



**Planning & Zoning Commission Regular Meeting Agenda**  
**Tuesday, September 23, 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. Approval of Minutes**

1. Consider approval of the Planning and Zoning August 26, 2025, Regular Meeting Minutes.  
(Item Presenter: Debbie Guerra, Project Development Coordinator)  
[Exhibit 1 - 2025 0826 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 an approximately 5.691-acre tract of land out of the John King Survey No. 20, Abstract 276, establishing Lot 1 of the St. David's Kyle Medical Center Subdivision, located at 5165 FM-1626. (SUB-25-0366)  
(Item Presenter: Jason Lutz, Assistant Director of Planning)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Final Plat](#)

**V. Consider and Possible Action**

3. Consider approval of a request to rezone an approximately 98.88 acres tract of land from the interim zoning classification of Agricultural (AG) to a Planned Unit Development (PUD), consisting of approximately 13 acres of Retail Services (RS) district, 48.4 acres of Single-Family Attached (R-1-A) Garden Home district, and 28.4 acres of Apartment Residential 3 (R-3-3) district, for property located at 1100 E. FM-150, in Hays County, Texas. (Z-25-0138)
  - Public Hearing(Item Presenter: Jason Lutz, Assistant Director of Planning)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Proposed PUD Regulations](#)  
[Exhibit 4 - Citizen Response Letter](#)  
[Exhibit 6 - Deed](#)  
[Exhibit 5 - Draft PUD Zoning Ordinance](#)

[Exhibit 7 - Landowner Authorization](#)

[Exhibit 8 - Field Notes](#)

4. Consider and make a recommendation to the City Council regarding proposed amendments to Ch. 53A, Art. II, Pt. B, Sec. 5 of the Code of Ordinances to reduce the "Front Yard" setbacks from 15 feet to 5 feet, reduce the "Side Yard" setbacks from 15 feet to 5 feet, and reduce the "Rear Yard" setbacks from 10 feet to 5 feet in the PC R-3 Multi-Family Residential PUD District of the Plum Creek Planned Unit Development ("Plum Creek PUD"). (Z-25-0139)

- Public Hearing

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Draft Ordinance](#)

## **VI. Staff Reports and Presentations**

5. Receive a report and hold a discussion regarding the following:
  1. Introduction of Rosie Truelove, Executive Director, Strategic Development and City Organizational Changes.
  2. Upcoming City Event (Kyle City Fest 2025)(Item Presenter: Jason Lutz, Assistant Director of Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

## **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 17th day of September, 2025, prior to 4:30 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://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the

meeting.