



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 December 14, 2021, 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 10th day of December, 2021, prior to 6:30 pm

1. **Call Meeting To Order**

2. **Roll Call**

3. **Minutes**

A. [Planning and Zoning Commission Meeting Minutes for November 9, 2021.](#)

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:](#)

- [In-Person at Kyle City Hall, 100 W. Center Street](#)

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 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)

- • Public Hearing

6. Consent

- A. Plum Creek Phase 2, Section 2 - Final Plat (SUB-21-0211) 55.026 acres; 201 single family lots, 2 public utility easements, 1 public utility easement - open space - landscape easement lot, 4 open space lots, 2 open space - landscape easements, 1 drainage easement - open space and landscape easement lot for property located off Kohler's Crossing and Jack C. Hays Trails.

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

- B. Plum Creek Phase 1, Section 6A, Block B - Site Plan (SD-21-0107) 1.62 acres; 1 Multi-Family Residential lot for property located at 5711 FM 2770.

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

- C. Sage Hollow - Final Plat (SUB-21-0176) 57.293 acres; 222 residential lots, 8 greenbelt lots located at 1915 W. FM 150.

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

- D. Replat of Lots 14, 15 and 16, Block 4, Original Town of Kyle Establishing Lots 15A and 15B, Block 4 (SUB-21-0221) 0.1973 acres; 2 lots located at 111 S. Main Street.

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

- E. Plum Creek Phase II, Section 10, Lot 2 - Final Plat (SUB-21-0225) 5.246 acres; 1 Lot for property located off FM 1626 and Rikardson.

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

- F. Plum Creek Phase II, Section 10 - Final Plat (SUB-21-0226) 171.05 acres; 6 commercial lots located off FM 1626 and Rikardson.

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

- G. Kalterra Addition Lots 6-8 - Final Plat (SUB-21-0217) 8.994 acres; 3 lots located on the southwest corner of Kohler's Crossing and IH-35.

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

- H. Ky-Tex Downtown - Concept Plan (SUB-21-0207) 47.07 acres; 230 lots for property located near the northwest intersection of Veterans Drive and Gregg Road.

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

7. Consider and Possible Action

A. Consider a request to construct an approximately 4,416 square foot Denny's free standing restaurant and site plan for property located at 19020 IH-35, within the I-35 overlay district. (Denny's Restaurant - CUP-21-0031).

B. Consider a request to construct an approximately 4,500 square foot free standing restaurant and site plan for property located at 18920 IH-35, within the I-35 overlay district. (Z Tejas - CUP-21-0038).

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C. Consider a request to construct two (2) single-story, multi-tenant retail buildings. Each building will be approximately 7,200 square feet located south of FM 1626 and west of Marketplace Avenue within the FM 1626 overlay district. (Kyle Marketplace Section 2, Block A, Lot 2 - CUP-21-0039).

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8. General Discussion

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

9. Staff Report

A. Staff Report by William Atkinson, Senior Planner.

10. Adjournment