



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, August 25, 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 July 28, 2026 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2026 0728 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 a request by Denecia Clark for exceptions from Chapter 41 (Subdivisions) of the City's Code of Ordinances related to minimum width at the front property line (Chapter 41, Article V, Sec. 136, (a) (2)), access requirements (Chapter 41, Article V, Sec. 136, (a) (3)), and lot depth to average width ratio (Chapter 41, Article V, Sec. 136 (c)), for the proposed final plat of a property located at approximately 1776 Satterwhite Road in the City of Kyle Extraterritorial Jurisdiction, and make a recommendation to the City Council to either approve or deny the request. (VR-25-0011)
 - Public Hearing
(Item Presenter: Anjali Naini, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Variance Request Letter](#)
[Exhibit 5 - Variance Request Letter](#)
3. Consider approval of a final plat for the Haberer Family Subdivision, contingent upon approval of exceptions by the City Council, for approximately 35.37 acres of land out of the Edward Burleson Survey, Abstract 36, and the Jesse B Eaves Survey No. 5, Abstract No. 166, located at approximately 1776 Satterwhite Road in the City of Kyle Extraterritorial Jurisdiction. (SUB-26-0384)
(Item Presenter: Anjali Naini, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Plat](#)

[Exhibit 4 - Engineer Summary Letter](#)

4. Consider a request by Albino and Olga Lopez for an exception from Chapter 41 (Subdivisions) of the City's Code of Ordinances related to minimum lot size for lots served by on-site septic (Chapter 41, Sec. 41-136(a)(1)), for the proposed replat of a property located at 706 Green Pastures Drive in the City of Kyle Extraterritorial Jurisdiction, and make a recommendation to City Council to approve or deny the request. (VR-26-0016)

- Public Hearing

(Item Presenter: Anjali Naini, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Lopez Plat Variance Request](#)

[Exhibit 4 - Plat](#)

5. Consider approval of a replat of Lot 1, Block Z, Section 3 of the Green Pastures Subdivision, contingent upon approval of exceptions by the City Council, located at 706 Green Pastures Drive in the City of Kyle Extraterritorial Jurisdiction. (SUB-25-0378)

(Item Presenter: Anjali Naini, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Plat](#)

[Exhibit 4 - Engineer Summary Letter](#)

V. 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 19th day of August, 2026, 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.