

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 January 10, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Tim Miller
Commissioner Mike Torres	John Lawrence
Commissioner Bradley Growt	Ward Davidson
Vice-Chair Tim Kay	Zach Bitteman
Commissioner Rick Koch	
Planning and Community Director, Howard J. Koontz	
Planning Technician, Debbie A. Guerra	
City Planner, William Atkinson	

CALL MEETING TO ORDER

Chairman Ellison called the meeting to order at 6:32 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. Commissioner's Wilson and Melendez were absent.

Chairman Ellison stated that the applicants for The Meadows of Kyle II, Ltd. (Sunset Hills – Zoning - Z-16-009 / Development Agreement), Blanton Family Limited Partnership (Z-16-010) and Thomas Kaminski (Z-16-011) are requesting to postpone their requests until the February 14th meeting.

Chairman Ellison moved to postpone The Meadows at Kyle II, Ltd (Sunset Hills – Z-16-009), Blanton Family Limited Partnership (Z-16-010), Thomas Kaminski (Z-16-011) and the proposed development agreement for Meadows of Kyle II, Ltd. (Sunset Hills) until the February 14th meeting. Commissioner Torres seconds the motion. Commissioners Torres, Ellison, Growt and Koch vote aye. Vice-Chair Kay abstained. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:34 P.M. and call for comments on items not on the agenda or posted for public hearing. Tim Miller stated his opposition and concerns with traffic that the Blanton development would bring to downtown and Opal Lane the way it's currently designed. Mr. Miller stated he spoke to Mr. Koontz and suggested a commuter road near the south end of the development traveling from Stagecoach Road east ward all the way to the frontage road. Mr. Miller stated that he would like to see roundabouts on Scott and Opal as well as Sledge and Opal Lane. John Lawrence addressed the Commission and stated his

opposition to the Blanton / Kaminski rezone. Mr. Lawrence also stated he was concerned with traffic and flooding that this development would bring to the area. Chairman Ellison closed the public hearing at 6:44 P.M.

CONSENT

**HD SUPPLY SUBDIVISION – SHORT FORM FINAL PLAT (SFP-16-004) 4.421 ACRES; 2 COMMERCIAL LOTS LOCATED AT 1100 PORTER STREET.
STAFF PROPOSAL: STATUTORILY DISAPPROVE**

PLUM CREEK PHASE 2, SECTION 1 – FINAL PLAT (FP-16-015) 89.739 ACRES; 312 SINGLE FAMILY, 1 SCHOOL, 1 AMENITY CENTER, 2 OPEN SPACE AND 7 EASEMENT LOTS LOCATED ON THE NORTHEAST CORNER OF KOHLER'S CROSSING AND FM 2770.

STAFF PROPOSAL: STATUTORILY DISAPPROVE

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.

STAFF PROPOSAL: STATUTORILY DISAPPROVE

THE RESUBDIVISION 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 E. RR 150 AT THE INTERSECTION OF CREEKSIDE TRAIL.

STAFF PROPOSAL: APPROVE

Commissioner Growt moved to approve the consent agenda as presented. Chairman Ellison seconds the motion. All votes aye. Motion carried.

ZONING

(POSTPONED) 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)

(POSTPONED) 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.

(POSTPONED) 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)

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)

Chairman Ellison opened the public hearing at 6:45 P.M. and called for comments for or against the request. There were no comments. Chairman Ellison closed the public hearing at 6:46 P.M.

Vice-Chair Kay moved to recommend approval of Warehouse District. No second to the motion. Motion fails.

Commissioner Growt moved to recommend a rezoning of Retail Service District to City Council. Commission Koch seconds the motion. Commissioners Torres, Growt and Koch vote aye. Commissioners Ellison and Kay vote nay. Motion carried.

CONSIDER AND POSSIBLE ACTION

(POSTPONED) CONSIDER AND POSSIBLE ACTION REGARDING A PROPOSED DEVELOPMENT AGREEMENT FOR MEADOWS OF KYLE II, LTD. (SUNSET HILLS).

GENERAL DISCUSSION

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

Commissioner Torres would like to see additional information regarding environmental changes for the Blanton/Kaminski zoning requests. Commissioner Torres also stated that he would like a transportation plan map added to the backup material. Vice-Chair also stated he’d like more information added to the backup material for the Blanton/Kaminski zoning cases.

STAFF REPORT

Howard Koontz, Director of Planning and Community Development stated that there will be a joint workshop with City Council on January 24th to discuss possible amendments to the comprehensive plan.

ADJOURN

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

The Planning and Zoning Commission meeting adjourned at 7:35 P.M.

Prepared by: Debbie A. Guerra

Dex Ellison, Chairman