



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, June 11, 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. Consider approval of the Planning and Zoning Commission May 28, 2024 Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - May 28, 2024 Draft Regular Minutes](#)

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 short form final plat for Emma Park Subdivision, Phase 2 (SUB-22-0249) located south of the intersection of Hillside Terrace and Green Meadows Lane.
(Item Presenter: Will Atkinson, Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Final Plat and Hays County 1445 Approval Letter](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)
3. Consider approval of a final plat for Porter Country, Phase 2 (SUB-24-0335) located near the intersection of FM 2001 and Porter Country Parkway.
(Item Presenter: Will Atkinson, Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Summary Letter](#)
[Exhibit 4 - Final Plat](#)
[Exhibit 5 - Lot Plan](#)
[Exhibit 6 - Landowner Authorization Form](#)
[Exhibit 7 - Deed](#)
[Exhibit 8 - Franchise Tax Account Status Form](#)

4. Consider approval of a preliminary plan for Live Oak Townhomes (SUB-23-0311) located east of Live Oak Street and north of the intersection between Porter Street and Cockerham Street.

(Item Presenter: Will Atkinson, Director of Planning)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Preliminary Plan](#)
- [Exhibit 4 - Summary Letter](#)
- [Exhibit 5 - Landowner Authorization Form](#)
- [Exhibit 6 - Deed](#)
- [Exhibit 7 - Franchise Tax Account Status Form](#)

V. Consider and Possible Action

5. Consider approval of an exception from Section 50-1 of the City of Kyle, Code of Ordinances pertaining to overhead electric requirements for Kyle Springs Apartments.

(Item Presenter: Will Atkinson, Director of Planning)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Request Letter](#)
- [Exhibit 4 - City Engineer Letter](#)

6. Consider approval of a request to construct an approximately 5,580-square-foot medical office building located at 6151 Post Road. Khit Chiropractic - Conditional Use Permit. (CUP-24-0103)

(Item Presenter: Kaela Sharp, Senior Planner)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Summary Letter](#)
- [Exhibit 4 - Landowner Authorization Form](#)
- [Exhibit 5 - Deed](#)
- [Exhibit 6 - Franchise Tax Account Status Form](#)

VI. Reports and Presentations

7. Staff Report.

(Item Presenter: Will Atkinson, Director of Planning)

- [Exhibit 1 - Staff Report](#)

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 7th day of June, 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.