



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 May 10, 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 6th day of May, 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 April 12, 2022 \(Regular meeting\) and April 26, 2022 \(Workshop Meeting\).](#)

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:

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- 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)
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- Consider and possible action on a recommendation to the City Council regarding a request by Kristal L. Harris, P.E. of BGE Inc., (Z-22-0094) to rezone approximately 87.694 acres of land from 'A' to 'R-1-C' (Residential Condominium, 30.565 acres), 'R-1-3' (Single Family Residential – 3, 26.322 acres), 'R-1-2' (Single Family Residential – 2, 19.130 acres) & 'CC' (Community Commercial, 11.677 acres) for property located at 1111 & 1113 Roland Lane, in Hays County, Texas. (Edward Coster Bullock Jr. - Zoning -Z-22-0094)

B. Reconvene into open session.

6. Consent

A. 700 Bunton - Preliminary Plan (SUB-22-0240) 318.030 acres; 977 single family lots, 4 multi-family lots, 2 mixed-use lots, 1 school site, and 61-acres of open spaces with trail system and public park that includes pool and amenity site located at 700 Bunton Lane.

- Staff Proposal to P&Z: Approve.

B. Resubdivision of Plum Creek Phase 1, Lot 1, Block A, Business Park (SUB-22-0250) 5.01 acres; 2 lots located at 1670 Kohler's Crossing.

- Staff Proposal to P&Z: Approve.

C. Gregg Garden Preliminary Plan (SUB-22-0239) 47.07 acres; 159 single family lots, 42 multi-family units, 3 commercial lots, 20 drainage/open space lots, 2 easements, 1 right-of-way, and 3 right-of-way dedications for property located near the northwest intersection of Veteran's Drive and Gregg Road.

- Staff Proposal to P&Z: Approve.

D. Limestone Creek Subdivision, Phase 1 - Final Plat (SUB-21-0230) 55.95 acres; 183 residential lots, and 4 drainage easement lots located along Waterstone Boulevard, just east of East Post Road.

- Staff Proposal to P&Z: Approve.

7. Zoning

A. (Postponed 3/8/22) 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

B. Consider and possible action on a recommendation to the City Council regarding a request by Kristal L. Harris, P.E. of BGE Inc., (Z-22-0094) to rezone approximately 87.694 acres of land from 'A' to 'R-1-C' (Residential Condominium, 30.565 acres), 'R-1-3' (Single Family Residential – 3, 26.322 acres), 'R-1-2' (Single Family Residential – 2, 19.130 acres) & 'CC' (Community Commercial, 11.677 acres) for property located at 1111 & 1113 Roland Lane, in Hays County, Texas. (Edward Coster Bullock Jr. - Zoning -Z-22-0094)

- Public Hearing
- Recommendation to City Council

8. Consider and Possible Action

- A. Consider a request to construct a 2,911 square foot restaurant (on site dining and drive-thru), and site plan located within the I-35 overlay district. (Burger King - 22431 IH-35 - Conditional Use Permit - CUP-22-0052)
- B. (Postponed 4/12/22) 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)
- C. Consider a request for approval of tree mitigation for the K50 project located at 1200 Roland Lane.

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