

CITY OF KYLE

Planning and Zoning Commission Workshop Meeting



Kyle City Hall, 100 W. Center Street, Kyle, TX 78640
The public can watch remotely at: Spectrum 10;
<https://www.cityofkyle.com/kyletv/kyle-10-live>. One or more members of the governing body may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the governing body will be present at Kyle City Hall.

Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on May 24, 2022, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, for the purpose of discussing the following agenda.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Posted this 19th day of May, 2022, prior to 6:30 P.M.

1. Call meeting to order
2. Roll Call
3. Citizen Comments
 - A. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.
4. General Discussion
 - B. Continued discussion regarding code amendments to the M-1, M-2 and M-3 zoning districts.

C. Discussion regarding possible conditional use process for gas stations, car washes, and self-storage facilities.

5. Adjournment

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting."

CITY OF KYLE, TEXAS



The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

Meeting Date: 5/24/2022
Date time:6:30 PM

Subject/Recommendation: The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

M-1, M-2 and M-3 Zoning Districts

Meeting Date: 5/24/2022

Date time:6:30 PM

Subject/Recommendation: Continued discussion regarding code amendments to the M-1, M-2 and M-3 zoning districts.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- ☐ Pattie Snidow Email

Manufactured Housing information for future discussions

Pattie Snidow <psnidow3@gmail.com>

Tue 4/12/2022 4:04 PM

To: 'Alex Guerra' <ag1052@yahoo.com>; William Atkinson <watkinson@cityofkyle.com>; Debbie Guerra <dguerra@cityofkyle.com>

 1 attachments (36 KB)

HUD foundtions standards for manufactured housing_zip was removed from this message;

Hello,

Based on the suggestion of our Commission chair, I am submitting information from which we may want to draw our criteria for building standards and Zoning definitions for M1 M2 or M3, rather than say "in accordance with HUD building standards," which was my original proposal.

Please share with the entire commission for future reference and as a resource to them and for our future discussions. Commissioner McCall has specifically requested the permanent foundation standards I was discussing.

From HUD site [HUD's Office of Manufactured Housing Programs \(OMHP\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

What is a manufactured home?

A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.

What is the difference between manufactured and modular homes?

Manufactured homes are constructed according to a code administered by the U.S. Department of Housing and Urban Development (HUD Code). The HUD Code, unlike conventional building codes, requires manufactured homes to be constructed on a permanent chassis. Modular homes are constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

MANUFACTURED HOME CONSTRUCTION AND SAFETY PROGRAM

[Manufactured Housing and Standards: Construction and Safety Program | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The Office of Manufactured Housing Programs oversees the construction statutes, standards, and regulations of manufactured housing and provides consumers with resources related to the purchase, installation, and maintenance of a manufactured home. In addition to these programs, there is recourse for homeowners to resolve complaints through the State Administrative Agency or through dispute resolution.

Permanent Foundation Guide for Manufactured Housing

[Permanent Foundations Guide for Manufactured Housing Guidebook \(4930.3G\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Respectfully submitted,

Patricia Snidow

P&Z Commissioner



CITY OF KYLE, TEXAS

Discussion regarding a possible conditional use process for gas stations, car washes, and self-storage facilities

Meeting Date: 5/24/2022
Date time:6:30 PM

Subject/Recommendation: Discussion regarding possible conditional use process for gas stations, car washes, and self-storage facilities.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Gas Station Ordinance

ORDINANCE NO. 1196

AN ORDINANCE AMENDING CHAPTER 53 (ZONING) OF THE CITY OF KYLE, TEXAS, FOR THE PURPOSE OF MODIFYING SECTION 53-1230 TO RESTRICT CERTAIN USES ; AUTHORIZING THE CITY SECRETARY TO AMEND THE CITY OF KYLE CODE OF ORDINANCES SO AS TO REFLECT THIS CHANGE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

SECTION 1. That Sections 53-1230 of the City of Kyle adopted in Chapter 53 (Zoning) be and the same is hereby amended as shown on the code section labeled Exhibit 1.

SECTION 2. That the City Secretary is hereby authorized and directed to amend Sections 53-1230 in the Code of Ordinances of the City of Kyle, as shown in Exhibit 1 and by proper endorsement indicate the authority for said notation.

SECTION 3. If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this Ordinance or the application to such other persons or sets of circumstances shall not be affected hereby, it being the intent of the City Council of the City of Kyle in adopting this Ordinance, that no portion hereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision.

SECTION 4. This Ordinance shall be published according to law and shall be and remain in full force and effect from and after the date of publication.

SECTION 5. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Kyle at a regular meeting on the 15th day of February, 2022, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

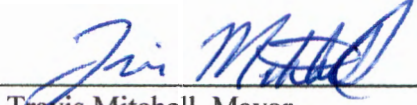
READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Kyle at a regular meeting on the 3rd day of May, 2022, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

APPROVED this 3rd day of May, 2022.

ATTEST:



Jennifer Holm, City Secretary



Travis Mitchell, Mayor

Exhibit 1

Sec. 53-1230. - Uses permitted in certain districts.

The following uses are restricted if otherwise allowed by zoning:

- *Fuel station.* Shall not be authorized within a .5-mile radius of a pre-existing fuel station (per parcel boundary). Radii will not overlap, requiring at least 1-mile between fuel stations*
- *Automobile Wash.* Shall not be authorized within .75-mile radius of a pre-existing automobile wash (per parcel boundary). Radii will not overlap, requiring at least 1.5 miles between automobile wash facilities.
- *Mini-Warehouse/Self Storage.* Shall not be authorized within a 1-mile radius of a pre-existing mini-warehouse or self-storage facility (per parcel boundary). Radii will not overlap, requiring at least 2-miles between mini-warehouse/self-storage facilities.

*A fuel station may be approved that is less than a .5-mile radius of a pre-existing fuel station, if:

- Residential development within an area adds an estimated additional 5,000 residents, from date of creation of ordinance restricting fuel stations.