITION – FINAL PLAT (SFP-15-001) 3.24 ACRES; 3 SINGLE FAMILY LOTS LOCATED AT 401 S. OLD STAGECOACH ROAD.
STAFF PROPOSAL: APPROVE**

Commissioner Growt moved to approve Plum Creek Phase 1, Section 6B-2 (FP-16-005) and Espiritu Addition (SFP-15-001). Commissioner Ellison seconds the motion. All votes aye. Motion carried.

ZONING

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)

Vice-Chair Kay opened the public hearing at 7:24 P.M. and called for comments for or against the request. There were no comments. Vice-Chair Kay closed the public hearing at 7:24 P.M.

Commissioner Ellison moved to recommend approval of the request by Lennar Homes to assign original zoning of Plum Creek R-2 ‘Single Family’. Commissioner Melendez seconds the motion. All votes aye. Motion carried.

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 WEST OF DACY LANE. (Z-16-009)

Howard Koontz, Director of Planning and Community Development stated that the applicant is requesting a postponement until the December 13th Planning and Zoning Commission meeting.

Vice-Chair Kay opened the public hearing at 7:29 P.M. and called for comments for or against the request. There were no comments. (Public hearing remains open)

Commissioner Growt moved to postpone the request until the December 13th Planning and Zoning Commission meeting. Commissioner Ellison seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

CONSIDER A LANDSCAPE WAIVER REQUEST BY BIOLIFE PLASMA SERVICES TO SECTION 53-988, SECTION 53-990 AND SECTION 53-992 OF THE CITY OF KYLE, CODE OF ORGINANCES.

Vice-Chair Kay moved to remove the tree requirement on the south wall and reduce the total number of trees to 46 with 20% to be placed on the north side. Commissioner Growt seconds the motion. Commissioner's Ellison, Growt, Kay, Wilson and Koch vote aye. Commissioner Melendez votes nay.

Vice-Chair Kay amends his motion to remove the tree requirement and the requirement for a tree within 50' of a parking space on the south wall. Also, to reduce the total number of trees to 46 with 20% to be placed on the north side. Commissioner Growt seconds the motion. Commissioner's Ellison, Growt, Kay, Wilson and Koch vote aye. Commissioner Melendez votes nay. Motion carried.

NOMINATION

NOMINATION(S) FOR COMMISSION CHAIR.

Commissioner's Ellison, Growt and Kay would like to be considered as the next Planning and Zoning Commission Chairman.

GENERAL DISCUSSION

DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.

None

STAFF REPORT

Howard Koontz, Director of Planning and Community Development stated that there would be a special called meeting on November 22nd.

ADJOURN

With no further business to discuss, Commissioner Ellison moved to adjourn. Commissioner Melendez seconds the motion. All votes aye. Motion carried.

The Planning and Zoning Commission meeting adjourned at 8:11 P.M.

Prepared by: Debbie A. Guerra

Tim Kay, Vice-Chair