

**SPECIAL CALLED MEETING OF THE
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in a special called meeting on April 25, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Lila Knight
Commissioner Oppel	Lana Nance
Commissioner Bradley Growt	Travis Mitchell
Commissioner Allison Wilson	Robert Kleeman
Commissioner Rick Koch	Jerry Kolacny
Commissioner Jo Fenety	
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 6:32 P.M.

ROLL CALL OF COMMISSION

Chairman Ellison called for roll call. Vice-Chair Kay was absent.

Commissioner Oppel moved excuse Vice-Chair Kay from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:33 P.M. and call for comments on items not on the agenda or posted for public hearing. Lila Knight addressed the Commission and stated that she was opposed to the proposed parking amendments. Chairman Ellison closed the public hearing at 6:36 P.M.

CONSENT

**CREEKSIDE VILLAGE SECTION THREE – FINAL PLAT (FP-17-009) 33.80 ACRES;
102 SINGLE FAMILY LOTS AND 4 DRAINAGE LOTS LOCATED OFF OF N.
BURLESON ROAD JUST WEST OF THE UNION PACIFIC RAILROAD.
STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY
STATUTORY REQUIREMENT.**

BUNTON CREEK RESERVE – REVISED PRELIMINARY PLAN (PP-17-004) 98.109 ACRES; 355 SINGLE FAMILY LOTS LOCATED OFF OF BUNTON LANE 2,000 FEET EAST OF TWIN ESTATES DRIVE.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

BUNTON CREEK RESERVE, PHASE 1 – FINAL PLAT (FP-17-008) 47.378 ACRES; 125 SINGLE FAMILY LOTS AND 4 PUBLIC ACCESS, PUBLIC UTILITY, PARKLAND AND D.E.LOTS LOCATED OFF OF BUNTON LANE BETWEEN LEHMAN ROAD AND HEIDENREICH LANE.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

BLANCO RIVER CROSSING, SECTION 1, AMENDED PLAT OF LOTS 12 & 13, BLOCK N (AFP-17-002) 0.86 ACRES; 2 SINGLE FAMILY LOTS LOCATED AT 103 AND 106 DEER CLEARING.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

RESUBDIVISION OF LOT 6, REPLAT OF LOTS 6-9 COR-DEV #1 SUBDIVISION (SFP-17-001) 1.688 ACRES; 2 LOTS LOCATED AT 370 AND 450 N. OLD HIGHWAY 81.

STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.

Commissioner Fenety moved to approve the consent agenda as written. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

SECOND OF TWO PUBLIC HEARINGS FOR THE PURPOSE OF RECEIVING TESTIMONY, COMMENTS, AND WRITTEN EVIDENCE FROM THE PUBLIC REGARDING MID-TERM AMENDMENTS TO THE 2010 COMPREHENSIVE PLAN.

Chairman Ellison opened the public hearing at 6:38 P.M. and called for public comments for or against the request. Lila Knight speaking for the Katherine Anne Porter Literary Center stated their concerns with making CBD-1 and CBD-2 recommended for the Old Town District. Ms. Knight stated that CBD-1 and CBD-2 was created to preserve the residential character of the western end of Center Street. Secondly, Ms. Knight asked that the Commission keep CBD-1 and CBD-2 conditional. Ms. Knight also stated her concerns with applying Mixed-Use and Office Institutional zoning categories without any ordinances in place for those districts. Ms. Knight also, stated that there was a mistake on the map provided in the back up material. Ms. Knight stated that there was not enough public advertising for the comprehensive plan amendment and is also concerned with the stretching of the regional node along I-35. Chairman Ellison closed the public hearing at 6:42 P.M.

Commissioner Fenety moved to postpone to the May 9th regular meeting and have staff compile a list of all existing land development agreements. No second. Motion failed.

Commissioner Oppel moved to forward the changes that have been made to the Comprehensive Plan to City Council with the additional wording within the applicable land use districts that development agreements supersede anything described within the intent of the land use districts. Commission Wilson seconds the motion.

Commissioner Growt moved to amend the motion with placing all the adjusted zoning classes in conditional for all three (3) Farm, Ranch and Riparian Landscape. Commissioner Oppel and Commissioner Wilson accepts the amendment from Commissioner Growt.

Commissioner Oppel calls for a vote on the original motion without the amendment from Commissioner Growt. Commissioner Wilson seconds the motion.

Commissioner's Oppel, Wilson and Koch vote aye. Commissioner's Growt, Ellison and Fenety vote nay. Motion Failed.

Commissioner Growt moved to direct staff to make changes that Commissioner Oppel suggested and bring back for consideration on May 9th. Commissioner Fenety seconds the motion. All votes aye. Motion carried.

Commissioner Growt requested a five (5) minutes break at 8:03 P.M.
Meeting reconvened at 8:11 P.M.

**CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON
AMENDMENTS TO MULTIPLE SECTIONS OF CHAPTER 29, SIGN STANDARDS
AND PERMITS OF THE CITY OF KYLE, CODE OF ORDINANCES.**

Council Member, Travis Mitchell addressed the Commission stating after watching the previous Planning and Zoning Commission meeting, he decided to attend and give some explanation on feather flags and on where the proposed ordinance revision came from. Council Member, Mitchell stated that he does not want the item to move forward if the Commission decides to completely redo the ordinance.

Commissioner Fenety moved to table indefinitely.

Commissioner Fenety withdrew the motion temporary.

Jerry Kolacny addressed the Commission stating his concerns with eyesore signage for small businesses trying to get their business started or trying to revive their business and keep it operating. Mr. Kolacny also stated that the City needs to have a strict sign ordinance and it needs to be aggressively enforced.

Commissioner Fenety moved to reintroduce her motion to table indefinitely. Discussion with Howard Koontz, Director of Community Development regarding tabling versus postponing an item. Commissioner Growt offered a friendly amendment to postpone the item until the first voting meeting in August for consideration. Commission Oppel made a substitute motion to withdraw the item from consideration. Chairman Ellison restated the motion on the table. Chairman Ellison asked for a second for Commissioner Fenety's motion. No second. Motion failed. Commission Oppel made a substitute motion to withdraw the item from consideration. Commissioner Wilson seconds the motion. Commissioner's Oppel, Wilson, Ellison and Fenety vote aye. Commissioner's Growt and Koch vote nay. Motion carried.

GENERAL DISCUSSION

DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 47 – TRAFFIC AND VEHICLES ARTICLE II – PARKING OF THE CITY OF KYLE, CODE OF ORDINANCES.

Discussion only. No action taken.

ADJOURN

With no further business to discuss, Commissioner Growt moved to adjourn.

The Planning and Zoning Commission meeting adjourned at 10:01 P.M.

Prepared by: Debbie A. Guerra

Commissioner: Dex Ellison