



# 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 July 27, 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 23rd day of July, 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 Minutes - May 11, 2021 and June 8, 2021.](#)
  4. **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.

## 5. Consent

A. Talavera Subdivision Phase 1 - Final Plat (SUB-21-0169) 34.084 acres; 121 residential lots, 1 amenity lot and 5 open space lots located at the northwest intersection of Goforth Road and Bunton Creek Road.

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

B. Poco Loco Yarrington, Lot 1, Block A - Final Plat (SUB-21-0177) 13.564 acres; 1 commercial lot for property located at the intersection of IH-35 and C.R. 208.

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

C. 6 Creeks Phase 1, Section 4B - Final Plat (SUB-20-0163) 21.679 acres; 91 residential lots and 4 open space lots located off of N. Old Stagecoach Road, in the 6 Creeks Subdivision.

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

## 6. Zoning

A. Consider a request by Estate of Janelle Hadsell (Z-21-0083) to assign original zoning to approximately 24.65 acres of land from Agriculture 'AG' to Manufactured Home Park District 'M-3' for property located 600 Bebee Road, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

## 7. Consider and Possible Action

A. A public hearing to amend Chapter 53 (Zoning) of the City of Kyle, Code of Ordinances. The following sections will be considered: Sec. 53-5 Definitions (Building Acre, Multifamily Residential Restricted, Townhouse); Sec. 53-443 – Permitted Uses; Sec. 54-5 (Note 1).

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- Public Hearing
- Recommendation to City Council

B. A public hearing to amend Chapter 53 (Zoning) of the City of Kyle, Code of Ordinances. The following sections will be considered: Sec. 53-1047 – Authorized Conditional Uses; Exhibit A. – Plum Creek Planned Unit Development, Article II. – Planned Unit Development District, Part D. – Additional Use Regulations Sec. 1. – Additional use, height and area regulations and exceptions applicable to PUD districts unless otherwise approved by the city council.

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- Public Hearing
- Recommendation to City Council

- C. [\(Postponed on 6/8/21 & 6/22/21\) 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**