



CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING

Kyle City Hall, 100 W. Center Street, Kyle, TX 78640;
Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>

SPECIAL NOTE: Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in-person and 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. Some Planning and Zoning Commissioner's will be present in the chamber while others 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 May 11, 2021, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640; Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>, 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 7th day of May, 2021, prior to 6:30 P.M.

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1. **Call Meeting To Order**
 2. **Roll Call**
 3. **Citizen Comments**

A. [Members of the public that wish to provide citizen comment have the following options:](#)

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1. [In-Person at Kyle City Hall](#)

2. Virtual Attendance - Submit the online registration form found at: <https://www.cityofkyle.com/bc/citizen-comment-sign>. Registration must be received by 12 p.m. on the day of the meeting.

4. **Consent**

- A. Trails at Windy Hill, Phase 4 - Final Plat (SUB-20-0114) 21.545 acres; 58 residential lots, 1 open space/drainage easement/pond, 1 drainage easement, right-of-way, and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.
- Staff Proposal to P&Z: Approve the final plat.
- B. Trails at Windy Hill, Phase 5 - Final Plat (SUB-20-0116) 20.630 acres; 104 residential lots, 1 open space lot, 1 right-of-way and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.
- Staff Proposal to P&Z: Approve the final plat.
- C. Windy Hill Development - Final Plat (SUB-20-0161) 4.62 acres; 1 commercial lot for property located at 400 Windy Hill Road.
- Staff Proposal to P&Z: Approve the final plat.
- D. Brooks Ranch, Phase 2 - Final Plat (SUB-20-0162) 25.67 acres; 83 single family lots, 1 buffer lot and 2 D.E. and M.U.E. lots for property located
- Staff Proposal to P&Z: Approve the final plat.

5. **Consider and Possible Action**

- A. Consider a request by Goforth Partners, Inc. (Z-21-0078) to rezone approximately 1.63 acres of land from Construction Manufacturing 'CM' to Retail Service District 'RS' for property located at 1050 Bunton Creek Road, in Hays County, Texas.
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 - Public Hearing
 - Recommendation to City Council
- B. Consider a request by CTX Park, LLC (Z-21-0079) to assign original zoning to approximately 1.105 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located within the 1800 block of Goforth Road, in Hays County, Texas.
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 - Public Hearing
 - Recommendation to City Council
- C. Consider a request for the purpose of amending (Sec. 53-893) relating to when a Conditional Use Permit is required for commercial development.
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 - Public Hearing
 - Recommendation to City Council

6. **General Discussion**

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

[items.](#)

B. [Municipal Outdoor Lighting Discussion. ~ Commissioner Snidow](#)

7. Staff Report

A. [Staff Report by Howard J. Koontz, Director of Planning and Community Development.](#)

8. Adjournment