



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, December 10, 2024 6:30 PM
Kyle City Hall, Council Chambers, 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 November 12, 2024 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2024 1112 Draft Regular](#)

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 Hays County BBQ located at 505 S. Old Highway 81 (SUB-24-0357).
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Summary Request Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

V. Consider and Possible Action

3. Consider approval of a request for revisions to the building façade located at 250 Chula Hill Road (ProSource - CUP-24-0120)
(Item Presenter: Jason Lutz, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Elevations](#)
[Exhibit 4 - Summary Request Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

4. Consider approval of a request to increase the maximum allowed parking for a proposed Chuy's restaurant located at 18801 IH-35 in Hays County, Texas. (CUP-24-0121)
(Item Presenter: Kaela Sharp, City Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Summary Letter & Plans](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Deed](#)

VI. Staff Reports and Presentations

5. Recognition of Tracy Scheel, Seat 5, for her service from 9/2023 to 12/2024 on the Planning and Zoning Commission.
(Item Presenter: Melissa McCollum, Chief Development Officer)

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 6th day of December, 2024, prior to 11:00 a.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.