



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, April 8, 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 March 25, 2025, Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2025 0325 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 of Clara Vista, Phase 1 Subdivision, an approximately 93.476 acres tract of land out of the Caleb W. Baker Survey No. 15, Abstract No. 31, located approximately 900 feet west of the intersection of Six Creeks Blvd. and Falling River Road. (SUB-24-0351)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)
3. Consider approval of a replat for Sunrise Acres, Lot 3, located at 3300 Dacy Lane. (SUB-24-0358)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat and 1445 Approval Letter](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

4. Consider approval of a final plat for approximately 5.708 acres of land out of the Thomas G. Allen Survey, Abstract No. 26, located at 18801 I-35. (CSW Windy Hill - SUB-25-0364)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Landowner Authorization Form](#)
[Exhibit 7 - Deed](#)
[Exhibit 8 - Deed](#)
[Exhibit 9 - Franchise Tax Account Status Form](#)
[Exhibit 10 - Franchise Tax Account Status Form](#)
5. Consider approval of a replat of Lots 2-6 of the Kyle 150/I-35 Subdivision, located at 355 E. RR 150. (SUB-24-0354)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Account Status Form](#)

V. Consider and Possible Action

6. Consider approval of a preliminary plan for approximately 762.3 acres out of the William Hemphill Survey, Abstract No. 221 and Albert Pace Survey, Abstract No. 367, establishing the Pecan Woods Subdivision, located at the northeast intersection of Heidenreich Lane and E. RR 150. (SUB-24-0337)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Preliminary Plan](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)
7. Consider approval of a Conditional Use Permit for pickleball courts located at 400 E RR 150, in the I-35 Overlay District. (Sonic Pickleball Courts – CUP-24-0119)
(Item Presenter: Kaela Sharp, Senior 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](#)

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 4th day of April, 2025, 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.