



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, January 14, 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 Commission December 10, 2024 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2024 1210 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 of Lot 1, Block HH of the Porter Country Phase 1 Subdivision, located at the northwest corner of Pale Horse Bend and Marsh Lane. (SUB-24-0347)
(Item Presenter: Jason Lutz, Planning Manager)
[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 plat for 6 Creeks Phase 1, Section 11 (SUB-23-0302) located northwest of Six Creeks Blvd. and Old Stagecoach Road.
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - 1445 Approval Letter and Plat](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Summary Letter](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

4. Consider approval of a Preliminary Plan for 6 Creeks Subdivision, Phase 1, Sections 15, 16, 17, & 18B, located northwest of Six Creeks Blvd. and Old Stagecoach Road. (SUB-23-0312)
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - 1445 Approval Letter and Preliminary Plan](#)
[Exhibit 4 - Landowner Authorization Form](#)
[Exhibit 5 - Summary Letter](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

V. Consider and Possible Action

5. Consider approval of a Conditional Use Permit for a fast-food restaurant located at 19524 S IH-35. (Slim Chickens – CUP-24-0117)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Elevations and Site Plans](#)
[Exhibit 4 - Summary Request Letter](#)
[Exhibit 5 - Landowner Authorization Form](#)
[Exhibit 6 - Deed](#)
[Exhibit 7 - Franchise Tax Account Status](#)

VI. Nominations and Election

6. Consider nominations and hold an election to fill the Vice Chair vacancy.
(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VII. Staff Reports and Presentations

7. Staff report to the Planning and Zoning Commission regarding the following items:
 1. 2025 National Planning Conference (Denver Colorado).
 2. Planning Department Personnel Changes.
 3. Recognition of Will Atkinson for his years of service to the Planning Department.
 4. Pro-Source appeal.

(Item Presenter: Jason Lutz, Planning Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - 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 10th day of January, 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.