

REGULAR ALLED 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 28, 2023, at 6:30 P.M. with the following people present:

Madam Chair Sarah Oncken	Michael Wayne
Commissioner Tracy Scheel	April Brown
Commissioner Daniel Serrato	
Commissioner Neil Stegall*	
Commissioner Brandon James	
Commissioner Mario Mata, Jr.	
Will Atkinson, Director of Planning	
Jason Lutz, Senior Planner	
Kaela Sharp, City Planner	
Debbie A. Guerra, Project Development Coordinator	
Veronica Rivera, Assistant City Attorney	
Grant Bowling*	

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. Vice-Chair DeLory was absent from the meeting.

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

**700 BUNTON PHASE 1B SUBDIVISION – FINAL PLAT (SUB-22-0280) 62.986 ACRES;
202 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS AND 5 DRAINAGE/OPEN SPACE
LOTS LOCATED AT 700/800 BUNTON LANE.**

**700 BUNTON PHASE 1A-2 SUBDIVISION – FINAL PLAT (SUB-22-0255) 49.179
ACRES; 135 RESIDENTIAL LOTS, 1 AMENITY, 5 OPEN SPACE LOTS AND 4 OPEN
SPACE/DRAINAGE EASEMENT LOTS LOCATED AT 700/800 BUNTON LANE.**

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 – 10/18/23] 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 6:35 P.M. There were no comments. Madam Chair Oncken closed the public hearing at 6:36 P.M.

Commissioner Scheel moved to approve the request. Commissioner Scheel rescinds the motion.

Madam Chair Oncken moved to approve the request with the condition that the annexation be completed and amendments to fully remove the allowed uses of gas station and carwash from Exhibit A; Exhibit C, clarify Section 50-1 with the understanding that this section only applies to the existing overhead electrical service along IH-35 and said service may remain above ground; Exhibit C, Chart 2- RS, adjust impervious cover maximum to a “per lot basis” from “Entire Development:.. Commissioner James seconds the motion. All votes aye. Motion carried.

CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST BY PAM MADERE, OF JACKSON WALKER LLP (Z-23-0123) TO REZONE APPROXIMATELY 32 ACRES OF LAND FROM ‘RS’ (RETAIL SERVICES), APPROXIMATELY 67 ACRES OF LAND FROM ‘R-3-3’ (MULTI-FAMILY APARTMENTS 3) AND APPROXIMATELY 56 ACRES OF LAND FROM ‘W’ (WAREHOUSE) TO ‘PUD’ (PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 3040 KYLE CROSSING IN HAYS COUNTY, TEXAS.

Madam Chair Oncken called for comments at 7:22 P.M. There were no comments. Madam Chair Oncken closed the public hearing at 7:23 P.M.

Commissioner James moved to the request with the recommendations made by staff. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

1. Modify section 53-724 (Exhibit D, pg. 35 & Exhibit D-2, pg. 90) to match the language in the PUD ordinance for minor amendments.
2. Delete section 41-139 (Exhibit D, pg. 42 & Exhibit D-2, pg. 97) as the developer will adhere to these sections of code.
3. Delete section 41-146 (Exhibit D, pg. 43 & Exhibit D-2, pg. 98) as the developer will adhere to these sections of code.
4. Exhibit D, Pg. 33 & Exhibit D-2, Pg. 88:
 - Add Chapter 29 (Sign Standards and Permits), Section 29-16(g)(2) & Section 29-17 to allow wall signage, canopy signs, roof signs to extend above the roof line, and to allow I-35 Commercial signage to apply to the Lake Park Tract and the Hospital Tract (Option B).
5. Exhibit D-1, Pg. 81:
 - Add Chapter 29 (Sign Standards and Permits), Section 29-16(g)(2) & Section 29-17 to allow wall signage, canopy signs, roof signs to extend above the roof line.

STAFF REPORT

STAFF REPORT BY WILL ATKINSON, DIRECTOR OF PLANNING

- No meeting on Tuesday, December 26th for the Planning and Zoning Commission.
- Comprehensive Plan Adoption Dates:
 - December 12th, 2023, (Public Hearing Only) - Planning and Zoning Commission
 - January 9th, 2024 (Public Hearing & Consideration) - Planning and Zoning Commission.
 - January 16, 2024 (Public Hearing & Consideration) – City Council

ADJOURN

With no further business to discuss, Madam Chair Oncken moved to adjourn. The Planning and Zoning Commission regular called meeting adjourned at 8:14 P.M.

Prepared by: Debbie A. Guerra

Madam Chair Sarah Oncken