

REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular called meeting on November 15, 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 Neil Stegall
Commissioner Brandon James*
Will Atkinson, Director of Planning
Kaela Sharp, City Planner
Debbie A. Guerra, Project Development Coordinator
Veronica Rivera, Assistant City Attorney*
Grant Bowling, Video Production Specialist*

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. Commissioner Mata was absent from the meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR OCTOBER 10, 2023 (REGULAR MEETING)

Commissioner Scheel moved to approve the minutes for October 10, 2023. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

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

**BUNTON CREEK RESERVE PHASE 1, LOT 1, BLOCK H – REPLAT (SUB-23-0295)
1.550 ACRES; 1 LOT LOCATED AT 101 BUNTON RESERVE BOULEVARD.**

**TALAVERA PHASE 4 – FINAL PLAT (SUB-22-0273) 23.080 ACRES; 87 RESIDENTIAL
LOTS, 3 OPEN SPACE LOTS, 1 DRAINAGE UTILITY AND PEDESTRIAL
EASEMENT LOCATED AT 2120 GOFORTH ROAD.**

HERNANDEZ & WOOLDRIDGE – FINAL PLAT (SUB-23-0304) 1.39 ACRES; 1 LOT LOCATED AT 309 VETERANS DRIVE.

HAYS CISD ELEMENTARY SCHOOL #17 – FINAL PLAT (SUB-23-0314) 11.087 ACRES; 1 LOT LOCATED AT 800 BUNTON LANE.

Commissioner Stegall moved to approve the consent agenda. Commissioner Serrato seconds the motion. All votes aye. Motion carried.

CONSIDER AND POSSIBLE ACTION

CONSIDER A REQUEST TO CONSTRUCT AN APPROXIMATELY 7.926 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 19073 IH-35. (TEXAS ROADHOUSE – CONDITIONAL USE PERMIT – CUP-23-0089)

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

STAFF REPORT

STAFF REPORT BY WILL ATKINSON, DIRECTOR OF PLANNING

- APA TX 2023 Recap – Conference was held in Corpus Christi, Texas and would encourage all the of the P&Z Commissioner’s to attend the next conference in 2024.
- Comprehensive Plan adoption dates – A public hearing will be held at the December 12th P&Z meeting. The second public hearing and consideration will be held on January 9th. The City Council will consider the Comprehensive Plan on January 16th.

ADJOURN

With no further business to discuss, Madam Chair Oncken moved to adjourn. The Planning and Zoning Commission regular called meeting adjourned at 6:42 P.M.

Prepared by: Debbie A. Guerra

Madam Chair Sarah Oncken