



# CITY OF KYLE

## PLANNING & ZONING COMMISSION REGULAR MEETING

Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

The public can watch remotely at: Spectrum 10;

<https://www.cityofkyle.com/kyletv/kyle-10-live>. One or more members of the governing body may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the governing body will be present at Kyle City Hall.

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on January 11, 2022, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, 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 January, 2022, prior to 6:30 p.m.

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1. **Call Meeting To Order**
  2. **Roll Call**
  3. **Nomination(s) and Election(s) of Chair and Vice-Chair**
    - A. [Nomination\(s\) and Election\(s\) of Chair and Vice-Chair.](#)
  4. **Minutes**
    - A. [Planning and Zoning Commission Meeting Minutes for December 14, 2021.](#)
  5. **Citizen Comments**
    - A. [Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter](#)

concerning city business, and they must observe the three-minute time limit. Members of the public that wish to provide citizen comment have the following options:

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- In-Person at Kyle City Hall, 100 W. Center Street

## 6. Consent

- A. Crosswinds Subdivision Phases 6A & 6B - Preliminary Plan (SUB-21-0203) 67.035 acres; 207 residential lots, 1 commercial lot, 3 sidewalk easements & P.U.E lots, 2 sidewalk easements, access easement & P.U.E. lot, 2 greenbelt, drainage easement & P.U.E. lots, 3 drainage easements, sidewalk easement, access easement & P.U.E. lots, and 1 drainage easement & P.U.E. lot for property located south of Windy Hill Road, adjacent to existing Crosswinds Phase 1.

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Staff Proposal to P&Z: Approve the preliminary plan.

- B. Emma Park Subdivision - Preliminary Plan (SUB-21-0210) 63.92 acres; 162 residential duplex lots, 4 drainage lots, and an open space lot located within the 1300 block of Hillside Terrace.

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Staff Proposal to P&Z: Approve the preliminary plan.

## 7. Zoning

- A. Consider a request by Sean Ratterree, of CTC Residential LLC (Z-21-0091) to rezone approximately 15.542 acres of land to 'PUD MXD' for property located at 5839 Kyle Parkway, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

- B. Consider a request by the City of Kyle, (Z-21-0092) to rezone approximately 45.5 acres of land from 'RS' to 'PUD' (RS – 19 acres, MXD – 26.5 acres) for property located at 20139 IH-35, in Hays County, Texas.

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- Public Hearing
- Recommendation to City Council

## 8. Consider and Possible Action

- A. Consider a request to construct an approximately 160,000 square foot Costco, fuel canopy and site plan for property located at 18962 IH-35 within I-35 overlay district. (Costco - Conditional Use Permit - CUP-21-0042).

- B. Consider a request to construct an approximately 4,000 sq.ft. (Torchy's free standing unit and drive thru), an approximately 10,500 sq. ft. (Retail #3 building) and approximately (9,100 sq. ft. (Retail #4 building) for property located at 19100 IH-35 within the I-35 overlay district. (Torchy's, Retail #3 and Retail #4 - Conditional Use Permit - CUP-21-0044).

- C. Consider a comprehensive plan amendment to amend approximately 535 acres of land from 'Farm District' to 'East FM 150 Employment District' and 42 acres of land to the 'Regional Node' for certain parcels located northwest of the intersection of SH-21 and E FM 150. (City of Kyle).

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- [Public Hearing \(Second of Two Public Hearings\)](#)
- [Recommendation to City Council](#)

D. [Consider an amendment Chapter 41 \(Subdivisions\) of the City of Kyle, Code of Ordinances. The following sections will be considered: Sec. 41-1 Definitions \(Municipal Utility Easement\); Sec. 41-137 Streets, Sec. 41-139 – Crosswalks, Sec. 41-143 Sidewalks & Sec. 41-146 Streetlights, for the purpose of adding requirements for the city-wide trail system.](#)

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- [Public Hearing](#)
- [Recommendation to City Council](#)

E. [Consider an amendment to Chapter 53 \(Zoning\) of the City of Kyle, Code of Ordinances. The following sections will be considered: Sec. 53-33\(n\)\(4\) Parking, Sec. 53-892 Districts and Boundaries, adding Sec. 53-900, and amending Exhibit A, Plum Creek Planned Unit Development, Art. II, Section 1, for the purpose of adding requirements for the city-wide trail system.](#)

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- [Public Hearing](#)
- [Recommendation to City Council](#)

## 9. Staff Report

A. [Staff Report by William Atkinson, Senior Planner.](#)

## 10. Adjournment