



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, February 10, 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 January 27, 2026 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2026 0127 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. Staff Reports and Presentations

2. 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](#)

V. Consent Agenda

3. Consider approval of a final plat for Chevo Pastrano Senior Parkway, Section 3, for approximately 3.778 acres of land out of the James W. Williams Survey, Abstract No. 473, located approximately 3,700 feet east of Waterstone Blvd. and E. Post Rd., through the Limestone Creek Subdivision. (SUB-25-0373)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Proposed Final Plat](#)
4. Consider approval of a revised Preliminary Plan for the Prairie Lakes Subdivision, being a 611.759-acres tract of land out of the Z. Hinton Survey No. 4, Abstract No. 219, and generally located on the south side of Satterwhite Rd., between S. Turnersville Rd. and Williamson Rd. (SUB-22-0256)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Proposed Preliminary Plan Revisions](#)

5. Consider approval of a final plat of Phase 1, Section 16, of the 6 Creeks Subdivision, consisting of approximately 45 acres of land out of the Samuel L. Pharass 1/4 League, Survey No. 14, Abstract 360, approximately located at the northwest of the Six Creeks Blvd. & Old Stagecoach Rd. intersection, at the end of Bedford Run. (SUB-24-0330)

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Proposed Final Plat and 1445 Approval Letter](#)

6. Consider approval of a final plat of Phase 1, Section 17, of the 6 Creeks Subdivision, consisting of approximately 32.576 acres of land out of the Samuel L. Pharass 1/4 League Survey No. 14, Abstract 360, approximately located at the northwest of the Six Creeks Blvd. & Old Stagecoach Rd. intersection, at the end of Water Vine Rd. (SUB-24-0331)

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Proposed Final Plat and 1445 Approval Letter](#)

7. Consider approval of a final plat establishing the Moore Addition, consisting of 0.57 acres out of the Z. Hinton Survey, Abstract No. 220, located at 703 W. Third Street and 702 S. Groos Street. (SUB-25-0375)

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Proposed Plat](#)

VI. Consider and Possible Action

8. Consider and make a recommendation to the City Council regarding proposed amendments to a Planned Unit Development (Ord. 1028 and 1111) to revise the concept plan and zoning district boundaries of the Gregg Gardens subdivision. (Z-25-0141)

- Public Hearing

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Draft Ordinance without Exhibits](#)

[Exhibit 4 - Draft Ordinance with Exhibits](#)

9. Consider approval of a Conditional Use Permit for a Martial arts studio and leasable office/retail space located at 111 S. Main Street. (CUP-25-1048)

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Renderings and Site Plan](#)

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 4th day of February, 2026, prior to 5:15 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.