



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, January 23, 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 minutes for January 9, 2024
[Exhibit 1 - January 9, 2024 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. Consider and Possible Action

1. Consider a request to construct an approximately 4,000-square-foot medical office located at 19055 IH-35. (Texas Med Clinic - Conditional Use Permit - CUP-23-0097)
(Item Presenter: Kaela Sharp, City Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Summary Letter](#)
[Exhibit 4 - Renderings and Site Plan.pdf](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)
2. Consider a request to construct an approximately 7,213-square-foot shell building located at 2220 Kohlers Crossing. (Kohlers Shell Building - Conditional Use Permit - CUP-23-0099)
(Item Presenter: Kaela Sharp, City Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Summary Letter](#)
[Exhibit 4 - Elevations, Renderings, and Site Plan.pdf](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

V. Staff Report

1. Staff Report by Will Atkinson, Director of Planning.

- The Kyle 2030 Comprehensive Plan was approved by Council on first read on January 16th, 2024.
- Anticipated adoption of Downtown Masterplan in late February or early March.
- RFQ for Development Code Rewrite - April/May timeframe, possibly sooner.
- National Planning Conference - April 13-16 in person, May 8-10 online.

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.

Posted this 19th day of January, 2024, prior to 6:30 p.m.

At any time during the Planning and Zoning Commission Meeting, the Planning and Zoning Commission may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held.

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.