



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 June 14, 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 10th day of June, 2022, prior to 6:30 P.M.

1. **Call Meeting To Order**

2. **Roll Call**

3. **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.](#)

4. **Consent**

A. [6 Creeks Phase 1 Section 9 - Preliminary Plan \(SUB-21-0216\) 99.66 acres; 284 single family lots for property located off N. Old Stagecoach Road and Six Creeks Boulevard.](#)

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

- B. Trails at Windy Hill Phase 8 - Final Plat (SUB-21-0171) 33.266 acres; 140 residential lots; 1 open space lot, 1 open space and waterline easement, 1 pond / open space, 1 access easement and right-of-way for property located off Mathias Lane and Big Sandy Drive.

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

- C. Satterwhite South LLC - Final Plat (SUB-21-0209) 9.08 acres; 1 lot and right-of-way for property located 3225 FM 2001.

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

- D. Kyle Towne Center Replat of Lot 2A & 2B of Kyle Towne Center, Replat of Lot 1A, Block A (SUB-22-0258) 1.3465 acres; 1 lot located at 18900 IH-35.

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

- E. Brick and Mortar Phase 1B - Site Plan (SD-22-0136) 8.72 acres; 2 lots located at the intersection of Benner and Jack Ryan.

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

- F. Paramount Subdivision, Phase 3 - Final Plat (SUB-21-0215) 35.9872 acres; 154 residential lots and 6 open space lots for property 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.

- G. Valencia Apartments Addition - Final Plat (SUB-22-0251) 16.18 acres; 2 lots located at 20139 IH-35.

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

- H. Sage Hollow Replat (SUB-22-0254) 57.293 acres; 222 residential lots and 8 greenbelts located along the south side of FM 150, across from Dove Hollow Subdivision.

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

5. Consider and Possible Action

- A. Consider a request to construct an approximately 1,791 square foot, free standing Waffle House building and site plan for property located at 5767 Kyle Parkway within the I-35 zoning overlay district. (Waffle House - CUP-22-0055).

6. Zoning

- A. Consider and possible action on a recommendation to the City Council regarding a request by Rey Cedillos to rezone approximately 5.4 acres of land from 'A' to 'R-1-T' (Residential Townhouse 1) & approximately 4.6 acres 'RS' (Retail Services) for property located at 951 Windy Hill Road in Hays County, Texas. (Everardo Rosales - Z-22-0098)

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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 Stephen R. Jamison, P.E. to rezone approximately 32.34 acres of land from 'A' (Agriculture) to 'RS' (Retail Services) for property located at the north corner of E. RR 150 & SH-21 in Hays County, Texas. (FM RD 812, LLC - Z-22-0100).

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- Public Hearing
- Recommendation to City Council

7. General Discussion

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

8. Staff Report

A. Staff Report by Kaela Sharp, City Planner.

9. Adjournment