



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, June 24, 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 June 10, 2025, Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2025 0610 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. Staff Reports and Presentations

2. Hold a public hearing to receive comment for the City of Kyle 2025 Annual Action Plan as part of the Cities 5 - Year Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program.
 - Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

V. Consent Agenda

3. Consider approval of a Replat of Lot 57, Block YY, Phase 6A of the Crosswinds Subdivision, located at 1900 Windy Hill Road. (SUB-24-0339)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat and 1445 Approval Letter](#)
[Exhibit 4 - Summary Letter](#)

VI. Consider and Possible Action

4. Consider approval of a request to rezone approximately 5.01 acres of land from 'A' (Agriculture), to 'W' (Warehouse) for property located at 340 CR 158 in Hays County, Texas. (Z-25-0135)
 - Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft Ordinance](#)
5. Consider approval of a Conditional Use Permit regarding Building Elevations for project "A Little Shady", in accordance with section 53-892 "Districts and boundaries", subsections (a)(5) "The FM-1626 conditional use overlay district", for property located at 5172 S. FM-1626. (CUP-25-0126)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Colored Renderings](#)
[Exhibit 4 - Site, Landscaping, and Photometric Plans](#)
[Exhibit 5 - Summary Letter](#)

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 20th day of June, 2025, prior to 4:00 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.