



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 March 23, 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 19th day of March, 2021, prior to 6:30 PM

1. **Call Meeting To Order**

2. **Roll Call**

3. **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>](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.

4. **Consent**

- A. Sunset Ridge Manufactured Home Park Establishing Lot 2, Phase 2B- Final Plat (SUB-20-0159) 28.236 acres; 83 lease parcels, 1 private park, 8 drainage easements and 1 private street and utility easement located off of Split Rail Parkway.
- Staff Proposal to P&Z: Approve the Final Plat.
- B. Sunset Ridge Manufactured Home Park Establishing Lot 2, Phase 2C - Final Plat (SUB-20-0160) 21.343 acres; 91 lease parcels, 4 drainage easements, 1 private street and utility easement located off of Split Rail Parkway and Inspiration Drive.
- Staff Proposal to P&Z: Approve the Final Plat.
- C. Plum Creek Phase 1, Section 6F, Resub of Lot 3 (SUB-21-0166) 2.4273 acres; 4 commercial lots for property located on the southwest corner of Kohler's Crossing and Benner Road.
- Staff Proposal to P&Z: Approve the Plat.
- D. Stagecoach Subdivision, Phase 3 - Final Plat (SUB-20-0149) 22.251 acres; 88 single family lots, 1 water line lot and 1 drainage easement lot for property located East of Stagecoach Road and West of Scott Street.
- Staff Proposal to P&Z: Approve the Final Plat.
- E. Plum Creek Phase 2, Section 2 - Preliminary Plan (SUB-20-0152) 55.028 acres; 201 single family lots and 16 open space lots located within the 400 block of Kohler's Crossing.
- Staff Proposal to P&Z: Approve the Preliminary Plan.
- F. Brooks Ranch Phase 1 - Final Plat (SUB-20-0113) 21.574 acres; 57 single family lots, 1 private park/amenity lot, 1 open space lot, 1 buffer lot and 2 D.E. & M.U.E. lots located off of Brooks Ranch Drive.
- Staff proposal to P&Z: Approve the Final Plat.

5. Consider and Possible Action

- A. Consider a request to construct a car wash with associated covered parking areas to detail vehicles, and a dumpster enclosure for property located at 18900 IH-35, approximately 600-feet south of the intersection of IH-35 and Kyle Crossing (in front of Home Depot) within the I-35 overlay district. (Suds Deluxe Car Wash - CUP-21-0028)

6. Zoning

- A. Consider a request by FM 158 Land LTD to assign original zoning to approximately 66.245 acres of land from Agriculture 'AG' to Warehouse District 'W' for property located at 24801 IH-35, in Hays County, Texas.
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 - Public Hearing
 - Recommendation to City Council
- B. Consider a request by WS Live Oak Kyle, LLC (Z-21-0072) to rezone approximately 14.08 acres of land from Single Family-1 'R-1' to Townhome District 'R-1-T' for

property located at the north corner of Live Oak Street and St. Anthony's Drive, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

C. Consider a request by Estate of Evelyn Franke, et al (Z-21-0074) to assign original zoning to approximately 12.9 acres of land from Agriculture 'AG' to Mixed Use District 'MXD' for property located on the northeast corner of Philomena Drive and Bunton Creek Road, 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