



Planning & Zoning Commission Regular Meeting Agenda
Tuesday, October 28, 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 October 14, 2025 Regular Meeting Minutes.
(Item Presenter: Debbie Guerra, Project Development Coordinator)
[Exhibit 1 - 2025 1014 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

2. Consider approval of a proposed Replat of Lots 1-6, and 0.0919 acres of an abandoned alley, Block 43 of the Original Town of Kyle, located at 205 N. Groos Street. (SUB-25-0370)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Proposed Replat](#)

V. Consider and Possible Action

3. Consider approval of a Conditional Use Permit regarding Building Elevations for a proposed Brakes Plus, in accordance with section 53-892 "Districts and boundaries", subsections (a)(5) "The FM-1626 conditional use overlay district", for property located at 4580 S. FM-1626. (CUP-25-0143)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Site Development Plan](#)
[Exhibit 4 - Building Elevations](#)

4. Consider approval of a Conditional Use Permit regarding Building Elevations, in accordance with section 53-892 "Districts and boundaries", subsections (a)(1) "The I-35 conditional use overlay district", for property located at 18775 IH-35. (CUP-25-0133)
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Site Plan](#)
[Exhibit 4 - Building Elevations](#)
[Exhibit 5 - Photometric Plans](#)
5. Consider approval of a Conditional Use Permit for a proposed retail shell building located at 827 Veterans Drive in the Rebel Drive Overlay District. (CUP-25-1030)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Renderings and Elevations](#)
6. Consider and make a recommendation to the City Council regarding a Conditional Use Permit pursuant to Sec. 53-899(d) of the City of Kyle Code of Ordinances, to allow the sale or lease of golf carts within the I-35 Overlay District on property located at 3080 Kyle Crossing, Unit 4, Kyle, TX 78640.
 - Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
7. Consider and make a recommendation to the City Council regarding proposed amendments to Exhibit C of the Kyle 57 Planned Unit Development, Ordinance No. 1133, which would eliminate the requirement for a fence along the western boundary of the Sage Hollow Subdivision to preserve the existing vegetative screening.
 - Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft Ordinance](#)

VI. Staff Reports and Presentations

8. Receive a report and hold a discussion regarding the following:
 1. Update from Freese & Nichols, the city's consultant, regarding the status of the Unified Development Code rewrite and overview of the Zoning Code Diagnostic Report.
 2. Update from city staff regarding Project Sahara.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Diagnostic Report](#)

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 22nd 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.