

REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular meeting on December 13, 2022, at 6:30 P.M. with the following people present:

Chairman, Alex Guerra
Vice-Chair, Matthew Chase
Commissioner, Sarah Oncken
Commissioner, Mario Mata Jr.
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 DeLory and Commissioner James were absent.

MINUTES

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR NOVEMBER 8, 2022, (REGULAR MEETING) AND NOVEMBER 17, 2022 (SPECIAL CALLED MEETING).

Commissioner Chase moved to approve the minutes. Commissioner Stegall seconds the motion. All vote aye. Motion carried.

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. Evangelina Chapa complemented the Planning and Zoning Commission regarding the review of the Downtown Master Plan and vote. Rebecca Chapa addressed the Commission stating her concerns regarding the collection of data for the Comprehensive Plan. Chairman Guerra closed the citizens comment period at 6:32 P.M.

CONSENT

**CLARA VISTA AT WATER RIDGE – PRELIMINARY PLAN (SUB-22-0272) 201.377 ACRES;
320 SINGLE-FAMILY LOTS, 1 AMENITY CENTER LOT AND 18 OPEN SPACE LOTS
LOCATED WEST OF N. OLD STAGECOACH ROAD, JUST SOUTH OF FM 150.**

**PRAIRIE LAKES, PHASE 3-6 PRELIMINARY PLAN (SUB-22-0256) 611.759 ACRES; 1,585
RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, 1 AMENITIES LOT, 1 WATER TOWER, 3
NEIGHBORHOOD PARKS, 1 LIFT STATION, 68 DRAINAGE/OPEN SPACE LOTS, AND
RIGHT-OF-WAY DEDICATION LOCATED AT THE SOUTH CORNER OF TURNERSVILLE
ROAD AND SATTERWHITE ROAD.**

Vice-Chair Chase moved to approve the consent agenda. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

CONSIDER A REQUEST TO CONSTRUCT AN APPROXIMATELY 52,963 SQUARE FEET RETAIL BUILDING LOCATED AT 5755 KYLE PARKWAY WITHIN THE I-35 OVERLAY DISTRICT. (HOBBY LOBBY – CONDITIONAL USE PERMIT – CUP-22-0070)

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

WORKSHOP

DISCUSSION WITH VERDUNITY REGARDING THE KYLE 2030, THE CITY OF KYLE'S PROPOSED COMPREHENSIVE PLAN.

Discussion only. No action taken.

GENERAL DISCUSSION

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

None.

STAFF REPORT

STAFF REPORT BY WILLIAM ATKINSON, INTERIM DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

- Staff will have an internal meeting regarding the 2030 Comprehensive Plan.
- No meeting scheduled for December 27, 2022.
- 2030 Comprehensive Plan survey #2 will begin January-February.

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 regular meeting adjourned at 8:32 P.M.

Prepared by: Debbie A. Guerra

Chairman Alex Guerra