



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, October 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. Annual Meeting, Nomination(s) Election(s)

1. Consider nominations for annual elections for Chair, Vice Chair, assigning secretary duties, and adoption of regular meeting calendar.

(Item Presenter: Jason Lutz, Assistant Director of Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Calendar](#)

II. Approval of Minutes

2. Consider approval of the Planning and Zoning Commission September 23, 2025 Regular Meeting Minutes.

(Item Presenter: Debbie Guerra, Project Development Coordinator)

[Exhibit 1 - September 23, 2025 Draft Regular Minutes](#)

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

3. Consider approval of a final plat for an approximately 15.5-acre tract of land out of the Morton M. McCarver Survey No. 4, Abstract No. 10, establishing 3 Lots of the Plum Creek Brick & Mortar Doherty Subdivision, located at 723 Kohlers Crossing. (SUB-24-0338).

(Item Presenter: Jason Lutz, Assistant Director of Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Plat](#)

V. Consider and Possible Action

4. Consider approval of a Conditional Use Permit for proposed revisions to the building materials for a building located at 1050 Bunton Creek Road in the Goforth Road Overlay District. (CUP-25-0147)

(Item Presenter: Kaela Sharp, Senior Planner)

Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Summary Letter
Exhibit 4 - As-Built Renderings
Exhibit 5 - Proposed Renderings

5. Consider approval of a Conditional Use Permit (CUP) for nine proposed buildings, including six multi-family residential buildings, one mixed-use building, one leasing office/clubhouse, and one restaurant building, in accordance with the applicable Development Agreement, for property located at 1201 Seton Parkway. (CUP-25-0134) (Item Presenter: Kaela Sharp, Senior Planner)

Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Renderings and Elevations
Exhibit 4 - Development Agreement

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 7th day of October, 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.