



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, March 12, 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 February 13, 2024 Regular Meeting Minutes.
[Exhibit 1 - Draft Minutes February 13, 2024 P&Z 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. Consider and Possible Action

1. Consider a request to construct an approximately 4,365-square-foot bank located at 19019 IH-35. Frost Bank - Conditional Use Permit (CUP-24-0100)
(Item Presenter: Kaela Sharp, City 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](#)
[Exhibit 7 - Elevations, Site, and Landscape Plan](#)
2. Consider and make a recommendation to City Council regarding a request by M’Kensie Aday on behalf of KDW Holdings, LLC for a Conditional Use Permit for a medical office use pursuant to the Kalterra Capital Partners, LLC Development Agreement for a property located at 2220 Kohlers Crossing, Hays County, TX 78640. (CUP-24-0101)
 - Public Hearing
(Item Presenter: Kaela Sharp, City Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Development Agreement](#)
[Exhibit 4 - Site Plan](#)
[Exhibit 6 - Elevations](#)
[Exhibit 5 - Landscape Plan](#)
[Exhibit 7 - Summary Letter](#)

Exhibit 8 - Landowner Authorization Form

Exhibit 9 - Deed

Exhibit 10 - Franchise Tax Account Status Form

3. Consider approval and make a recommendation to City Council regarding proposed landscape code amendments per Ch. 54 of the City of Kyle Code of Ordinances.

- Public Hearing

(Item Presenter: Will Atkinson, Director of Planning)

Exhibit 1 - Staff Memo

Exhibit 2 - Presentation.pptx

Exhibit 3 - Proposed Landscape Code Amendments

Exhibit 4 - Ordinance (Current)

V. 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 8th day of March, 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.