



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, May 28, 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 May 14, 2024 Meeting Minutes.
[Exhibit 1 - May 14, 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 Great Hills Subdivision, Section 8 (SUB-22-0242) located off Railyard Drive, north of High Road.
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Final Plat and 1445 Approval Letter](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Deed](#)
[Exhibit 6 - Franchise Tax Account Status](#)

V. Consider and Possible Action

3. Consider a approval of an exception from Section 50-1 of the City of Kyle, Code of Ordinances for temporary overhead electric for 700 Bunton.
(Item Presenter: Will Atkinson, Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - City Engineer Letter](#)
[Exhibit 3 - Presentation](#)
[Exhibit 4 - 700 Bunton Overhead Exception letter](#)
[Exhibit 5 - 700 Bunton Overhead Exhibit](#)
4. Consider approval of a request to extend CUP-23-0082 for an approximately 2,900-square-foot restaurant building located at 22432 IH-35. Burger King - Conditional Use Permit (CUP-23-0082)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Extension Request Letter](#)

5. Consider approval of a request to construct an approximately 1,587-square-foot office located at 200 Veterans Drive, Kyle, TX. (John Hall Office Site - Conditional Use Permit - CUP-24-0105).

(Item Presenter: Will Atkinson, Director of Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Building Elevations](#)

[Exhibit 4 - Site Plan](#)

[Exhibit 5 - Landscape Plan](#)

[Exhibit 6 - Landowner Authorization Form](#)

[Exhibit 7 - Deed](#)

[Exhibit 8 - Franchise Tax Account Status](#)

VI. Reports and Presentations

6. Staff Report by Will Atkinson, Director of Planning.
(Item Presenter: Will Atkinson, Director of Planning)

[Exhibit 1 - Presentation](#)

VII. 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 24th 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.