

SPECIAL CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a special called meeting on November 29, 2022, at 6:30 P.M. with the following people present:

Chairman, Alex Guerra	James Moore
Vice-Chair, Matthew Chase	Lila Knight
Commissioner, Steve DeLory	
Commissioner, Mario Mata Jr.	
Commissioner, Sarah Oncken	
Commissioner, Neil Stegall*	
Director of Planning, Will Atkinson	
City Planner, Kaela Sharp	
Project Development Coordinator, Debbie A. Guerra	
Video, Grant Bowling*	

CALL MEETING TO ORDER

Chairman Guerra called the meeting to order at 6:30 P.M.

ROLL CALL OF COMMISSION

Chairman Guerra called for a roll call. Commissioner James was absent.

CITIZENS COMMENTS

Chairman Guerra opened the citizens comment period at 6:31 P.M. and called for comments on items not on the agenda or posted for public hearing. Rob King owner of Centerfield Sports Bar addressed the Commission asking what the plan is for the Papa Jacks and Jack Axes that were burned down. Chairman Guerra closed the citizens comment period at 6:32 P.M.

CONSIDER AN POSSIBLE ACTION

CONSIDER A REQUEST TO ALLOW OVERHEAD ELECTRIC LINES TO PROVIDE POWER FOR CERTAIN PORTIONS OF HAYS CISD ADMINISTRATIVE FACILITY LOCATED AT 21003 IH-35. (SECTION 50-1 UTILITIES TO BE INSTALLED UNDERGROUND)

James Moore addressed the Commission asking for approval of the request.

Chairman Guerra moved approved the permanent poles as requested and approved the temporary lines until January 2025. Commissioner Mata seconds the motion. All votes aye. Motion carried.

CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING THE PLUM CREEK UNIT DEVELOPMENT, EMPLOYMENT DISTRICT (CH. 53. EXHIBIT A – PLUM CREEK PLANNED UNIT DEVELOPMENT, ART. II., PART C-PUD DISTRICTS; REGULATIONS & PERFORMANCE STANDARDS, SECTION 9, “EMP” EMPLOYMENT PUD DISTRICT IN HAYS COUNTY, TEXAS.

Chairman Guerra opened the public hearing at 6:50 P.M. and called for comments. There were no comments. Chairman Guerra closed the public hearing at 6:50 P.M.

Vice-Chair Chase moved to approve the request. Commissioner DeLory seconds the motion. All votes aye.

Chairman Guerra stated that it has been requested to switch items C & D. There were no objections to the request.

CONSIDER A REQUEST TO REMODEL AN EXISTING CAR DEALERSHIP OF APPROXIMATELY 46,100 SQUARE FEET LOCATED AT 24795 IH-35 WITHIN THE I-35 OVERLAY DISTRICT. (STEELE HYUNDAI – CONDITIONAL USE PERMIT – CUP-22-0060)

Vice-Chair Chase moved to approve the request. Commissioner Mata seconds the motion. All votes aye. Motion carried.

CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING THE CONSIDERATION OF THE CITY OF KYLE'S PROPOSED DOWNTOWN MASTERPLAN.

Chairman Guerra opened the public hearing at 7:04 P.M. and called for comments. Ms. Lila Knight addressed the Commissioner 149 pages long and has too many issues with the plan. Ms. Knight asked why two separate plans (Comprehensive Plan and Downtown Masterplan), the Downtown Masterplan should be part of the Comprehensive Plan. Ms. Knight also stated that there is no mention of Historic in the Downtown Masterplan. Ms. Knight mentioned that there is a phrase in the plan to modernize downtown. Also, House Bill 2439 does not allow cities to specify what types of materials to use on buildings and stated that the City of Kyle is not in compliance with state law. Ms. Knight asked the Commission to vote no. Chairman Guerra closed the public hearing at 7:09 P.M.

Commissioner DeLory stated his concerns with a business to be open 10 consecutive hours for downtown of two or more employees. There is a set of street cross sections with pedestrian and bike road. Commissioner DeLory would like to see an overlay for each pedestrian and bike. There is no detail showing the street cross sections on the plans. Also, for the 16-foot sidewalks, a canopy would be good to include into the plan.

Commissioner Stegall has not seen any evidence that the property owners were given the opportunity to give their input in the plan. Also, has concerns with the business hours. Will the architect firm continue to work with staff or walk away after the plan is approved. Commissioner Stegall is concerned that the community was not given.

Commissioner Oncken Page 16 correct modering. Page 13 ariel view and page 18 downtown view is an overlap, is it 9 blocks or 18 blocks. Preferred uses page 27 – RS CC allow drive-thru Trail orient vibes concerned for the vibe spots. Guerra prohibits fast food, big box retail... can you say you can't have certain uses. Pavements page 32 encouraging porous pavement concerned with the heat the pavement would produce. Page 34 concerned with language – why are we actively encouraging people to build modern instead of traditional. Guerra... Building Should... What does the word Should mean. What is urban building mean. Who gets to make the determination. The word Should is not clear. Page 37 mixed use building less architectural, more traditional. Page 39 clarify wording for categories. Page 40 clarify wording. Page 40 two examples given may look a little dated over the years. Page 56 precast concrete panels is a secondary material, what is the percent of secondary material. A significant reduction in precast concrete panels. Random asterisk on page 60. Green building standard page 65 if not using turf grass, what would be used. Would like to find turf alternatives. Drip lines for green spaces. Page 66 bullet 2 what does gift priority mean. What is the proper mix of retail around downtown Kyle. Page 92 existing architecture when looking at the long-range plan of downtown. Page – would like to see more townhomes and in downtown. Commissioner Stegall - Residential ownership incentivized. Guerra within these blocks he is for higher density. Page 124 -130 streets cross sections doesn't match with the images provided. Cross sections drawn to scale. Page 141 drawing of West Lockhart Street parking is going the opposite direction.

Guerra – Page 19 Expand CBD 1 & CBD 2 is not realistic. Page 26 minimum lot size 12,000 square feet, why that size lot. Page 27 I-35 corridor CC & NC shouldn't be a recommended use within the I-35 corridor and make conditional. Page 29 – pedestrian and bike lane curbing

Commissioner DeLory moved to remove the physical barriers for bike lanes and replace with striping. Commissioner DeLory rescinds his motion.

Guerra - Page 36 – Retail signage submitted to P&Z for approval, standard code amendment with P&Z approval and staff approve administratively. The city shall consider amending the sign code.

Stegall – page 2 what is P&Z participation moving forward. Confusion factors regarding the roll of P&Z Commission.

Vice-Chair Chase moved to deny the plan in current form. Commissioner DeLory seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.

- Vice-Chair Chase would like to have a discussion relating to minimum lot size.
- Commissioner Mata would like to discuss landscaping requirements.

STAFF REPORT

STAFF REPORT BY WILLIAM ATKINSON, DIRECTOR OF PLANNING

- Staff will have a booth relating to the 2030 Comprehensive Plan at Santa's arrival on December 1st.
- Cocoa and Comp Plan will be at the Public Works building on December 10th from 9am-noon.
- Next P&Z meeting will be held on December 13th.
- Water and Wastewater Impact Fee item will be scheduled in an upcoming P&Z meeting.

ADJOURN

With no further business to discuss, Chairman Guerra moved to adjourn. Vice-Chair Chase seconds the motion. All votes aye. Motion carried.

The Planning and Zoning Commission special called meeting adjourned at 10:21 P.M.

Prepared by: Debbie A. Guerra

Chairman, Alex Guerra