

## **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 February 14, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

|                                       |                  |                  |
|---------------------------------------|------------------|------------------|
| Chairman Dex Ellison                  | John Zinsmeyer   | Mary Alice Cantu |
| Commissioner Bradley Growt            | Luis Lopez       | Terrell Terhune  |
| Vice-Chair Tim Kay                    | Brad Whittington | Daryl Nutt       |
| Commissioner Allison Wilson           | Mark Zupan       | Terry Lewis      |
| Commissioner Irene Melendez           | Sarah Files      | Beverley Peeler  |
| Commissioner Rick Koch                | Marta Lyons      |                  |
| Planning 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 6:33 P.M.

### **ROLL CALL OF COMMISSION**

Chairman Ellison called for roll call. Commissioner Torres was absent.

Chairman Ellison stated that the application for Thomas Survivors Trust (Z-17-001) has been withdrawn. Chairman Ellison added that the applicant for item 5A – Meadows of Kyle II (Sunset Hills) was stuck in traffic therefore, item 5A will be moved in item 5D's place.

### **CITIZENS COMMENTS**

Chairman Ellison opened the citizens comment period at 6:35 P.M. and call for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Ellison closed the public hearing at 6:35 P.M.

### **CONSENT**

**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.  
STAFF PROPOSAL: APPROVE**

**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; 2 LOTS WITH RIGHT-OF-WAY LOCATED AT 901 AND 906 SETON PARKWAY.  
STAFF PROPOSAL: APPROVE**

**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: APPROVE**

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

## **ZONING**

**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.**

Applicant is requesting zoning of Single Family Residential-3 ‘R-1-3’.

Chairman Ellison called for public comments for or against the request. There were no comments. Chairman Ellison closed the public hearing at 6:38 P.M.

Vice-Chair Kay moved to recommend approval of Single Family Residential-3 ‘R-1-3’ and that the developer will not exceed 3.2 houses per acre. Commissioner Koch 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)**

Applicant is requesting zoning of Single Family Residential-3 ‘R-1-3’.

Chairman Ellison called for public comments for or against the request. Luis Lopez addressed the Commission and stated his opposition to the request. Mr. Lopez stated that the request is spot zoning and the proposed development will increase taxes for the area. Marta Lyons also addressed the Commission and stated concerns with traffic. Chairman Ellison closed the public hearing at 7:33 P.M.

Vice-Chair Kay moved to recommend approval of Single Family Residential-3 'R-1-3' and that the developer will not exceed 3.2 houses per acre. Chairman Ellison 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)**

Applicant is requesting zoning of Single Family Residential-3 'R-1-3'.

Chairman Ellison called for public comments for or against the request. There were no comments. Chairman Ellison closed the public hearing at 7:54 P.M.

Chairman Ellison moved to recommend approval of Single Family Residential-3 'R-1-3' to City Council. Vice-Chair Kay seconds the motion. All votes aye. Motion carried.

**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)**

Chairman Ellison opened the public hearing at 8:20 P.M. and called for comments for or against the request. Beverly Peeler stated her concerns with increased traffic, flooding and lack of water/waste-water to the property. Mary Alice Cantu stated her concerns with increased taxes, traffic, noise and light pollution. Terrell Terhune is concerned with drainage. Daryl Nutt is concerned with flooding. Terry Lewis is concerned with run-off / drainage and waste management. Chairman Ellison closed the public hearing at 8:32 P.M.

Commissioner Growt moved to recommend approval of 'PUD' to City Council. Commission Melendez seconds the motion. Commissioners Growt, Wilson, Ellison, Melendez and Koch vote aye. Vice-Chair Kay votes nay. Motion carried.

**CONSIDER AND POSSIBLE ACTION**

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

Vice-Chair Kay moved that the proposed development agreement move forward to City Council as is. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

## **GENERAL DISCUSSION**

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

Commissioner Growt asked about the status of the comprehensive plan land use recommendations discussed at the joint workshop with City Council. Howard J. Koontz, Director of Planning and Community Development stated that there will be a workshop on March 28th to discuss. Vice-Chair Kay asked that a copy be distributed to the Commission a few days prior to the meeting for review.

## **STAFF REPORT**

Howard Koontz mentioned that there may not be a workshop meeting in February.

## **ADJOURN**

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

The Planning and Zoning Commission meeting adjourned at 9:21 P.M.

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Prepared by: Debbie A. Guerra

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Dex Ellison, Chairman