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 June 8, 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 4th day of June, 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 from April 13, 2021 (Regular Meeting, April 27, 2021 (Special Called Meeting & Workshop)

4. **Citizen Comments**

A. Members of the public that wish to provide citizen comment have the following options:

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.

5. Consent

A. Casetta Ranch Subdivision Section 3 - Final Plat (SUB-21-0174) 23.6922 acres; 88 single family lots, 1 pocket park, 1 drainage/detention lot and R-O-W located southwest of the intersection of Bunton Creek Road, Goforth Road, and Bunton Lane.

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

B. Casetta Ranch Section 4 - Final Plat (SUB-21-0175) 97.646 acres; 86 single-family lots, 4 open space/drainage easement lots and right-of-way for property located southwest of the intersection of Bunton Creek Road, Goforth Road, and Bunton Lane.

Staff Proposal to P&Z: Approve the final plat.

C. Cypress Forest Phase Three Section B - Final Plat (SUB-21-0181) 11.86 acres; 39 single family lots and 1 open space lot located west of N. Old Stagecoach Road in Cypress Forest Subdivision.

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

D. Cypress Forest Phase Four Section B - Final Plat (SUB-21-0182) 11.57 acres; 35 single family lots and 1 open space lot located west of N. Old Stagecoach Road in Cypress Forest Subdivision.

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

E. Heroes Memorial Park - Final Plat (SUB-21-0191) 5.5440 acres; 1 lot located on the northwest corner of Kohler's Crossing and Kyle Parkway intersection.

Staff Proposal to P&Z: Approve the Final Plat

F. Heroes Memorial Park - Site Plan (SD-20-0088) 4.86 acres; 1 lot located on the northwest corner of Kholer's Crossing and Kyle Parkway intersection.

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

G. Dairy Queen - Replat (SUB-21-0185) 2.28 acres; 2 lots located at 22601 IH-35.

Staff Proposal to P&Z: Approve the Replat.

H. Findley Subdivision - Final Plat (SUB-21-0170) 9.993 acres; 2 lots located at 1691 N. Old Stagecoach Road.

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

I. Six Creeks Boulevard Phase 1, Section 3 - Final Plat (SUB-21-0186) 7.0340 acres; 1 right-of-way located off of Six Creeks Boulevard.

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

6. Zoning

A. Consider a request by Lucia Hernandez (Z-21-0081) to assign original zoning to approximately 4.56 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located at 145 Lehman Road, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

B. Consider a request by Sunrise Village Investments, LLC (Z-21-0082) to assign original zoning to approximately 10.81 acres of land to Retail Service District 'RS' and approximately 34.83 acres to Multi-Family Residential-3 'R-3-3' for property located at 20139 IH-35, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

C. Consider a request by LD Enterprises, LLC (Z-21-0084) to assign original zoning and rezone approximately 11.08 total acres of land from Agriculture 'AG' (.023-Acres) and Single Family 'R-1' (10.85-Acres) to Single Family Residential-3 'R-1-3' for property located between Scott Street and the 800 block of South Sledge Street, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

7. Consider and Possible Action

A. Limestone Creek Subdivision - Residential Style Guide (SUB-21-0173) 179.278 acres; 487 single family lots, 2 commercial lots, 7 townhome lots, 4 open space lots, 1 amenity center and 5 detention ponds/open space lots for property located off of E. Post Road, just north of Quail Ridge Subdivision.

- Public Hearing

B. Limestone Subdivision - Preliminary Plan (SUB-21-0173) 179.278 acres; 487 single family lots, 2 commercial lots, 7 townhome lots, 4 open space lots, 1 amenity center and 5 detention ponds/open space lots for property located off of E. Post Road, just north of Quail Ridge Subdivision.

Staff Proposal: Approve

C. Consider a request to construct an approximately 2,300 square foot Starbuck's free standing building located at 22449 IH-35, approximately 200-feet north of the intersection of IH-35 and E FM 150 within the IH-35 overlay district. (Starbucks Center Street Village - CUP-21-0029)

D. Consider a request to construct an approximately 2,700 square foot, free standing restaurant and a drive-thru for property located at 18940 IH-35, approximately 1,400-feet south of the intersection of IH-35 and Kyle Crossing within the IH-35 overlay district. (P. Terry's - CUP-21-0030)

E. Consideration of Exception to Sec. 41-10(b)(c), City of Kyle Subdivision Code (Exception to requiring platting for 400, 402, 404 S. Burleson).

8. General Discussion

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

9. Staff Report

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

10. Adjournment