



# CITY OF KYLE

## PLANNING & ZONING COMMISSION REGULAR MEETING

<https://www.cityofkyle.com/kyletv/kyle-10-live> OR  
Spectrum10

**SPECIAL NOTE:** Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called 'social distancing') to slow the spread of COVID-19. Planning and Zoning Commission will attend the meeting via videoconferencing. This meeting can be viewed live online at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10.

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on January 12, 2021, at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10, 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 8th day of January, 2021, prior to 6:30 P.M.

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1. **Call Meeting To Order**
  2. **Roll Call**
  3. **Minutes**
    - A. [Planning and Zoning Commission meeting minutes for October 13, 2020 \(Workshop\), October 27, 2020 \(Workshop\), November 10, 2020 \(Regular Meeting\), November 24, 2020 \(Workshop\) and December 8, 2020 \(Regular Meeting\).](#)
  4. **Citizen Comments**

- A. Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

## 5. Consent

- A. 6 Creeks Phase 1, Section 5A - Final Plat (SUB-20-0127) 28.124-acres; 57 residential lots and 3 open space lots for property located west of N. Old Stagecoach Road within the 6 Creeks Subdivision.

- Staff Proposal to P&Z: Approve the Final Plat.

- B. 6 Creeks Phase 1, Section 8A - Preliminary Plan (SUB-20-0130) 26.03 acres; 94 residential lots for property located west of N. Old Stagecoach Road within 6 Creeks Subdivision.

- Staff Proposal to P&Z: Approve the Preliminary Plan.

- C. Talavera Subdivision - Preliminary Plan (SUB-20-0153) 119.43 acres; 407 lots for property located at the northwest intersection of Goforth Road and Bunton Creek Road.

- Staff Proposal to P&Z: Approve the Preliminary Plan.

- D. Plum Creek Phase 1, Section 11G Replat of Lot 1B, Block A (SUB-20-0156) 2.139 acres; 2 commercial lots for property located at 4600 FM 1626.

- Staff Proposal to P&Z: Approve the Replat.

- E. Howerton Plum Creek - Site Plan (SD-20-0079) 2.976 acres; 1 commercial lot for property located at 4282 S. FM 1626.

- Staff Proposal to P&Z: Approve the Site Plan.

- F. Silberberg Phase 2 - Site Plan (SD-20-0086) 2.427 acres; 1 commercial lot for property located at 4210 Benner Road.

- Staff Proposal to P&Z: Approve the Site Plan.

## 6. Zoning

- A. Consider a request by Jimmy and Diana Owen (Z-20-0066) to assign original zoning to approximately 1.4 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located at 101 Sunflower Circle, in Hays County, Texas.

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- Public Hearing
  - Recommendation to City Council

- B. Consider a request by Kyle Mortgage Investors, LLC (Z-20-0067) to rezone approximately 57-acres of land from R-1-2 (42.3-acres) & RS (15-acres) to PUD (R-1-A, 54-acres) & (RS, 3.3-acres) for property located at 1821 W. RR 150, in Hays County, Texas.

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- Public Hearing
  - Recommendation to City Council

C. Consider a request by 1400 E. FM 150, LLC (Z-20-0068) to assign original zoning to approximately 5.87 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located at 1400 E. RR 150, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

D. Consider a request by DDR DB Kyle LP (Z-20-0069) to rezone approximately 19.5 acres of land from Retail Service District 'RS' to Multi-Family Residential-3 'R-3-3' for property located at 5492 Kyle Center Drive, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

## 7. **General Discussion**

A. Discussion only regarding Planning and Zoning Commission request for future agenda items.

## 8. **Staff Report**

A. Staff Report by Howard J. Koontz, Director of Planning and Community Development.

## 9. **Adjournment**