



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 April 12, 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 8th day of April, 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 March 8, 2022 \(Regular Meeting\)](#).

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.](#)

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 construct a combined total of 19,120 square feet of retail space, convenience store, fuel canopy and site plan located within the I-35 overlay district. (Amberwood Retail Center - 18915 IH-35 - Conditional Use Permit - CUP-22-0053)
- B. Reconvene into open session.

6. Consent

- A. Talavera Phase 2 - Final Plat (SUB-21-0206) 33.143 acres; 86 residential lots, 4 open space lots and right-of-way for property located on the northwest corner of Goforth Road and Bunton Creek Road.
- Staff Proposal to P&Z: Approve the final plat.
- B. Plum Creek Uptown 1B - Final Plat (SUB-22-0237) 8.0249 acres; 2 lots; 1 right-of-way located at the intersection of Benner and Jack Ryan.
- Staff Proposal to P&Z: Approve the final plat.
- C. Mansions of Buda Apartments - Final Plat (SUB-21-0202) 67.29 acres; 2 multi-family lots located on the east side of Dacy Lane at the intersection of Suffield Drive and Dacy Lane.
- Staff Proposal to P&Z: Approve the final plat.
- D. K50 Subdivision - Final Plat (SUB-22-0238) 49.3928 acres; 131 residential lots, 10 open space lots, and 2 community commercial lots located west of the Union Pacific Railroad, south of Opal Lane, and north of Roland Lane.
- Staff Proposal to P&Z: Approve the final plat.
- E. Crosswinds Subdivision Phase 3B - Final Plat (SUB-21-0212) 20.392 acres; 96 residential lots and 2 drainage, sidewalk, access and public utility lots located off Goforth Road and Crosswinds Parkway.
- Staff Proposal to P&Z: Approve the final plat.

7. Consider and Possible Action

- A. Consider a request to construct a 2,518 square feet restaurant with related site improvements including a drive-thru window located at within the I-35 overlay district. (Pollo Campero - 19000 IH-35 - Conditional Use Permit - CUP-22-0054).
- B. Consider a request to construct a combined total of 1,392,264 square feet of warehouse space (5 buildings) and site plan located within the I-35 overlay district. (Alliance Industrial Company- 24801 IH-35 - Conditional Use Permit - CUP-22-0051)
- C. Consider a request to repaint approximately 158,583 square feet (Wal-Mart Super Center - 5574 Kyle Parkway) and approximately 700 square feet (Fuel Area Store and Fuel Canopy - 20585 IH-35) located within the I-35 overlay district. (Conditional Use Permit - CUP-21-0043).

- D. [Consider a request to construct a combined total of 19,120 square feet of retail space, convenience store, fuel canopy and site plan located within the I-35 overlay district. \(Amberwood Retail Center - 18915 IH-35 - Conditional Use Permit - CUP-22-0053\)](#)

8. Zoning

- A. [Consider and possible action on a recommendation to the City Council regarding a request by Winn Family, LP to assign original zoning to approximately 1 acre of land from Agriculture 'A' to Retail Service District 'RS' for property located at 23451 IH-35, in Hays County, Texas. \(Winn Family LP - Z-22-0095\)](#)

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

- B. [Consider and possible action on a recommendation to the City Council regarding a request by Richard and Rita Cuellar Sr. to assign original zoning to approximately 1.503 acres of land from Agriculture 'A' to Central Business District-1 'CBD-1' for property located at 1400 W. Center Street, in Hays County, Texas. \(Richard and Rita Cuellar Sr. - Z-22-0096\)](#)

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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