



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, February 11, 2025 6:30 PM
Kyle City Hall, Council Chambers,
100 W. Center Street, Kyle, TX 78640

I. Call Meeting to Order and Roll Call

II. Introduction of New Member

1. Welcome and introduction of new Planning and Zoning Commission member: George Kalafut, Seat 5.
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

III. Approval of Minutes

2. Consider approval of the Planning and Zoning Commission January 28, 2025 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2025 0128 Draft Regular](#)

IV. 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.

V. Consider and Possible Action

3. Consider approval of a Conditional Use Permit for a retail store, located at 1600 Bunton Creek Rd. (Dollar General – CUP-24-0122)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Renderings, Site, and Landscape Plan](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Summary Letter](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status Form](#)
4. Consider approval of a Conditional Use Permit for a warehouse building, located at 161 Weldon Johnston Way. (Amazing Ice Designs - CUP-24-0109)
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

Exhibit 3 - Building Material Synopsis
Exhibit 4 - Building Elevations
Exhibit 5 - Project History
Exhibit 6 - Summary Letter
Exhibit 7 - Landowner Authorization Form
Exhibit 8 - Deed
Exhibit 9 - Franchise Tax Account Status Form

5. Consider an appeal of the City Engineer's decision regarding overhead electric service in accordance with Sec. 50-1 for property located at 200 Veterans Drive.

(Item Presenter: Kaela Sharp, Senior Planner)

Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - City Engineer Denial Letter
Exhibit 4 - Applicant Request to Appeal

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 7th day of February, 2025, prior to 4:00 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.