



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 March 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 4th day of March, 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 February 8, 2022 \(Regular Meeting\) and February 22, 2022 \(Special Called Meeting/Joint Meeting with City Council\)](#)

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.](#)

5. Executive Session

- A. Executive Session pursuant to Texas Local Government Code section 551.071 Consultation with Attorney regarding procedural matters related to:
- • Consider a request to renovate an approximately 3,200 square foot Conoco convenience store with associated fuel canopy and dumpster enclosure for property located at 1203 N. Old Hwy 81 within the I-35 overlay district. (Conoco - Conditional Use Permit - CUP-22-0050).
 - • Consider a request by Stephen Buffum, P.E. of Costello Inc. to rezone approximately 201.4 acres of land from Agriculture 'A' to Single Family Residential-1 'R-1-1' for property located at 1899 Six Creeks Blvd, in Hays County, Texas. (Blanco River Ranch Properties, LP - Z-22-0097).
 - • Consider a request by Jeffrey Howard of McLean & Howard LLP, to rezone approximately 259 acres of land from Agriculture 'A' to Planned Unit Development 'PUD' for property located at 5260 Hillside Terrace, in Hays County, Texas. (Hillside Terrace - Zoning - Z-21-0090).

B. Reconvene into open session.

6. Consider and Possible Action

- A. Consider a request to renovate an approximately 3,200 square foot Conoco convenience store with associated fuel canopy and dumpster enclosure for property located at 1203 N. Old Hwy 81 within the I-35 overlay district (Conoco - Conditional Use Permit - CUP-22-0050)

7. Zoning

- A. Consider and possible action on a recommendation to the City Council regarding a request by Stephen Buffum, P.E. of Costello Inc. to rezone approximately 201.4 acres of land from Agriculture 'A' to Single Family Residential-1 'R-1-1' for property located at 1899 Six Creeks Blvd, in Hays County, Texas. (Blanco River Ranch Properties, LP - Z-22-0097).

- • Public Hearing
- • Recommendation to City Council

- B. Consider and possible action on a recommendation to the City Council regarding a request by Jeffrey Howard of McLean & Howard LLP, to rezone approximately 259 acres of land from Agriculture 'A' to Planned Unit Development 'PUD' for property located at 5260 Hillside Terrace, in Hays County, Texas. (Hillside Terrace - Zoning - Z-21-0090)

- (On 2/22/22 - Postponed due to lack of quorum)

- Staff recommends postponement until May 10, 2022 to allow sufficient time required for annexation proceedings

- • Public Hearing
- • Recommendation to City Council

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