



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, March 25, 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 11, 2025, Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2025 0311 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 replat for Plum Creek Phase 2, Section 10, Lot 3, located at 404 Plum Creek Meadows. (SUB-24-0346)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Summary Letter](#)
[Exhibit 5 - Deed](#)
[Exhibit 6 - Franchise Tax Account Status](#)
3. Consider approval of a final plat for approximately 6.763 acres of land out of the Alexander McKowne Survey No. 16, Abstract No. 328, and the Thomas G. Allen Survey No. 1, Abstract No. 26, located at 18600 IH-35. (Kyle City Limits - SUB-23-0326)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plat](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Summary Letter](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Deed](#)
[Exhibit 8 - Franchise Tax Account Status](#)

V. Consider and Possible Action

4. Consider approval of a Conditional Use Permit, regarding the IH-35 Overlay regulations, for property located at 23451 IH-35. (The Winn Zone - CUP-23-0076)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Plan Set](#)
[Exhibit 4 - Building Elevations - 1](#)
[Exhibit 5 - Building Elevations 2](#)
[Exhibit 6 - Structural Letter](#)
[Exhibit 7 - Summary Letter](#)
[Exhibit 8 - Landowner Authorization Form](#)
[Exhibit 9 - Deed](#)
[Exhibit 10 - Franchise Tax Account Status.](#)

VI. Staff Reports and Presentations

5. Receive a staff report and hold a discussion regarding the following items:
 - Dollar General CUP Update
 - Kyle City Limits CUP Update
 - Assistant Planning Director Update(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - 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 21st day of March, 2025, prior to 5:30 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.