



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, May 14, 2024 6:30 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

I. Call Meeting to Order and Roll Call

II. Approval of Minutes

1. Approval of the Planning and Zoning Commission April 23, 2024 Regular Meeting Minutes.
[Exhibit 1 - April 23, 2024 Draft Regular Meeting](#)

III. Citizen Comment Period with Planning & Zoning Commission

Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

IV. Consent Agenda

2. Consider approval of a final plat for 1121 E FM 150, Lot 1 (SUB-24-0333) located at 1121 E. FM 150.
(Item Presenter: Will Atkinson, Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Final Plat](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)

V. Consider and Possible Action

3. Consider and make a recommendation to City Council regarding a request to rezone approximately 45.3 acres of land from 'RS' (Retail Services), to 'PUD' (Planned Unit Development) with a base zoning district of RS for approximately 29.9 acres and R-3-3 (apartments) for approximately 15.4 acres for a project known as Two Step located at 22675 IH-35 in Kyle Texas. (Kyle Retail/Office LLC - Z-23-0119).
 - Public Hearing
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - PUD](#)
[Exhibit 4 - PUD Document Exhibits](#)
[Exhibit 5 - Summary Letter](#)
[Exhibit 6 - Landowner Authorization Form](#)
[Exhibit 7 - Deed](#)

Exhibit 8 - Franchise Tax Account Status

VI. Adjourn

One or more members of the board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Posted this 10th day of May, 2024, prior to 5:00 p.m.

At any time during the Planning and Zoning Commission meeting, the Planning and Zoning Commission may elect to go into an Executive Session to discuss any item on the agenda for which state law authorizes an Executive Session to be held. If the Planning and Zoning Commission elects to go into an Executive Session regarding an agenda item, the presiding officer will first announce the section of the law authorizing a closed meeting. The description of an item in Executive Sessions constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and the legal opinion of the City Attorney that said item may be discussed in a closed meeting.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Kyle City Hall is wheelchair accessible. Individuals who require auxiliary aids, interpretive services, and/or other services for this meeting should submit a request at <https://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the meeting.