

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

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular meeting on May 9, 2017 at 6:30 P.M. at Kyle City Hall, with the following persons present:

Chairman Dex Ellison	Wade Todd
Commissioner Oppel	Andrew Cipto
Commissioner Bradley Growt	Robert Kleeman
Vice-Chair Timothy Kay	
Commissioner Rick Koch	
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 6:31 P.M.

ROLL CALL OF COMMISSION

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

Commissioner Oppel moved excuse Commissioner Wilson from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Ellison opened the citizens comment period at 6:32 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 6:32 P.M.

CONSENT

**CROSSWINDS SUBDIVISION PHASE 2 – PRELIMINARY PLAN (PP-17-005) 69.77 ACRES; 258 SINGLE FAMILY LOTS, 6 OPEN SPACE LOTS FOR PROPERTY LOCATED OFF OF CROSSWINDS PARKWAY.
STAFF PROPOSAL TO P&Z: STATUTORILY DISAPPROVE TO MEET THE 30 DAY STATUTORY REQUIREMENT.**

LOTS 5A AND 6A, ORIGINAL TOWN OF KYLE, BLOCK 45, REPLAT OF LOTS 4, 5 AND 6, BLOCK 45 (AFP-17-003) 0.323 ACRES; 2 LOTS LOCATED AT 609 AND 617 W. MOORE STREET.

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

Vice-Chair Kay moved to statutorily disapprove Crosswinds Subdivision Phase 2 – Preliminary Plan (PP-17-005) and Lots 5A and 6A, Original Town of Kyle, Block 45, Replat of Lots 4, 5 and 6, Block 45 (AFP-17-003). Commissioner Fenety seconds the motion. All votes aye. Motion carried.

Roll Call: Chairman Ellison asked staff is anyone had heard from Commissioner Wilson. Howard J. Koontz, Director of Planning and Community Development stated that Commissioner Wilson was out of town.

Commissioner Oppel moved excuse Commissioner Wilson absence from the meeting. Commission Growt seconds the motion. All votes aye. Motion carried.

ZONING

(APPLICATION WITHDRAWN) CONSIDER A REQUEST BY KYLE MORTGAGE INVESTORS, LLC. TO REZONE APPROXIMATELY 57.26 ACRES OF LAND FROM RETAIL SERVICE DISTRICT ‘RS’ AND SINGLE FAMILY RESIDENTIAL-2 ‘R-1-2’ TO PLANNED UNIT DEVELOPMENT ‘PUD’ FOR PROPERTY LOCATED OFF OF W. FM 150 AND OLD STAGECOACH ROAD. (Z-17-007)

No action taken.

CONSIDER A REQUEST BY MAGNOLIA RESERVE, LLC TO REZONE APPROXIMATELY 98.106 ACRES OF LAND FROM SINGLE FAMILY RESIDENTIAL ATTACHED ‘R-1-A’ AND SINGLE FAMILY RESIDENTIAL-2 ‘R-1-2’ TO SINGLE FAMILY RESIDENTIAL-3 ‘R-1-3’ FOR PROPERTY LOCATED OFF OF BUNTON LANE APPROXIMATELY 2,000 FEET EAST OF TWIN ESTATES DRIVE. (Z-17-009)

Chairman Ellison opened up the public hearing at 6:36 P.M. and called for comments for or against the request. There were no speakers. Chairman Ellison closed the public hearing at 6:36 P.M.

Commissioner Oppel moved to approve the request. Vice-Chair Kay seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST BY ANDREW CIPTO TO REZONE APPROXIMATELY 0.5 ACRES OF LAND FROM CONSTRUCTION MANUFACTURING ‘CM’ TO COMMUNITY COMMERCIAL ‘CC’ FOR PROPERTY LOCATED AT 1408 W. CENTER STREET. (Z-17-010)

Chairman Ellison opened up the public hearing at 6:53 P.M. and called for comments for or against the request. There were no speakers. Chairman Ellison closed the public hearing at 6:53 P.M.

Commissioner Oppel moved to recommend to approve Community Commercial ‘CC’. There was no second. Motion failed.

Commissioner Growt moved to recommend approval of Neighborhood Commercial ‘NC’ to City Council. Commissioner Fenety seconds the motion. Commissioner’s Growt, Ellison, Koch and Fenety vote aye. Commissioner’s Oppel and Kay vote nay. Motion carried.

CONSIDER AND POSSIBLE ACTION

CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL FOR THE MID-TERM AMENDMENTS TO THE 2010 COMPREHENSIVE PLAN.

Commissioner Fenety moved to recommend approval of the Comprehensive Plan as is. Vice-Chair Kay amends the motion to include the words all zoning categories that are not either recommended or conditional shall be stated as not recommended. Vice-Chair Kay withdrew the amendment. Commissioner Oppel seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

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

Howard Koontz, Director of Planning and Community Development stated as requested by the Commission a list of all development agreements are in their packets. Mr. Koontz also stated that the parking ordinance procedure will need to be sponsored by a Council Member and would go directly to City Council.

Commissioner Growt stated he would like to have a work session regarding the sign ordinance pursuant to City permission.

Commissioner Fenety stated she would like zoning signs to be larger in size.

Chairman Ellison asked what the status is with the Residential Style Guide. Howard J. Koontz, Director of Planning stated it would be at the June workshop meeting.

STAFF REPORT

**STAFF REPORT BY HOWARD J. KOONTZ, DIRECTOR OF PLANNING AND
COMMUNITY DEVELOPMENT.**

No staff report.

ADJOURN

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

The Planning and Zoning Commission meeting adjourned at 8:07 P.M.

Prepared by: Debbie A. Guerra

Chairman, Dex Ellison