

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular meeting on April 25, 2023, at 6:30 P.M. with the following people present:

Chairman Alex Guerra
Commissioner Brandon James
Commissioner Sarah Oncken
Commissioner Neil Stegall
Commissioner Steve DeLory
Will Atkinson, Director of Planning
Jason Lutz, Senior Planner
Kaela Sharp, City Planner
Debbie A. Guerra, Project Development Coordinator
Grant Bowling, Videographer

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 Mata and Vice-Chair Chase were absent.

MINUTES

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR APRIL 11, 2023 (REGULAR MEETING).

Commissioner DeLory moved to approve the minutes from April 11, 2023. Commissioner James seconds the motion. All votes 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. There were no comments. Chairman Guerra closed the citizens comment period at 6:31 P.M.

CONSENT

**RESUBDIVISION OF LOT 1 AND LOT 2, BLOCK A, KYLE MARKETPLACE, SECTION 2
(SUB-23-0293) 25.1342 ACRES; 12 COMMERCIAL LOTS LOCATED AT 5120 S. FM 1626.**

**AMBERWOOD RANCH ADDITION, LOT 1, BLOCK A – FINAL PLAT (SUB-23-0298) 11.308
ACRES; 1 COMMERCIAL LOT LOCATED ON IH-35 FRONTAGE ROAD BETWEEN
AMBERWOOD N AND AMBERWOOD S.**

**REPLAT OF KYLE MARKETPLACE SECTION 2, AMENDING PLAT OF THE REPLAT OF
LOTS, 1,2 3 & 4, BLOCK F (SUB-22-0279) 19.486 ACRES; 1 MIXED USE LOT LOCATED AT
5029 KYLE CENTER DRIVE.**

Commissioner James moved to approve the consent agenda. Commissioner Stegall seconds the motion.

Will Atkinson, Director of Planning asked the Commission to conditionally approve item 5B based on removing the city council and city secretary signature block.

Commissioner James amends the motion to approve item A & C. Commissioner Stegall seconds the motion.

Commissioner James moved to approve item 5B with the condition to remove the city council and city secretary's signature block from the plat. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

THE SECOND OF TWO PUBLIC HEARINGS BY THE PLANNING AND ZONING COMMISSION FOR THE PURPOSE OF RECEIVING TESTIMONY, COMMENTS AND WRITTEN EVIDENCE FROM THE PUBLIC REGARDING A COMPREHENSIVE PLAN AMENDMENT TO AMEND APPROXIMATELY 26 ACRES OF "FARM LANDSCAPE" TO 'REGIONAL NODE' FOR CERTAIN PARCELS SOUTH OF THE INTERSECTION OF SH-21 AND E. FM 150, AMEND APPROXIMATELY 18.9 ACRES FROM 'NEW SETTLEMENT DISTRICT' TO 'REGIONAL NODE'. THE AREA OUTLINED IN THE MAP INCLUDES 14.5 ACRES OF EXISTING 'REGIONAL NODE' WITH A TOTAL APPROXIMATE AREA OF 60 ACRES (CITY OF KYLE).

Chairman Guerra opened the public hearing at 6:34 P.M. and called for comments. There were no comments. Chairman Guerra closed the public hearing at 6:34 P.M.

Commissioner James moved to approve. Chairman Guerra seconds the motion. All votes aye. Motion carried.

GENERAL DISCUSSION

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

DISCUSSION TO IDENTIFY AND SELECT PREVIOUSLY REQUESTED ITEMS BY THE PLANNING AND ZONING COMMISSION.

- MINIMUM LOT SIZES
- ACCESSORY DWELLING UNITS
- PUBLIC RESTROOMS – MARY KYLE HARTSON PARK
- I-35 OVERLAY (RED BRICK & WHITE LIMESTONE)
- MIXED USE ZONING
- CROSSWALKS
- PARKING CRITERIA (ON STREET REQUIREMENTS FOR SUBDIVISIONS)
- INDOOR FIRING RANGE REPLACEMENT OF "PISTOL & RIFLE RANGE"
- WHAT IS A "PUD"

The Commission would like to see the following:

First round of discussion -

Minimum Lot sizes
I-35 Overlay
Mixed Use Zoning

Second round of discussion -

Parking criteria

Parks

Crosswalks

STAFF REPORT

STAFF REPORT BY WILLIAM ATKINSON, DIRECTOR OF PLANNING.

- Code amendments and discussion are coming soon.
- Verdunity joint workshop 5/23/23 and public input.

ADJOURN

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

The Planning and Zoning Commission regular meeting adjourned at 6:53 P.M.

Prepared by: Debbie A. Guerra

Chairman Alex Guerra