

## **REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular called meeting on December 13, 2016 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison  
Commissioner Mike Torres  
Commissioner Bradley Growt  
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 7:00 P.M.

### **ROLL CALL OF COMMISSION**

Vice-Chair Kay called for roll call. No one was absent.

### **CITIZENS COMMENTS**

Vice-Chair Kay opened the citizens comment period at 7:01 P.M. and call for comments on items not on the agenda or posted for public hearing. There were no speakers. Vice-Chair Kay closed the citizens comment period at 7:02 P.M.

### **ELECTION OF CHAIR**

Commissioner Ellison received the majority of the votes for Chairman.

### **CONSENT**

**PLUM CREEK PHASE 1, SECTION 11F – PRELIMINARY PLAN (PP-16-005) 6.999  
ACRES; 1 COMMERCIAL LOT LOCATED FRONTING CROMWELL DRIVE  
APPOXIMATELY 500 WEST OF FM 1626, SOUTH OF KOHLER’S CROSSING.  
STAFF PROPOSAL: STATUTORILY DISAPPROVE**

**PLUM CREEK PHASE 1, SECTION 11F – FINAL PLAT (FP-16-014) 6.999 ACRES; 1 COMMERCIAL LOT LOCATED FRONTING CROMWELL DRIVE APPROXIMATELY 500 WEST OF FM 1626, SOUTH OF KOHLER’S CROSSING.**

**STAFF PROPOSAL: STATUTORILY DISAPPROVE**

**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.**

**STAFF PROPOSAL: APPROVE**

**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.**

**STAFF PROPOSAL: APPROVE**

Commissioner Growt moved to approve the consent agenda. Vice-Chair Kay seconds the motion. All votes aye. Motion carried.

## **ZONING**

**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 January 10<sup>th</sup> meeting.

Chairman Ellison called for public comments for or against the request. There were no speakers. (Public hearing remains open).

Commissioner Wilson moved to postpone the rezone until the January 10<sup>th</sup> meeting. Commissioner Melendez seconds the motion. All votes aye. Motion carried.

**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.**

Howard Koontz, Director of Planning and Community Development stated that the applicant is requesting a postponement until the January 10<sup>th</sup> meeting.

Chairman Ellison called for public comments for or against the request. John Lawrence addressed the Commission stated he is opposed to the request due to flooding and increased traffic flow for the area. (Public hearing remains open).

Vice-Chair moved to postpone the request by Blanton Family Limited Partnership until January 10<sup>th</sup>. Commissioner Torres seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY THOMAS KAMINSKI TO REZONE APPROXIMATELY 7.26 ACRES OF LAND FROM SINGLE FAMILY 'R-1' TO SINGLE FAMILY DETACHED RESIDENTIAL 'R-1-A' FOR PROPERTY LOCATED AT ON THE SOUTHWEST CORNER OF ZAPATA STREET AND W. HAYS STREET. (Z-16-011)**

Howard Koontz, Director of Planning and Community Development stated that the applicant is requesting a postponement until the January 10<sup>th</sup> meeting.

Chairman Ellison called for public comments for or against the request. Luis Lopez stated his concerns that the development would bring increased traffic and crime to the area. (Public hearing remains open).

Commissioner Wilson moved to postpone the request by Thomas Kaminski until January 10<sup>th</sup>. Vice-Chair Kay seconds the motion. All votes aye. Motion carried.

**CONSIDER AMENDMENTS TO THE CITY OF KYLE CODE OF ORDINANCES, CHAPTER 53, ZONING: SPECIFICALLY, ARTICLE I, 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 PURPOSE OF ESTABLISHING GARAGE SETBACK).**

Commissioner Wilson moved to approve as written. Commissioner Growt seconds the motion. Commission Wilson amends her motion to approve as written and for staff create a style guide. Commission Growt seconds the motion. All votes aye. Motion carried.

**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 will be a joint workshop with City Council on January 7<sup>th</sup>.

## **ADJOURN**

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

The Planning and Zoning Commission meeting adjourned at 8:27 P.M.

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Prepared by: Debbie A. Guerra

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Dex Ellison, Chairman