



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, May 12, 2026 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 April 14, 2026 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2026 0414 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. Welcome and Introduction of New Commissioner

2. Welcome and Introduction of New Planning and Zoning Commission Member - Richard Hildreth (Seat 7).
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

V. Consider and Possible Action

3. Consider approval of an exception request to the Vybe Trail lighting requirements for a segment of trail along Kohlers Crossing, under Sections 41-10 and 41-146(e) and (f) of the City of Kyle Code of ordinances, in relation to a Site Development Permit (SD-25-0280) located at 1010, 1020, and 1030 Kohlers Crossing, Park at Plum Creek Phase 3, in the Plum Creek Mixed-Use Zoning District (PC MXD).
(Item Presenter: Anjali Naini, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Vybe Trail Lighting Exception](#)
4. Consider approval of a Site Development Plan for Park at Plum Creek Phase 3 for proposed shell buildings, located at 1010, 1020, and 1030 Kohlers Crossing, in the Plum Creek Mixed-Use (PC MXD) Zoning District. (SD-25-0280).
(Item Presenter: Anjali Naini, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

Exhibit 3 - Park at Plum Creek Site Plan

5. Consider approval of a Conditional Use Permit, regarding Building Elevations, for Park and Plum Creek Phase 3, in accordance with section 53-892 "Districts and boundaries", subsections (a)(5) "The FM-1626 conditional use overlay district", for property located at 1010, 1020, and 1030 Kohlers Crossing. (CUP-26-0151)

(Item Presenter: Anjali Naini, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Kohlers Building Renderings](#)

[Exhibit 4 - Kohlers Building Elevations](#)

[Exhibit 5 - Kohlers PCARC Approval](#)

6. Consider approval of a Conditional Use Permit for a proposed automotive shop located at 309 Veterans Drive in the Rebel Drive Overlay. (CUP-25-0145)

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Site Plan and Renderings](#)

7. Consider an appeal of City staff's denial of a request to allow overhead electric service pursuant to Section 50-1 for the property located at 278 Republic Drive.

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Request Letter](#)

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 6th day of May, 2026, prior to 5:30 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.