



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 February 8, 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 3rd day of February 2022, prior to 6:30 p.m.

1. Call Meeting To Order

2. Roll Call

3. Minutes

A. [Planning and Zoning Commission Meeting Minutes for January 11, 2022 \(Regular Meeting\) and January 18, 2022 \(Special Called Meeting\)](#).

4. 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

5. Executive Session

A. Executive Session pursuant to Texas Local Government Code section 551.071 Consultation with Attorney regarding procedural matters related to:

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- A request to rezone approximately 8.32 acres of land from Retail Service District 'RS' to Mixed-Use Development 'MXD' for property located at Kyle Marketplace Sec. 2 Lot A & 19.48 acres of land from Retail Service District 'RS' to Mixed-Use District 'MXD' for property located at Kyle Marketplace Sec. 2 Block F, in Hays County, Texas. (CSW KC II, LLC - Z-21-0089).
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- A request to rezone approximately 5.13 acres of land from 'A' Agriculture to 'W' Warehouse District for property located at 1351 Bunton Creek Rd, in Hays County, Texas. (Abel & Linda Tenorio - Z-21-0093).
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- A request to construct an approximately 880 square foot free standing building with walk up and drive-thru service located at 20325 IH-35 within the I-35 zoning overlay district. (Dutch Bros. Coffee - Conditional Use Permit - CUP-21-0041).
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- A request to construct an approximately 5,031 square foot free standing building and site plan for property located at 2325 Kohler's Crossing within the I-35 zoning overlay district. (Midas Automotive Experts - Conditional Use Permit - CUP-21-0045).
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- A request to construct an approximately 43,803 square foot office/warehouse building and site plan located at 250 Gateway Blvd. within the I-35 zoning overlay district. (Hays Logistics - Conditional Use Permit - CUP-22-0048).
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- A request for a Conditional Use Permit for the purposes of allowing a height increase for future buildings located at 24801 IH-35 (Ord. No. 1161, Sec. 53-1047(12)). (Alliance Industrial Company - CUP-22-0046).
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- Amendment to Sec. 53-1230 (Zoning), to restrict certain uses, and amend the associated zoning use chart.

B. Reconvene into open session.

6. Consent

A. Crosswinds Subdivision Phase Five - Final Plat (SUB-21-0200) 43.296 acres; 211 residential lots, 2 drainage, sidewalk, access and public utility lots for property located on the southwest corner of Crosswinds Parkway and Goforth Road.

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

B. Opal Ranch Subdivision - Preliminary Plan (SUB-21-0214) 17.18 acres; 64 residential lots, 1 detention lot and 5 private open space and drainage easement located at 1001 S. Sledge Street..

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

C.

[Yarrington Industrial Subdivision - Final Plat \(SUB-21-0219\) 110.923 acres; 4 commercial lots for property located at 24801 IH-35.](#)

- [Staff Proposal to P&Z: Approve the final plat.](#)

7. Zoning

A. [Consider a request to rezone approximately 8.32 acres of land from Retail Service District 'RS' to Mixed-Use Development 'MXD' for property located at Kyle Marketplace Sec. 2 Lot A & 19.48 acres of land from Retail Service District 'RS' to Mixed-Use District 'MXD' for property located at Kyle Marketplace Sec. 2 Block F, in Hays County, Texas. \(CSW KC II, LLC. - Z-21-0089\).](#)

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

B. [Consider a request to rezone approximately 5.13 acres of land from 'A' Agriculture to 'W' Warehouse District for property located at 1351 Bunton Creek Rd, in Hays County, Texas. \(Abel and Linda Tenorio - Z-21-0093\).](#)

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

8. Consider and Possible Action

A. [Consider a request to construct an approximately 880 square foot free standing building with walk up and drive-thru service located at 20325 IH-35 within the I-35 zoning overlay district. \(Dutch Bros. Coffee - Conditional Use Permit - CUP-21-0041\).](#)

B. [Consider a request to construct an approximately 5,031 square foot free standing building and site plan for property located at 2325 Kohler's Crossing within the I-35 zoning overlay district. \(Midas Automotive Experts - Conditional Use Permit - CUP-21-0045\).](#)

C. [Consider a request to construct an approximately 43,803 square foot office/warehouse building and site plan located at 250 Gateway Blvd. within the I-35 zoning overlay district. \(Hays Logistics - Conditional Use Permit - CUP-22-0048\).](#)

D. [Consider a request for a Conditional Use Permit for the purposes of allowing a height increase for future buildings located at 24801 IH-35 \(Ord. No. 1161, Sec. 53-1047\(12\)\). \(Alliance Industrial Company - CUP-22-0046\).](#)

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

E. [Consider an amendment to Sec. 53-1230 \(Zoning\), to restrict certain uses, and amend the associated zoning use chart.](#)

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

9. General Discussion

A. [Discussion only regarding Planning and Zoning Commission request for future agenda items.](#)

10. Staff Report

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

11. Adjournment