



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, April 14, 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 February 24, 2026 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2026 0224 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. Consider and Possible Action

2. Consider and make a recommendation to the City Council regarding a request by John Hall for exceptions from Chapter 41 (Subdivisions) of the City's Code of Ordinances related to detention, drainage, flood mitigation, and sidewalks for the property located at 200 Veteran's Drive, Kyle, Texas 78640 (VR-26-0015).
The requested exceptions include:
 1. An exception from Sec. 41-140 (Watershed and Flood Prevention) to waive requirements for a detention pond and trickle channel.
 2. An exception from Sec. 41-134 (General Requirements) to allow alternative culvert specifications.
 3. An exception from Sec. 41-143(a)(1) (Sidewalks) to:
 - eliminate installation of new sidewalks along Veterans Drive;
 - eliminate sidewalks along Barbee Street (from Woods Street to Veterans Drive);
 - waive sidewalk crossings over drainage ditches; and
 - reduce the minimum sidewalk width from five (5) feet to four (4) feet.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
3. Consider approval of a Conditional Use Permit for a proposed public restroom facility located at 101 S. Burleson Street (Mary Kyle Hartson Park). (CUP-26-0155).
(Item Presenter: Anjali Naini, Senior Planner)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Staff Presentation](#)
[Exhibit 3 - Site Plan](#)
[Exhibit 4 - Renderings](#)
[Exhibit 5 - THC Email Correspondence](#)

4. Consider approval of a Conditional Use Permit for proposed revisions to the building materials for a building located at 23150 IH-35. (Poco Loco Travel Center - CUP-24-0113)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Applicant's Letter](#)

V. Staff Reports and Presentations

5. Recognition of Daniel Serrato for his dedicated years of service on the Planning and Zoning Commission.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
6. Hold a public hearing to receive comments on the proposed amendment to the Program Year 2025 Annual Action 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](#)
7. Receive a report, hold a discussion, and provide staff feedback regarding a proposed mixed-use development (Project Philo).
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

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 8th day of April, 2026, 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.