

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 December 12, 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
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. Commissioner Mata was absent from the meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING MINUTES FOR OCTOBER 18, 2023, NOVEMBER 15, 2023, AND NOVEMBER 28, 2023. (REGULAR MEETINGS)

Commissioner James moved to approve the minutes for October 10, 2023, November 15, 2023, and November 28, 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.

PUBLIC HEARING

A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING TESTIMONY, COMMENTS AND WRITTEN EVIDENCE FROM THE PUBLIC TO ADOPT THE CITY OF KYLE 2030 COMPREHENSIVE PLAN.

Madam Chair Oncken called for comments at 6:32 P.M. There were no comments. Madam Chair Oncken closed the public hearing at 6:32 P.M.

CONSENT

700 BUNTON PHASE 1A-1 – FINAL PLAT (SUB-22-0255) 7.800 ACRES OF RIGHT-OF-WAY, EXTENSION OF GRIST MILL ROAD AND WAXWING WAY.

BURLESON ACRES, A RESUBDIVISION OF THE EASTERN ½ OF BLOCK 3 OF THE D.E. MOORE ADDITION – FINAL PLAT (SUB-23-0315) 1,961 ACRES TRACT TO BE SUBDIVIDED INTO ONE (1) CONDOMINIUM REGIME WITH NINE (9) RESIDENTIAL UNITS LOCATED AT 601 BURLESON.

Commissioner James 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 2,200 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 2266 KOHLERS CROSSING WITH THE I-35 OVERLAY DISTRICT. HTeaO – CONDITIONAL USE PERMIT (CUP-23-0090)

Commissioner James moved to approve the request. Vice-Chair DeLory seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST TO CONSTRUCT AN APPROXIMATELY 11.262 SQUARE FEET SCHOOL BUILDING LOCATED AT 870 VETERANS DRIVE WITH THE VETERANS DRIVE OVERLAY. CONDITIONAL USE PERMIT (CUP-23-0094)

Vice-Chair DeLory moved to approve the request. Commissioner Stegall seconds the motion. All votes aye. Motion carried.

CONSIDER A REQUEST TO REMODEL AN EXISTING BUILDING LOCATED AT 306 MILLER STREET WITH THE I-35 AND CENTER STREET OVERLAY DISTRICT. CONDITIONAL USE PERMIT (CUP-23-0095)

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

STAFF REPORT

STAFF REPORT BY WILL ATKINSON, DIRECTOR OF PLANNING.

- There will not be a regularly scheduled meeting on Tuesday, December 26th.
- Comprehensive Plan Adoption Dates:

Planning and Zoning Commission January 9th, 2024 (Public Hearing & Consideration) Tuesday, January 16, 2024 – City Council Public Hearing & Consideration)

ADJOURN

With no further business to discuss, Madam Chair Oncken moved to adjourn. The Planning and Zoning Commission regular called meeting adjourned at 6:56 P.M.

Prepared by: Debbie A. Guerra

Madam Chair Sarah Oncken