

## **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 October 18, 2023, at 6:30 P.M. with the following people present:

Madam Chair Sarah Oncken  
Vice-Chair Steve DeLory  
Commissioner Tracy Scheel  
Commissioner Daniel Serrato  
Commissioner Mario Mata, Jr.  
Commissioner Neil Stegall  
Commissioner Brandon James  
Will Atkinson, Director of Planning  
Kaela Sharp, City Planner  
Debbie A. Guerra, Project Development Coordinator  
Paige Saenz, City Attorney \*  
Marco Forte, Director of IT\*

### **CALL MEETING TO ORDER**

Madam Chair Oncken called the meeting to order at 6:30 P.M.

### **ROLL CALL OF COMMISSION**

Madam Chair Oncken called for a roll call. No one was absent.

### **CITIZENS COMMENTS**

Madam Chair Oncken 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. Madam Chair Oncken closed the citizens comment period at 6:31 P.M.

### **CONSENT**

#### **BRICK & MORTAR MIXED-USE DEVELOPMENT – SITE PLAN (SD-23-0201) 4.77 ACRES; 1 MIXED-USE LOT LOCATED AT 4030 S. FM 1626.**

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

### **CONSIDER AND POSSIBLE ACTION**

**[POSTPONED 8/22/23 - 8/29/23 – 9/26/23] CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST BY PAM MADERE OF JACKSON WALKER LLP, ON BEHALF OF THE CARAWAY CATTLE COMPANY FAMILY PARTNERSHIP LLLP (Z-22-0110) TO REZONE APPROXIMATELY 101 ACRES TO PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE APPROXIMATELY 72 ACRES OF RETAIL SERVICES ZONING ‘RS’ AND APPROXIMATELY 29 ACRES MULTIFAMILY APARTMENTS-3 ‘R-3-3’ FOR PROPERTY LOCATED AT 301 BEBEE ROAD IN HAYS COUNTY, TEXAS.**

Madam Chair Oncken called for comments at 6:33 P.M Will Atkinson, Director of Planning stated that the item will need to be postponed for consideration until November 28th, 2023. There were no other comments.

Public Hearing remains open until November 28, 2023.

Commissioner Stegall moved to postpone consideration of the request until November 28, 2023, and to keep the public hearing open. Commissioner Serrato seconds the motion. All votes aye. Motion carried.

Vice-Chair Delory rescinds the motion. Commissioner Scheel seconds the motion. All votes aye. Motion carried.

Commissioner James moved to reconsider item 4A. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

Madam Chair Oncken moved to postpone item 4A until the November 28<sup>th</sup> meeting and to extend the public hearing until November 28, 2023. Commissioner Scheel seconds. All votes aye. Motion carried.

## **GENERAL DISCUSSION**

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

Commissioner Stegall would like to have a discussion regarding minimum street width standards.

## **STAFF REPORT**

### **STAFF REPORT BY WILL ATKINSON, DIRECTOR OF PLANNING**

Mr. Atkinson stated that the City Council will be canvassing votes on November 14<sup>th</sup> therefore, the Planning and Zoning Commissioner meeting will be held on November 15<sup>th</sup>.

Landscape amendments will be coming to P&Z soon for review and recommendation to City Council.

Texas APA Conference, November 8<sup>th</sup> – November 10<sup>th</sup>.

## **ADJOURN**

With no further business to discuss Commissioner Scheel, moved to adjourn. Commissioner James seconds the motion. The Planning and Zoning Commission special called meeting adjourned at 6:56 P.M.

---

Prepared by: Debbie A. Guerra

---

Madam Chair Sarah Oncken