



**Planning & Zoning Commission Regular Meeting Agenda**  
**Tuesday, May 20, 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 April 22, 2025, Regular Meeting Minutes.  
(Item Presenter: Debbie Guerra, Project Development Coordinator)  
[Exhibit 1 - 2025 0422 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 Final Plat for Phase 2 of the Limestone Creek Subdivision, generally located at the SE intersection of Waterstone Blvd. and Limestone Creek Way. (SUB-24-0361)  
(Item Presenter: Jason Lutz, Assistant Director of Planning)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Final Plat](#)  
[Exhibit 4 - Summary Letter](#)

**V. Consider and Possible Action**

3. Consider approval of a Conditional Use Permit, regarding the IH-35 Overlay District regulations, for a proposed Pedernales Electric Corporation (PEC) substation, located at 275 N. Old Hwy 81. (CUP-25-0128)  
(Item Presenter: Jason Lutz, Assistant Director of Planning)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Civil Site Plan Set](#)  
[Exhibit 4 - Rendering](#)  
[Exhibit 5 - Street View Renderings](#)  
[Exhibit 6 - Landscape Plan](#)  
[Exhibit 7 - Photometric Plan](#)  
[Exhibit 8 - Applicant Presentation](#)  
[Exhibit 9 - Summary Letter](#)

4. Consider approval of a Conditional Use Permit regarding the IH-35 Overlay District regulations for a proposed Pollo Regio restaurant located at 21565 IH-35. (Pollo Regio - CUP-25-0127)  
(Item Presenter: Kaela Sharp, Senior Planner)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Renderings, Elevations, and Site Plan](#)  
[Exhibit 4 - Summary Letter](#)

## **VI. Staff Reports and Presentations**

5. Presentation, discussion, and P&Z Commission feedback regarding the city's Unified Development Code (UDC).  
(Item Presenter: Melissa McCollum, Chief Development Officer)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Worksheet](#)

## **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 16th day of May, 2025, 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://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the meeting.