

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 January 10, 2023, at 6:30 P.M. with the following people present:

Chairman, Alex Guerra
Commissioner, Sarah Oncken
Commissioner, Brandon James
Commissioner, Steve DeLory
Commissioner, Mario Mata Jr.
Commissioner, Neil Stegall
Director of Planning, Will Atkinson
Senior Planner, Jason Lutz
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. Vice-Chair Chase was absent.

CITIZENS COMMENTS

Chairman Guerra opened the citizens comment period at 6:30 P.M. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Guerra closed the citizens comment period at 6:30 P.M.

CONSENT

**REPLAT OF LOT 1-L, BLOCK B OF SETON HAYS COUNTY SUBDIVISION (SUB-22-0288)
15.543 ACRES; 2 MIXED-USE LOTS LOCATED AT 5839 KYLE PARKWAY.**

Commissioner James moved to approve the consent agenda. Commissioner Mata seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

**CONSIDER A REQUEST TO CONSTRUCT A DAYCARE AND PRESCHOOL CONSISTING
OF 11,314 SQ. FT. BUILDING FOR PROPERTY LOCATED AT 1190 VETERANS DRIVE, AT
THE CORNER OF VETERANS DRIVE AND FENDER DRIVE. (CHILDREN'S LIGHTHOUSE
– CONDITIONAL USE PERMIT – CUP-22-0074)**

Commissioner DeLory moved to approve the request. Commissioner James seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST TO CONSTRUCT A VALVOLINE INSTANT OIL CHANGE
CONSISTING OF 3,763 SQ. FT. BUILDING FOR PROPERTY LOCATED AT 5100 S. FM 1626,
AT THE SOUTHWEST CORNER OF FM 1626 AND MARKETPLACE AVE. (VALVOLINE
INSTANT OIL (LOT 3) – CONDITIONAL USE PERMIT – CUP-22-073)**

Commissioner Mata moved to approve the request. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

ZONING

CONSIDER AND MAKE RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST BY SERGIO LOZANO-SANCHEZ, P.E. (Z-21-0080) TO REZONE APPROXIMATELY .99 ACRES OF LAND FROM ‘A’ (AGRICULTURE) TO ‘NC’ (NEIGHBORHOOD COMMERCIAL) FOR PROPERTY LOCATED AT 7755 CAMINO REAL IN HAYS COUNTY, TEXAS.

Chairman Guerra opened the public hearing at 6:36 P.M. and called for comments. There were no comments. Chairman Guerra closed the public hearing at 6:36 P.M.

Commissioner Mata moved to recommend approval of the request. DeLory seconds the motion. Commissioners DeLory, Mata, Oncken, Guerra and Stegall vote aye. Commissioner James votes nay. Motion carried.

CONSIDER AND MAKE RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST BY JACKSON WALKER, LLP. (Z-22-0111) TO REZONE APPROXIMATELY 54.2 ACRES OF LAND FROM ‘RS’ (RETAIL SERVICES, 24-ACRES), ‘R-1-T’ (TOWNHOMES, 10.57-ACRES), ‘R-1-2’ (SINGLE FAMILY RESIDENTIAL 2, 15.83 ACRES), ‘TU’ (TRANSPORTATION UTILITIES, 4.35 ACRES) TO ‘PUD’ (PLANNED UNIT DEVELOPMENT, ‘RS’ 17.17 ACRES, ‘R-1-T’ 14.56 ACRES; ‘R-1-2’ 22.49 ACRES) FOR PROPERTY LOCATED AT 1500 E. RR 150 IN HAYS COUNTY, TEXAS.

Chairman Guerra opened the public hearing at 6:48 P.M. and called for comments. There were no comments. Chairman Guerra closed the public hearing at 6:48 P.M.

Commissioner DeLory moved to recommend approval of the request. Mata seconds the motion. Commissioners DeLory, Mata, Oncken, Guerra and Stegall vote aye. Commissioner James votes nay. Motion carried.

GENERAL DISCUSSION

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

Chairman Guerra would like to have an agenda item to discuss minimum lot sizes soon.

STAFF REPORT

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

- Introduced Jason Lutz, Senior Planner
- Downtown Master Plan Open House on February 23, 2023, in Council Chambers
- Verdunity will be in town February 13th-15th to gather additional information for the 2030 Comprehensive Plan.

ADJOURN

With no further business to discuss, Chairman Guerra moved to adjourn. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

The Planning and Zoning Commission regular meeting adjourned at 7:06 P.M.

Prepared by: Debbie A. Guerra

Chairman Alex Guerra