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**Planning and Zoning Commission Regular Called Meeting**

DEPARTMENT: Planning

FROM: Kaela Sharp – City Planner

MEETING: Wednesday, November 15, 2023

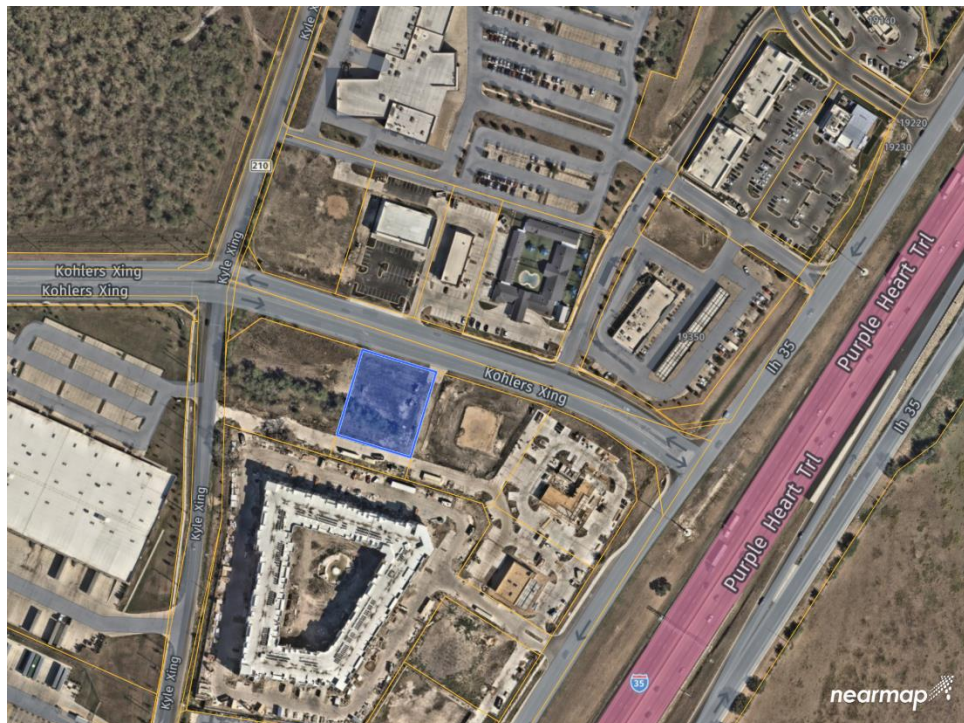
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**SUBJECT:**

Consider a request to construct an approximately 2,200-square-foot restaurant building located at 2266 Kohlers Crossing. HTeaO - Conditional Use Permit (CUP-23-0094)

**SUMMARY:**

The applicant seeks to construct an approximately 2,200-square-foot restaurant building located at 2266 Kohlers Crossing. The site is on Kohlers Crossing, approximately 560 feet west of the Southbound I-35 Frontage Road. The façade consists primarily of brick with appropriate architectural details to complement the design. The proposed building is not fully compliant with the I-35 Overlay District as the masonry only composes 84% of the façade rather than the 90% required by the I-35 Overlay.





OPTIONS:

Approve, deny, or approve with recommendations.

RECOMMENDATION:

Staff has found the request to not be fully compliant with the I-35 Overlay. In this case, Staff would ask that the Planning and Zoning Commission make the final determination and either approve the request as presented or request revisions to bring the materials into full compliance.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

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