



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 August 10, 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.**

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1. **Call Meeting To Order**
 2. **Roll Call**
 3. **Minutes**
 - A. [Planning and Zoning Commission Meeting Minutes for June 22, 2021 \(Special Called Meeting and Workshop\)](#).
 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. **Public Hearing**

A. The Planning and Zoning Commission of the City of Kyle, Texas, will hold two public hearings for the purpose of receiving testimony, comments, and written evidence from the public regarding a comprehensive plan amendment to add Warehouse 'W' and Construction Manufacturing 'CM' Zoning Districts to the 'Regional Node' Land Use District in the Comprehensive Plan, in the City of Kyle, Texas. (Caraway Cattle Co. Family Partnership – Z-21-0087)

- - Public Hearing (First of Two Public Hearings)

6. **Consent**

A. 6 Creeks Phase 1, Section 8A - Final Plat (SUB-20-0144) 25.702 acres; 94 residential lots and 5 open space lots for property located west of N. Old Stagecoach Road, in Six Creeks Subdivision.

- Staff Proposal to P&Z: Approve

B. Philomena Commercial - Final Plat - (SUB-21-0178) 36.40 acres; 3 commercial lots for property located at 601 Philomena Drive.

- Staff Proposal to P&Z: Approve

C. Brookside Subdivision Phase 5A - Final Plat (SUB-21-0179) 1.942 acres; 18 residential lots, 1 drainage & access easement, 1 private park, PUSE & access easement located northeast of Ferrule Drive.

- Staff Proposal to P&Z: Approved.

D. Opal Point at Kyle - Final Plat (SUB-21-0198) 16.1416 acres; 1 multi-family lot for property located at 141 Opal Lane.

- Staff Proposal to P&Z: Approve

7. **Consider and Possible Action**

A. (Postponed on 6/8/21, 6/22/21 & 7/27/21) 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