

CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING



Kyle City Hall, 100 W. Center Street,
Kyle, Texas 78640

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on May 9, 2017, at Kyle City Hall, 100 W. Center Street, Kyle, Texas 78640, for the purpose of discussing the following agenda.

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 5th day of May, 2017 prior to 6:30 P.M.

1. Call Meeting To Order

2. Roll Call

3. Citizen Comments

4. Consent

A. Crosswinds Subdivision, Phase 2 - Preliminary Plan (PP-17-005) 69.77 acres; 258 Single Family Lots, 6 Open Space Lots for property located off of Crosswinds Parkway.

Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

B. Lots 5A and 6A, Original Town of Kyle, Block 45, Replat of Lots 4, 5 and 6, Block 45 (AFP-17-003) 0.323 acres; 2 lots located at 609 and 617 W. Moore Street.

Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

5. Zoning

A. **(Application Withdrawn)** Consider a request by Kyle Mortgage Investors, LLC to rezone approximately 57.26 acres of land from Retail Service District 'RS' and Single Family Residential-2 'R-1-2' to Planned Unit Development 'PUD' for property located

off of W. FM 150 and Old Stagecoach Road. (Z-17-007)

- Public Hearing
- Recommendation to City Council
- Application withdrawn on May 5, 2017

B. Consider a request by Magnolia Reserve, LLC to rezone approximately 98.106 acres of land from Single Family Residential Attached 'R-1-A' and Single Family Residential-2 'R-1-2' to Single Family Residential-3 'R-1-3' for property located off of Bunton Lane approximately 2000 feet east of Twin Estates Drive. (Z-17-009)

- Public Hearing
- Recommendation to City Council

C. Consider a request by Andrew Cipto to rezone approximately 0.5 acres of land from Construction Manufacturing 'CM' to Community Commercial 'CC' for property located at 1408 W. Center Street. (Z-17-010)

- Public Hearing
- Recommendation to City Council

6. Consider and Possible Action

A. Consider and make a recommendation to City Council for the mid-term amendments to the 2010 Comprehensive Plan.

- Recommendation to City Council

7. General Discussion

A. Discussion only regarding Planning and Zoning Commission request for future agenda items.

8. Staff Report

A. Staff report by Howard J. Koontz, Director of Planning and Community Development.

9. Adjournment

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent

meeting."



CITY OF KYLE, TEXAS

Crosswinds Subdivision, Phase 2 - Preliminary Plan

Meeting Date: 5/9/2017

Date time:6:30 PM

Subject/Recommendation: Crosswinds Subdivision, Phase 2 - Preliminary Plan (PP-17-005) 69.77 acres; 258 Single Family Lots, 6 Open Space Lots for property located off of Crosswinds Parkway.
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Lots 5A & 6A Original Town of
Kyle, Block 45, Replat of Lots 4, 5
and 6

Meeting Date: 5/9/2017
Date time:6:30 PM

Subject/Recommendation: Lots 5A and 6A, Original Town of Kyle, Block 45, Replat of Lots 4, 5 and 6, Block 45 (AFP-17-003) 0.323 acres; 2 lots located at 609 and 617 W. Moore Street.
Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirements.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Kyle Mortgage Investors, LLC (Z-17-007)

Meeting Date: 5/9/2017
Date time: 6:30 PM

Subject/Recommendation: (**Application Withdrawn**) Consider a request by Kyle Mortgage Investors, LLC to rezone approximately 57.26 acres of land from Retail Service District 'RS' and Single Family Residential-2 'R-1-2' to Planned Unit Development 'PUD' for property located off of W. FM 150 and Old Stagecoach Road. (Z-17-007)

- Public Hearing
- Recommendation to City Council
- Application withdrawn on May 5, 2017

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Magnolia Reserve, LLC. - Zoning

Meeting Date: 5/9/2017

Date time:6:30 PM

Subject/Recommendation: Consider a request by Magnolia Reserve, LLC to rezone approximately 98.106 acres of land from Single Family Residential Attached 'R-1-A' and Single Family Residential-2 'R-1-2' to Single Family Residential-3 'R-1-3' for property located off of Bunton Lane approximately 2000 feet east of Twin Estates Drive. (Z-17-009)

- Public Hearing
- Recommendation to City Council

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Application
- Letter of Request
- Project Location Map

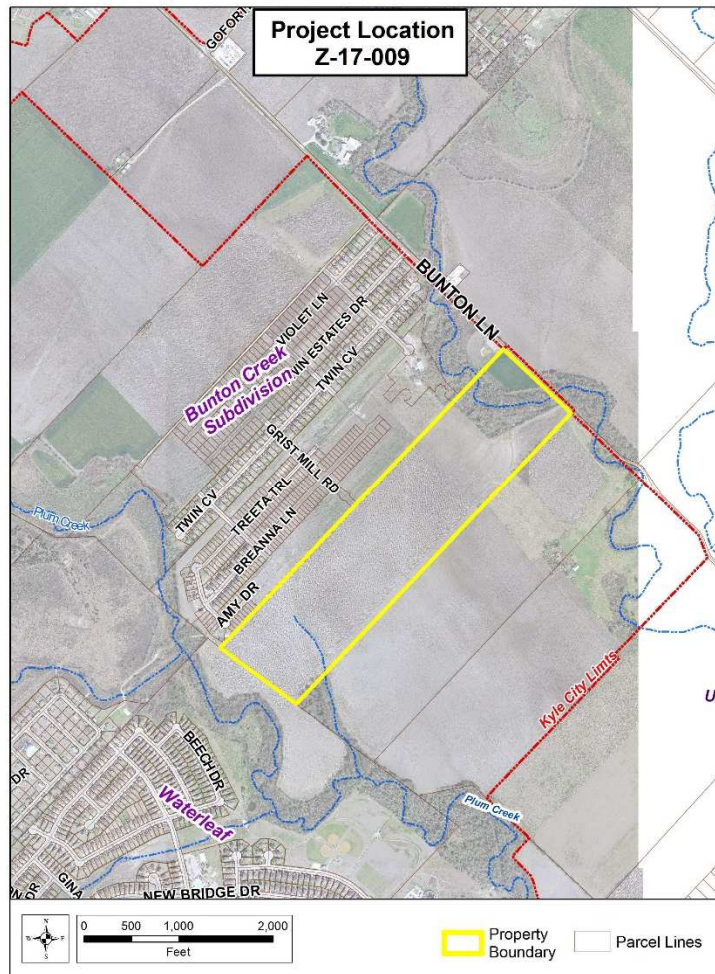
Property Location **Bunton Lane, SE of Bunton Creek Subdivision**

Owner **Magnolia Reserve, LLC**
3440 Riley Fuzzell, Ste 150
Spring, TX 77386

Agent **Wade Todd**
PO Box 33
Georgetown, TX 78627

Request **Rezone 98.106 acres R-1-A & R-1-2, to R-1-3**

Vicinity Map



Site Description

The site is located on undeveloped agricultural land and is currently zoned R-1-A and R-1-2. The parcel is situated between Bunton Lane and Plum Creek and immediately southeast of the Bunton Creek community. Existing agriculture parcels in the immediate area tend to be strips of land longer than they are wide and run in a southwest to northeast direction, starting from Plum Creek. These parcels are ideally suited for single family development due to the relatively flat topography of the area. Adjacent parcels have followed these development patterns.

The applicant seeks to rezone the property from R-1-A & R-1-2 to R-1-3.

Current Zoning

R-1-A

Sec. 53-111. - Purpose and permitted uses.

The single-family attached district R-1-A, garden home allows attached single family structures with a minimum of 1,000 square feet of living area per dwelling unit and permitted accessory structures on a minimum lot size of 4,800 square feet. There shall be no more than 6.8 houses per buildable acre. The single-family attached residences authorized in this zoning district include those generally referred to as garden homes, paired homes, patio homes and zero lot line homes.

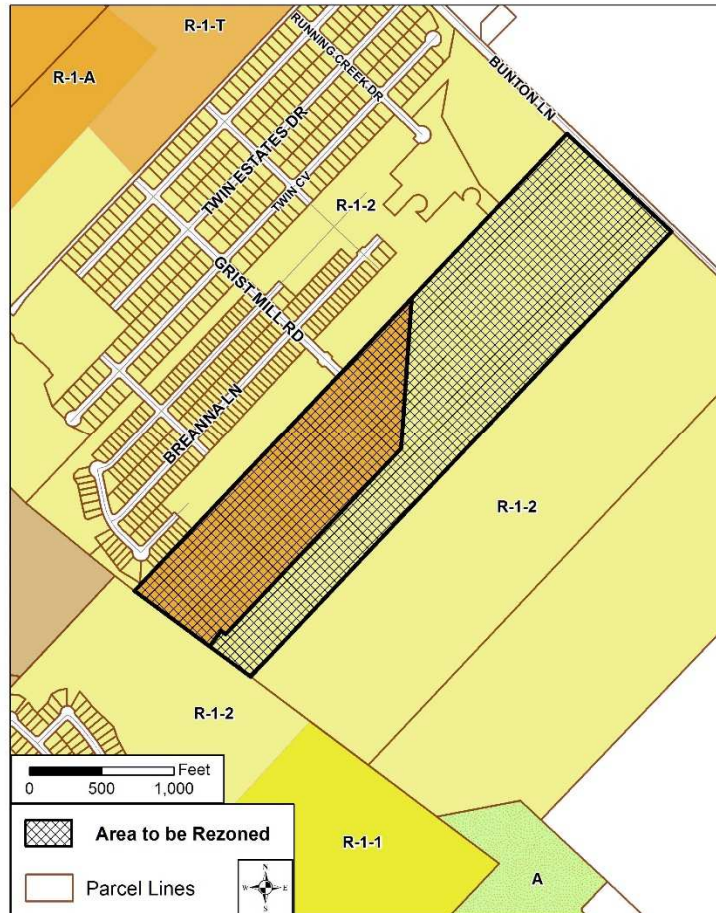
R-1-2

Sec. 53-89. - Purpose and permitted uses.

The single-family residential 2 district permits detached single-family dwellings with a minimum of 1,200 square feet of living area, and related accessory structures, on a minimum lot size of 6,825 square feet. There shall be no more than 4.7 houses per buildable acre.

Exhibit B

Z-17-009 98.1 Acres on Bunton Ln



Requested Zoning

R-1-3

Sec. 53-101

The R-1-3 single-family residential 3 district allows detached single-family residences with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 5,540 square feet. There shall be no more than 5.5 houses per buildable acre.

Rezoning R-1-A to R-1-3 is, without question, appropriate. R-1-3 has larger lots than R-1-A and has fewer homes per acre, or lower density than R-1-A. Rezoning the R-1-2 portion of the parcel to R-1-3 is also appropriate. While it does increase the density of

houses per buildable acre, the differences in the lot sizes will be difficult to distinguish from R-1-2, as a built environment.

Conditions of the Zoning Ordinance

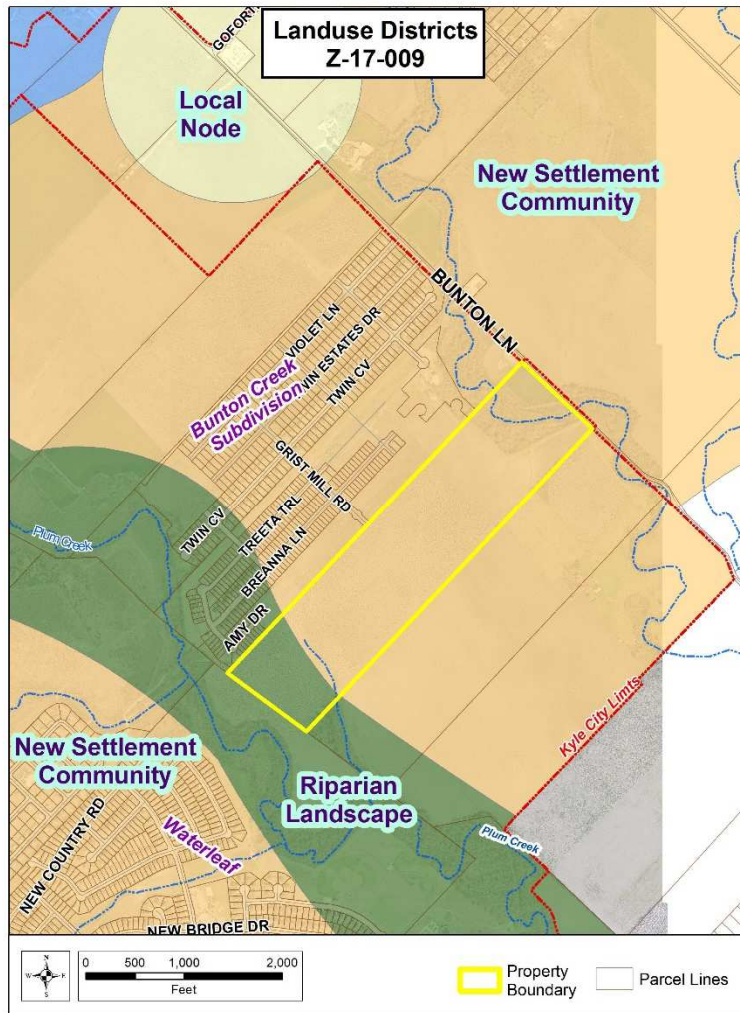
Sec. 53-1205 Amendments

(d)

Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



Comprehensive Plan Text

The subject site is located both in the “Riparian Landscape District” and the “New Settlement Community District”.

Riparian Landscape District

‘Character’: The Riparian Districts are characterized by the primary waterways of Kyle and surrounding floodplains, seeking to protect them from encroaching development. Additionally, significant vegetative cover can be found within these Districts, which impacts air quality and confers identity on the community. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

'Intent': The intent of the Riparian District designation is to prevent the loss of sensitive riparian habitat that impacts regional environmental quality. Ecologically appropriate development policies and design standards should be defined in these areas. Design standards and guidelines should be implemented to preserve habitat, stabilize stream banks, improve water quality, and control erosion. Public spaces (such as parks and trails) in the Riparian Districts should be a priority for preservation and should connect the various development forms to promote community cohesion.

New Settlement Community District

'Character': Stretching over both Plum Creek and I-35, the New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Private and public spaces are clearly separate, with the public domain by shared neighborhood amenities and the private domain defined by privatized landscapes. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

'Intent': The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this “developability”, while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creek ways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Use patterns should be established that complement residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

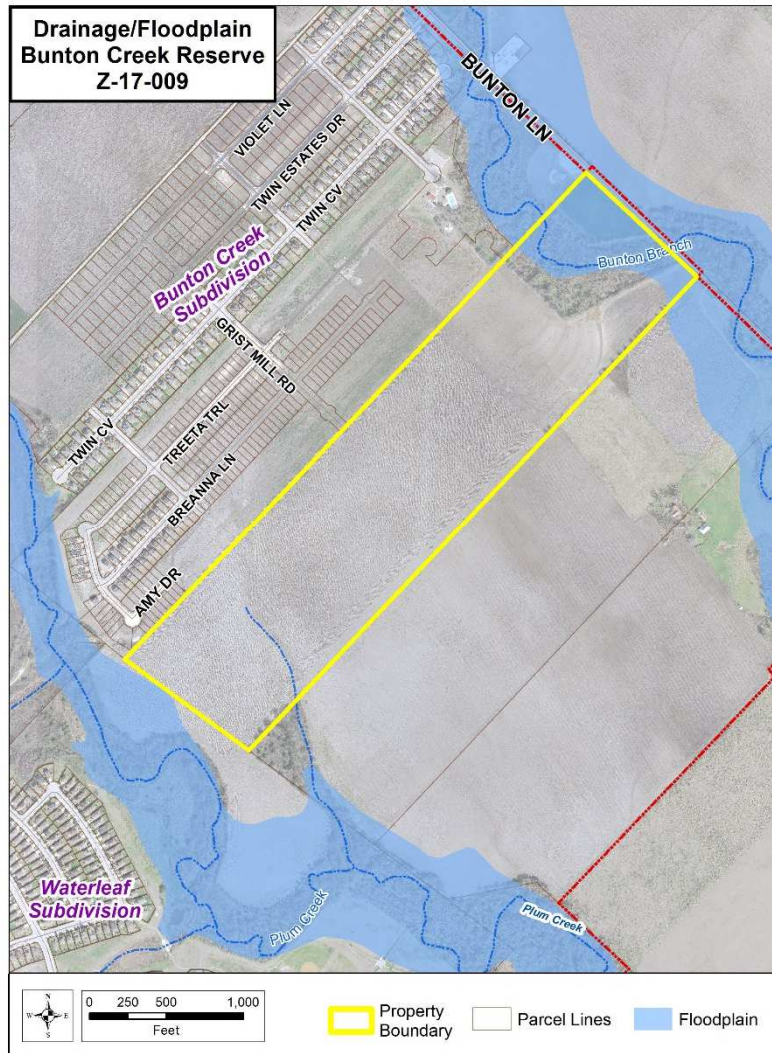
Current Land Use Chart

Recommended Zoning Categories: R-1-1, R-1-2, NC

Conditional Zoning Categories: A, E, HS, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R-3-2, R-3-3, R/S, T/U, UE, CC

2010 Comprehensive Plan Update

R-1-3 is recommended conditionally within current boundaries of the New Settlement District. However, upon Council acceptance of recommendations from the update, East Settlement (New District encompassing this zoning case) may allow R-1-3 as a recommended use.



Analysis

As previously stated, the property requesting to be rezoned is sited between Bunton Lane and Plum Creek and immediately southeast of the Bunton Creek community. Existing agriculture parcels in the immediate area tend to be strips of land longer than they are wide and run in a southwest to northeast direction, starting from Plum Creek. Single family residential developing in this area is likely to continue to reflect the

adjacent built environment, already in place. This includes continuation of both existing roads running from the northwest to the southeast and dedication of parkland, usually within the 100-year flood plain (Plum Creek).

As said above, rezoning the portion of R-1-A to R-1-3 makes sense, from solely a density stand point. R-1-3 has larger lots than R-1-A, and density is calculated by houses per buildable acre. Additionally, rezoning the portion currently zoned as R-1-2 to the slightly higher density of R-1-3, also makes sense. While the density will increase, it is likely to be difficult to distinguish between R-1-2 and R-1-3 when performing a wind shield survey, or driving through a neighborhood. R-1-2 has a minimum street width of 65 feet which an allowance for as little as 55 feet for up to 25% of the lots in a community. R-1-3 has a similar allowance of a 50-foot minimum street width, with up to 25% of the lots having a width of 45 feet. Keeping this in mind, the Bunton Creek subdivision immediately to the northwest and adjacent to this rezoning request is zoned for R-1-2, but has a judge's order to be allowed less than minimum lot sizes. This is due to the initial plans starting review outside of the City of Kyle's city limits, and were subsequently annexed. To tie this idea all together, if City Council approves the R-1-3 rezoning, the minimum lot sizes, for the most part, will be larger than the adjacent community. At the same time, they will also blend in to the surrounding built environment, due to the allowed variables in street width and lot area.

Reviewing the Kyle Connected Transportation Master Plan 2015, it is determined that Bunton Lane will not always be the primary route of entry into this subdivision or adjacent communities. This will eventually be Grist Mill Road. Grist Mill Road currently starts at State Highway 21 and makes its way northwest to its traditional terminus at Heidenreich Lane. In the 2015 Transportation Master Plan, Grist Mill Road continues northwest from Heidenreich Lane and is shown running the length of the former agricultural landscape and parallel to Plum Creek and Bunton Lane. Its' western terminus will be near the Bunton Lane/Goforth intersection. As the area develops, applicable parties will refer to the Transportation Plan and build their portion of the future Grist Mill Road. Furthermore, any development will be required to detain additional stormwater run-off, that is created as a function of development.

In conclusion, staff supports the rezoning to R-1-3 in its' entirety. Staff asks the Planning & Zoning Commission to give a favorable recommendation, by vote, to City Council.

Attachments

- Application
- Location Map
- Current Zoning Map
- Land Use Districts Map
- Drainage/Topo Map

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: MAGNOLIA RESOURCES, LLC 4/6/17
(Name of Owner) (Submittal Date)

INSTRUCTIONS: (2-17-009)

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at www.cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- 1. Completed application form with owner's original signature.
- 2. Letter explaining the reason for the request.
- 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof. (99)
 Newspaper Publication Fee: \$190.21

Total Fee: \$976.65

- 4. A map or plat showing the area being proposed for rezoning.
- 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- 6. Certified Tax certificates: County School City
- 7. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

1. **Zoning Request:**
 Current Zoning Classification: R-1-A & R-1-2
 Proposed Zoning Classification: R-1-3
 Proposed Use of the Property: SINGLE FAMILY RESIDENTIAL
 Acreage/Sq. Ft. of Zoning Change: 98.106

2. **Address and Legal Description:**
 Provide certified field notes describing the property being proposed for rezoning.
 Provide complete information on the location of the property being proposed for rezoning.
 Street Address: BUNTON LANE
 Subdivision Name/Lot & Block Nos.: _____

Property Recording Information: Hays County
Volume/Cabinet No. _____

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s): MALNOLIA RESERVS, LLC

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: 3440 RILEY FUZZELL, SUITE 150

SPRING, TX 77386

Phone Number: 281-705-6446

Fax Number: _____

Email Number: cwrene@jiland.com

I hereby request that my property, as described above, be considered for rezoning:

Signed: 

Date: 4-3-17

4. Agent Information:

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: WADE TODD

Agent's Address: P.O. Box 33

GEORGETOWN, TX 78627

Agent's Phone Number: 512-750-9658

Agent's Fax Number: 512-869-1073

Agent's Mobile Number: 512-750-9658

Agent's Email Number: w.todde@national-site-solutions.com

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: 

Date: 4-3-17

Do Not Write Below This Line
Staff Will Complete

Tax Certificates: County School City

Certified List of Property Owners Within 200'

CITY OF KYLE

All Fees Paid: Filing/Application Mail Out Costs

APR 07 2017

Attached Map of Subject Property

Accepted for Processing By: Hebbie A. Jumper

Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 4/19/17

Date of Public Hearing Before Planning and Zoning Commission: 5/9/17

Date of Public Hearing Before City Council: 5/16/17



Real Estate Development Services

CITY OF KYLE

APR 07 2017

April 6, 2017

PLANNING DEPARTMENT

Ms. Debbie Guerra
Planning Technician
City of Kyle
Hand Delivery

RE: Bunton Creek Reserve (formerly Creekside at Bunton Creek)

Dear Debbie:

As I discussed previously with Howard and Leon, the new owners want to change the name of our subdivision to Bunton Creek Reserve and also change the name of the main entry boulevard from Morgan's Mill to Bunton Creek. We have an approved Preliminary Plan and the property is presently zoned R-1-2 and R-1-A.

We are moving forward with development under the approved Preliminary Plan, but would like to rezone the entire property to R-1-3 and revise the Preliminary Plan. Phase 1, which we are now working to complete, will be compliant with both the current approved Preliminary Plan and the revised Preliminary Plan.

I am submitting herewith the following:

Subdivision Improvement Construction & Utility Plans Application Checklist-These are the construction plans for Phase 1, which is consistent with the previously approved Preliminary Plan. These plans include all of the detention and most of the utilities required to serve Phase 2.

Application & Checklist Final Plat-This is the final plat of Phase 1, which is consistent with the previously approved Preliminary Plan. There are 125 single family lots in the first phase.

Application & Checklist-Zoning Change-This application is to rezone the entire parcel from R-1-2 and R-1-A to R-1-3. This rezoning is necessary to meet current market demand for the smaller single family lots.

Revised Preliminary Plan-As discussed previously, there is not an application form associated with this submittal. I've included the revised cover sheet and site plan. Other than the addition of a cul-de-sac on Bunton Creek Boulevard, the street and utility plans remain the same as before. The lots proposed for Phase 2 are consistent with the R-1-3 zoning, for which we are applying.

Our construction plans have just been completed, and I will be providing the engineer's cost estimate and the associated review fee next week. Please let me know if you need anything further.

Best Regards,

A handwritten signature in black ink that reads "Wade Todd".

Wade Todd

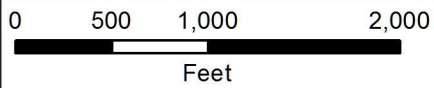
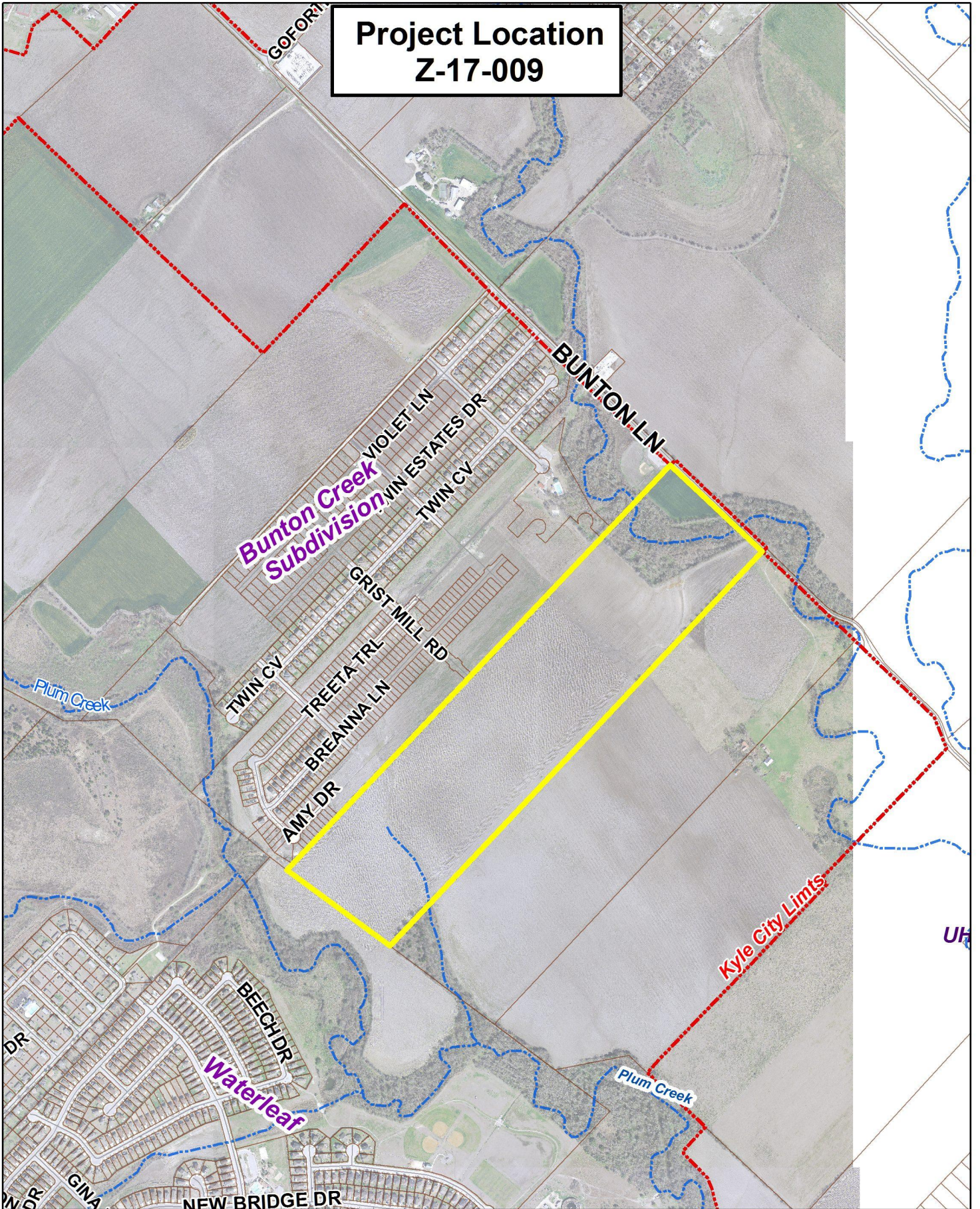
512.863.5551
512.869.1073 fax

Post Office Box 33
Georgetown, Texas 78627

www.nationalsitesolutions.com

Item # 4

**Project Location
Z-17-009**



 Property Boundary

 Parcel Lines
Item # 4



CITY OF KYLE, TEXAS

Andrew Cipto - Zoning

Meeting Date: 5/9/2017

Date time:6:30 PM

Subject/Recommendation: Consider a request by Andrew Cipto to rezone approximately 0.5 acres of land from Construction Manufacturing 'CM' to Community Commercial 'CC' for property located at 1408 W. Center Street. (Z-17-010)

- Public Hearing
- Recommendation to City Council

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

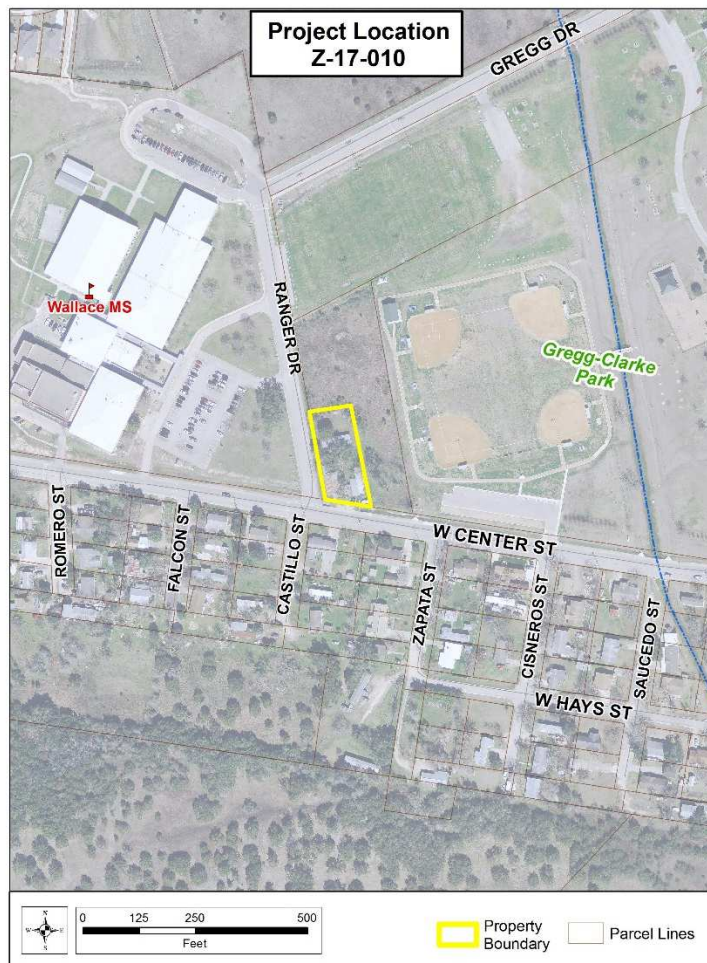
ATTACHMENTS:

Description

- Staff Memo
- Application
- Letter of Request
- Project Location Map

Property Location	1408 W Center St, Kyle, TX 78640
Owner	Andrew Cipto PO Box 163822 Austin, TX 78716
Agent	Andrew Cipto PO BOX 163822 Austin, TX 78716
Request	Rezone 0.5 Acres C/M, to CC

Vicinity Map



Site Description

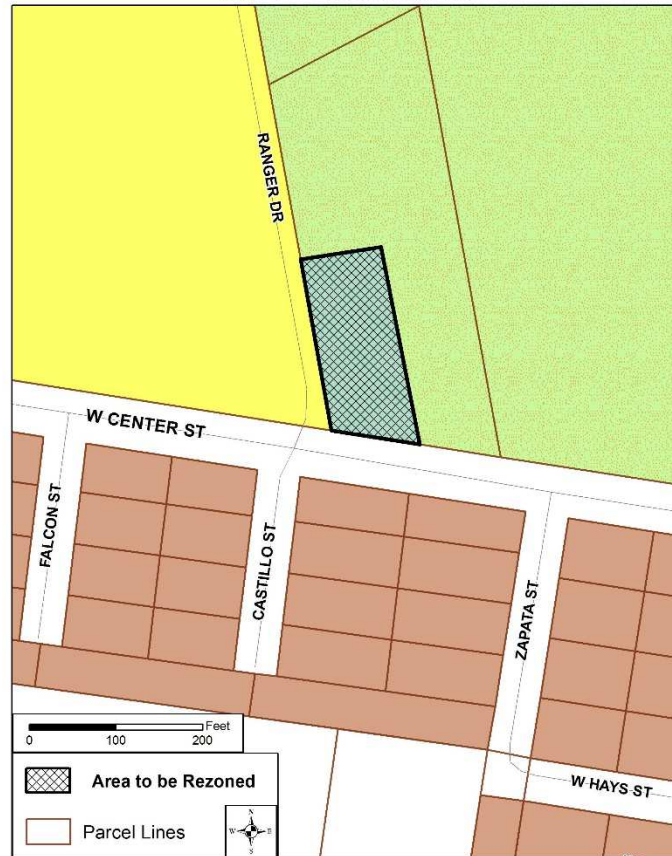
The parcel requesting to be rezoned sits at the northeast corner of W Center Street and Ranger Drive, between Wallace Middle School and the baseball fields at Gregg-Clarke Park. Wallace Middle School is immediately west of the property and zoned R-1, Gregg-Clarke Park and an undeveloped lot lie immediately to the north and northeast. To the southeast, south and southwest, and across Center Street, is a small residential community, zoned M-2.

The applicant is seeking to rezone the property from C/M (Construction/Manufacturing), an industrial zoning category allowing for "...assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons and property outside the boundaries of the property, and the following specifically listed uses to the extent such uses are contained or included within property as to not pose a potential hazard outside of the property on which such use is conducted."

The proposed, new zoning district is CC (Community Commercial), a commercial zoning category providing for "...slightly more intense commercial uses than allowed in the neighborhood commercial zoning district. The district is established to provide areas for quality retail establishments and service facilities. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes."

Exhibit B

Z-17-010 1408 W. Center St



Conditions of the Zoning Ordinance

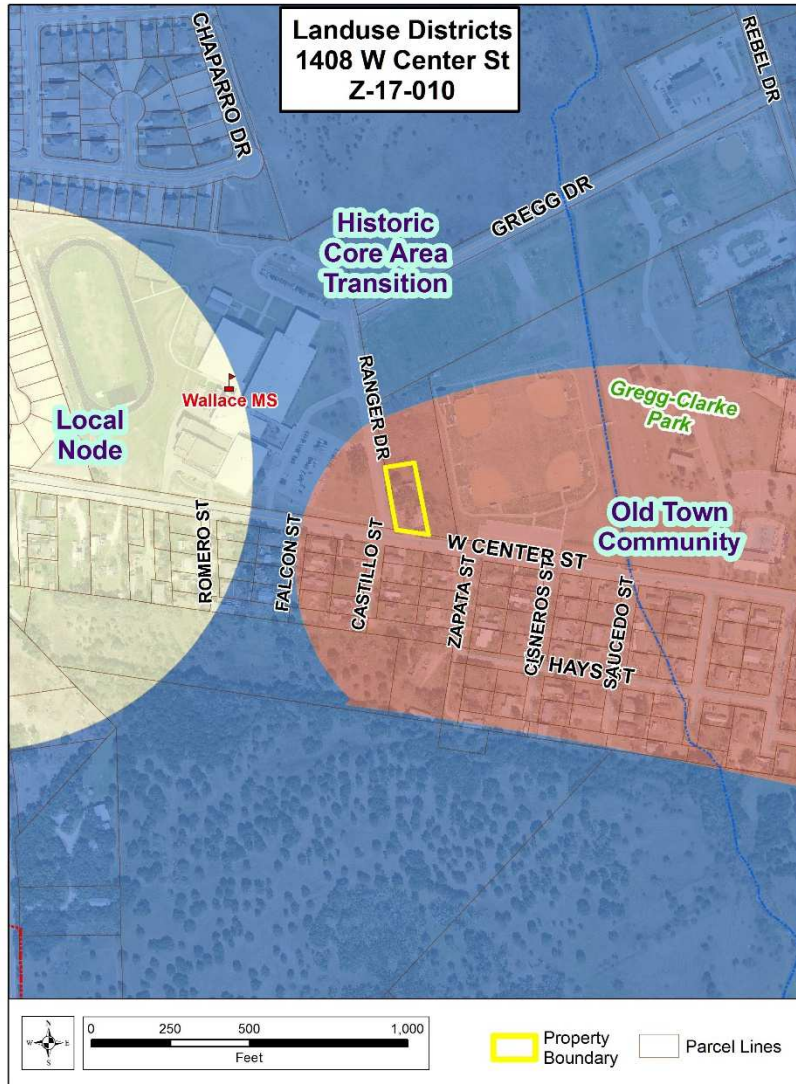
Sec. 53-1205 Amendments

(d)

Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



Comprehensive Plan Text

The subject site is in the “Old Town District”. As of yet, the CC, or Community Commercial zoning district, is not recommended or conditional within this district. However, upon approval of updates to the plan, it is likely that the zoning category of CC will be a recommended land use.

Character: Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic, specialty commercial, and residential. Significant features include I-35, the railroad, and the City Square. The Old Town District embodies community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.

Intent: As the historic core of Kyle, the Old Town District must be re-established as the central community of the City. Specialized commercial activity, appropriate to the function of this historic area, should be encouraged. The form of the District should also be preserved and promoted, especially the street grid and historic building stock. Overall, this District should offer both local service commercial activities and residential uses in order to create a lively and livable area. In order for the Old Town District to truly function as the center of Kyle, clear access must also be provided to communities, landscapes, and nodes in order to knit the City together in a legible system. Additionally, new development in the Old Town District should span I-35, creating greater east-west connections. Uses in Old Town District are addressed in greater detail in the Downtown Revitalization Plan element of this Comprehensive Plan document.

Analysis

The property requested to be rezoned sits just inside the western border of the Old Town District, with Wallace Middle School sitting on the outer edge. Currently, the parcel is used as a garage/residence and is prime for redevelopment. This area is mostly single family residential on the south side of Center Street and public facilities (school, city park) on the north side. As the additional residential to the west, at the end of Center Street and along Old Stagecoach Road, continues to develop, this section of Center Street will gain a higher traffic count.

As previously mentioned, the CC zoning district is not currently found within the Old Town District. That being said, the CC zoning district is a good fit on this parcel. When this zoning district was codified, its purpose was to provide higher quality development in nodal or higher trafficked areas, while restricting uses as to better fit in with surrounding residential communities. Within Sec. 56-370 Community Commercial, there's exterior aesthetics that are required to followed, that hold development to a higher standard. The aesthetics are designed to follow traditional,

smaller scale, development. Below are examples of allowable uses and design standards, the latter considered at the time of site development.

Sec. 53-672. - Use.

The neighborhood commercial zoning district shall allow professional offices and small businesses serving neighborhood community needs. The following uses shall be permitted:

- Multi-family on the second floor and above shall be permitted by right regardless of base zoning;
- Bed and breakfast up to five rooms;
- Retail;
- Restaurant;
- Religious assembly;
- Art gallery;
- Child care center (outdoor playground allowed);
- Fire/police station;
- Professional office;
- Funeral home;
- Barber/beauty shop;
- Convenience/grocery store;
- Fuel station*;
- Nursing/retirement homes;
- Veterinarian - without outdoor boarding;
- Health and fitness center;
- Restaurant with drive-thru*;
- Financial institution w/ drive-thru banking.



Please keep in mind the above pictures are only an example, primarily of appropriate aesthetics, and the scale of the property will be smaller, due to the current size limitations of the property. This means by default, it will be at a more appropriate scale to the surrounding community. In addition, this zoning district has a cap of two stories (one story shall not exceed 14 feet) if it sits within 150 feet of residential use or residentially zoned property. Relating to site development, storm water regulations are required be followed. Increased runoff created from new development is not allowed to discharge at a greater rate than predevelopment conditions, as required by the State of Texas.

While the project was not included in the calculations for future transportation demand modeling and required upgrades to surrounding road networks, at a basic level, traffic impacts are easily calculated. To help relieve the effects of unplanned/increased traffic, developers pay fees to help offset traffic impacts or they offer to upgrade portions of the surrounding road network in addition to improvements made to the parcel during development. Staff will work with applicable parties at the time of site development, to ensure appropriate infrastructure upgrades are implemented.

Additionally, with its proximity to Wallace Middle School, Gregg-Clarke Park and convenient access to nearby emerging residential (Stagecoach Forest, Cypress Forest, Brooks Crossing), more citizens will utilize Center Street and immediate area. This in

turn, may increase the demand for appropriate business supporting related after school programs, and retail/services. Furthermore, the development of the property adjacent to- and in proximity to public services (parks & public schools) reduces the reliance on the automobile in these areas while increasing desirability and value of the development.

The request is appropriate to existing, surrounding land uses, and is expected to compliment the city's comprehensive plan. It is staff's request that the application for the CC zoning district should be considered and be favorably recommended for approval.

Attachments

- Application
- Location map
- Surrounding Zoning Map
- Land Use Districts Map

APPLICATION & CHECKLIST – ZONING CHANGE CITY OF KYLE

Zoning: Andrew Cipto
(Name of Owner)

APR 11 2017
(Submittal Date)

INSTRUCTIONS:

(Z-17-010)

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at www.cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle.

PLANNING DEPARTMENT

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- 1. Completed application form with owner's original signature.
- 2. Letter explaining the reason for the request.
- 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof.

Newspaper Publication Fee: \$190.21

Total Fee: \$621.89

- 4. A map or plat showing the area being proposed for rezoning.
- 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- 6. Certified Tax certificates: County ___ School ___ City ___
- 7. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

1. Zoning Request:

Current Zoning Classification: CM - Construction / Manufacturing
 Proposed Zoning Classification: CC - Community Commercial
 Proposed Use of the Property: Retail space / Drive thru restaurant
 Acreage/Sq. Ft. of Zoning Change: 0.5 Acre

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.
Provide complete information on the location of the property being proposed for rezoning.

Street Address: 1408 Center st, Kyle tx 78640
 Subdivision Name/Lot & Block Nos.: A0361 - John Pharrass Survey,
ACRES 0.5, NO MH INFO

Property Recording Information: Hays County
Volume/Cabinet No. _____

Page/Slide No. _____

3. Ownership Information:

Name of Property Owner(s): Andrew Cipto

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: PO Box 163822

Austin, TX 78716

Phone Number: (512) 944-2811

Fax Number: -

Email Number: acipto@gmail.com

I hereby request that my property, as described above, be considered for rezoning:

Signed: Andrew Cipto

Date: 4/5/2017

4. Agent Information:

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: _____

Agent's Address: _____

Agent's Phone Number: _____

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: _____

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle:

Owner's Signature: _____

Date: _____

*Do Not Write Below This Line
Staff Will Complete*

Tax Certificates: County School City

Certified List of Property Owners Within 200'

All Fees Paid: Filing/Application Mail Out Costs

Attached Map of Subject Property

CITY OF KYLE

APR 11 2017

Accepted for Processing By: Debbie A. Guerra Date: PLANNING DEPARTMENT

Date of Public Notification in Newspaper: 4/19/17

Date of Public Hearing Before Planning and Zoning Commission: 5/9/17

Date of Public Hearing Before City Council: 5/16/17

To Whom It May Concern,

The purpose of this letter is to request a rezone of the property on 1408 Center St, Kyle TX from its current zone as CM (Construction Manufacturing) to CC (Community Commercial).

The previous owner has used the lot for the purpose of Wood Workshop, which is in line with current CM Zone and I would like to propose the property is being rezoned to CC that will be in line with our future plan to redevelop the property as retail/commercial space.

I will appreciate your consideration of this rezoning request and will looking forward to move forward with this request.


(Andrew Cipto)

**Project Location
Z-17-010**



Wallace MS

**Gregg-Clarke
Park**

ROMERO ST

FALCON ST

CASTILLO ST

ZAPATA ST

CISNEROS ST

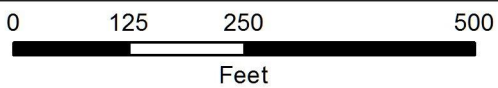
SAUCEDO ST

W CENTER ST

W HAYS ST

RANGER DR

GREGG DR



 **Property
Boundary**

 **Parcel Lines
Item # 5**



CITY OF KYLE, TEXAS

Mid-Term Amendments to the 2010 Comprehensive Plan

Meeting Date: 5/9/2017

Date time: 6:30 PM

Subject/Recommendation: Consider and make a recommendation to City Council for the mid-term amendments to the 2010 Comprehensive Plan.

- Recommendation to City Council

Other Information: Please see attachments

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Core Area Transition District_Clean
- Core Area Transition District
- Employment District_Clean
- Employment District
- Farm District_Clean
- Farm District
- Heritage District_Clean
- Heritage District
- Historic Core Area Transition_Clean
- Historic Core Area Transition
- Local Node_Clean
- Midtown District_Clean
- Midtown District
- New Settlement District_Clean
- New Settlement District
- New Town District_Clean
- New Town District
- Old Town District_Clean
- Old Town District
- Range Landscape_Clean

- Range Landscape
- Regional Node_Clean
- Regional Node
- Riparian District_Clean
- Riparian District
- Sensitive Sustainable Development District_Clean
- Sensitive Sustainable Development District
- Super Regional Node_Clean
- super Regional Node
- East Settlement District
- Land Use Recommendation Chart_May 2017
- Land Use District Map _ Draft
- Old Town and IH-35 Regional Node, May 2017_Draft



CITY OF KYLE

Community Development Department



May 9, 2017

To: Planning & Zoning Commission
From: Howard J. Koontz, Director of Planning & Community Development
Re: Mid-Term update to the Kyle Comprehensive Plan

Following a process that began in August 2015, including a series of work sessions between the Planning Commission and staff, a public input meeting of Kyle residents, and a joint work session with the Mayor & City Council, the final edits of the mid-term update to the Kyle Comprehensive Plan have now been compiled for one last review and comment.

These attached edits are believed to be very close to the chronicle of edits and updates from all interested parties up to this point, and should be very close to the language that is inserted into the Character Area section of Kyle's existing Plan. These latest sections also contain the edits made at the Public Hearing before the Planning Commission on April 11 and April 25th.

In addition to the edited text of the land use district narratives, this updated Comprehensive Plan document contains newly revised representations to the most recent Future Land Use map. The map edits are presented primarily for two reasons: 1. To compensate for the large-scale annexation action undertaken by the city in the spring of 2016. Newly created extraterritorial jurisdiction was assigned the landscape/district designation of that to which it was adjacent, for continuity. 2. The presence of prior agreements between private landowners and the city in the form of development agreements has been acknowledged by reference in both the narrative text, and the future land use map itself. Areas entitled to development processes, procedures, and standards that have been monumented in development agreements between the city and the private sector land owner/operator have been referenced on the maps in the districts/landscapes in which they're located, and in the charts of land use recommendations at the end of each relevant district description as well.

The process as spelled out by the city's charter will be a series of three (3) Public Hearings: two of which have already taken place on April 11 and April 25, 2017; the deliberation period from the second Public Hearing was extended to tonight's meeting (May 9th), which has the added effect of moving the third Public Hearing in front of the Mayor & City Council to May 16th, which will serve as the final meeting where the edits will be deliberated and adopted in front the city council.

Page 7 – Update the section on the Transportation Master Plan; delete second paragraph of the section entitled *Transportation Master Plan* (“Major Recommendations of the...”), and replace with:

“In 2016 Kyle ratified another updated Transportation Master Plan, entitled *Kyle Connected: Transportation Master Plan 2040*. The plan came to be again by following its own public process and analysis, yet this plan does take into consideration the recent growth pressures placed on the city and some of the relevant conclusions made in the 2010 Comprehensive Plan. By reference, that document is adopted as an integral part of the transportation solution proposed by the policies of this Comprehensive Plan.”

Page 7/8 – Update the section on *Parks, Trails, and Open Space Master Plan*; add new third paragraph to read:

“The product of that proposed 2016 update is the *Kyle Parks and Recreation Master Plan* by Halff Associates, formally adopted on December 6, 2016, by the City Council. The study is envisioned to guide the city’s strategic parks and recreation goals for the next 10 years. The plan evaluates the current parks and recreation capacity of the city, incorporates public input to determine the city’s greatest needs for the next 10 years, and presents a series of goals and visioning exercises to achieve those needs over the next decade.”

Page 8 – Update the section on *Economic Development Strategic Plan*; add a final paragraph that reads:

“In September of 2015, the City of Kyle adopted a newly updated strategic plan for economic development, titled *City of Kyle Economic Development Strategic Plan: Setting the Stage for Development Success* by The Natelson Dale Group, Inc. It is planned to be the guiding document for economic development until at least 2025. It features newly updated data on strategies and action plans, demographic and workforce characteristics, market and gap analyses, and appendices for strategic goals moving forward.”

Page 124 – [between ‘Application’ and ‘Corridor Condition’] “**Exceptions**. During land entitlement and development procedures of properties both adjacent to existing city limits and in the

extraterritorial jurisdiction in general, occasionally (a) land owner(s) will enter into what's termed a Chapter 212 Development Agreement, or more commonly a 'Development Agreement.' As described by the Texas Municipal League, 'Subchapter G of Chapter 212 of the Texas Local Government Code, which was enacted in 2003, allows any city (other than the City of Houston) to enter into a written contract with an owner of land in the city's extraterritorial jurisdiction to: (1) guarantee the land's immunity from annexation for a period of up to fifteen years; (2) extend certain aspects of the city's land use and environmental authority over the land; (3) authorize enforcement of land use regulations other than those that apply within the city; (4) provide for infrastructure for the land; and (5) provide for the annexation of the land as a whole or in parts and to provide for the terms of annexation, if annexation is agreed to by the parties.'

"Kyle has entered into multiple 212 agreements with a variety of land owners, some of which exist in the city limits, some outside of it, and some straddle the boundary. These properties are entitled to development processes and procedures that are monumented and preserved outside the bounds of traditional code language, and instead spelled out in these specific civil contracts, administered and enforced by both the land owner(s) and the city, jointly. Because the properties are activated at a separate standard, they are not to be considered for zoning entitlements in the traditional manner as other, non-entitled property. They receive the rights and privileges that the previously agreed upon development agreement affords them. For that reason, the properties located on the revised Future Land Use map, designated as 'Development Agreement', can be assumed to have the rights and privileges of land already assigned appropriate zoning. However, those rights and privileges are assumed to exist only in the boundaries of the designated property, and not necessarily extending to the entire region at large. The extension of the rights and privileges is allowable, on a case-by-case basis as determined by recommendation of the Planning Commission and ratification by the Mayor & City Council."

Page 165 to 181 – Parks Plan Section: Reference the *Kyle Parks and Recreation Master Plan* by Halff Associates, adopted December 6, 2016, instead of the existing narrative.

Page 193 to 209 – Transportation Plan Update section: Reference the *Kyle Connected: Transportation Master Plan 2040* by Lockwood, Andrews & Newnam, Inc., instead of the existing text.

Page 261 to 269 – Economic Development Strategy: Reference the *City of Kyle Economic Development Strategic Plan: Setting the Stage for Development Success* by The Natelson Dale Group, Inc., instead of the outdated text from this document.

Core Area Transition District

CHARACTER

The Core Area Transition District currently consists primarily of commercial and light industrial uses, with some residential uses. Key defining features include Old Highway 81, North Burleson Street, Marketplace Avenue extension, I-35 and frontage roads, and the railroad. This District is important as a transitional zone between largely residential areas and the commercial uses along I-35 and as a portion of Kyle that is visually significant to travelers along I-35. The character of the District should reflect its urban and transitional intentions. The land area of this District is relatively small, and there are many physical barriers, so land uses should be compact and aggregated, especially residential uses. Vertically mixed-use development models are well suited to this District, and development should be located close to roadways, with minimal front yards, to maximize available land and visibility from main roads. Adequate land use transitions should be provided to avoid conflict between different land uses (i.e. residential adjacent to industrial).

INTENT

With its highly visible position in the middle of the City, the Core Area Transition District should be an urban environment that serves an identifying function for the City of Kyle. By acting as an area of functional linkage for the City, the District can connect vehicular and pedestrian movement, economic centers, and visually defining elements. The built fabric should display a transition from the small scale grid pattern of Downtown to the large plate design of the Super Regional Node. As this District develops, it should serve to create a consistent fabric that links Downtown and the Super Regional Node, encouraging the expansion and strengthening of Kyle's core, as well as the city's most likely transition region to develop employment centers on land historically not operating at its highest and best use. Additionally, Plum Creek passes west to east through the middle of the Core Area Transition District, and this significant natural feature should be developed with appropriate sensitivity, and accessible via trails and open spaces once completed.

JURISDICTION

The Core Area Transition District includes the land between Downtown Kyle and the Super Regional Node around the new hospital on either side of I-35. Figure 9 indicates the location of the Core Area Transition District.

Core Area Transition District

CHARACTER

The Core Area Transition District currently consists primarily of commercial and light industrial uses, with some residential uses. Key defining features include Old Highway 81, North Burleson Street, Marketplace Avenue extension, I-35 and frontage roads, and the railroad. This District is important as a transitional zone between largely residential areas and the commercial uses along I-35 and as a portion of Kyle that is visually significant to travelers along I-35. The character of the District should reflect its urban and transitional intentions. The land area of this District is relatively small, and there are many physical barriers, so land uses should be compact and aggregated, especially residential uses. Vertically mixed-use development models are well suited to this District, and development should be located close to roadways, with minimal front yards, to maximize available land and visibility from main roads. Adequate land use transitions should be provided to avoid conflict between different land uses (i.e. residential adjacent to industrial).

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JURISDICTION

The Core Area Transition District includes the land between Downtown Kyle and the Super Regional Node around the new hospital on either side of I-35. Figure 9 indicates the location of the Core Area Transition District.

Transitional Settlement District

CHARACTER

The Transitional Settlement District is primarily located outside of the Kyle corporate limits, in an area of the city not serviced by Kyle water and wastewater service. The district should provide an area for low-density housing in the suburban built form, serviced by private waste water treatment plants, while still preserving its rural landscape heritage. This area of Kyle has received relatively little development pressure to date, due in large part to the increased development costs associated with establishing all new infrastructure. Kyle must be prepared to guide and direct development to the extent possible through the management of land divisions and enabling private waste water treatment facilities.

INTENT

Close to I-35 and generally well-served by east-west roads (Windy Hill Road/County Road 131) and north-south roads (FM 2001), the District is not yet suited to accommodate commercial and industrial uses, at least those that are high water users or high waste water producers. The intention of this district is to assemble large acreage tracts of land for suburban-form neighborhoods, utilizing best management practices of low-impact development and particular sensitivity to the lack of public infrastructure to service the district. Opportunities should be provided for single family residential housing in close proximity to transportation corridors, thereby reducing travel demand on local streets, while still creating affordable housing solutions. The District should be designed to capture regional employment-oriented development opportunities associated with growth toward Hwy 21, SH 45, and SH 130 wherever possible. These employment opportunities must transition to the surrounding residential land uses, both within and outside of the District, in order to prevent conflict with the surrounding community fabric and preclude the continued growth of residential land uses.

JURISDICTION

The Transitional Settlement District is located in the northeastern corner of Kyle, where it will be easily accessible by arterial highways and secondary county roads, and at least partially supported by development from Buda and Austin to the north. Figure 14 indicates the location of the Transitional Settlement District.

Employment-Transitional Settlement District

CHARACTER

The Employment-Transitional Settlement District is primarily located outside of the Kyle corporate limits, in an area of the city not serviced by Kyle water and wastewater service. The district should ~~integrate a mixture of employment-oriented uses and~~ provide an area for low-density housing in the suburban built form, ~~serviced by private waste water treatment plants, through public spaces while still~~ to preserving its rural agricultural landscape heritage. ~~In this way, the District will attain the character of a "Garden City," in which a robust public domain knits together open spaces and employment zones in a live-work environment.~~ This area of Kyle has received relatively little development pressure to date, ~~due in large part to the increased development costs associated with establishing all new infrastructure, but this is likely to change due to the District's proximity to SH 45 and southern Austin expansion.~~ Kyle must be prepared to guide and direct development ~~to create the live-work character designed for the Employment District to the extent possible through the management of land divisions and enabling private waste water treatment facilities.~~

INTENT

Close to I-35 and generally well-served by east-west roads (Windy Hill Road/County Road 131) and north-south roads (FM 2001), the Employment-District is ~~not yet well~~ suited to accommodate commercial and industrial uses, ~~at least those that are high water users or high waste water producers. that will yield both employment and tax revenue for the City of Kyle.~~ The intention of this ~~District-district~~ is to ~~assemble large acreage tracts of land for suburban-form neighborhoods, utilizing best management practices of low-impact development and particular sensitivity to the lack of public infrastructure to service the district create an economically stable location for employment opportunities that are sufficient to serve the population of Kyle in 2040.~~ Opportunities should be provided for ~~a range of single family residential~~ housing options in close proximity to ~~employment-center~~ transportation corridors, thereby reducing ~~peak~~ travel demand ~~on local streets, and while still~~ creating affordable housing solutions. The District should be designed to capture regional employment-oriented development opportunities associated with growth toward Hwy 21, SH 45, and SH 130 ~~wherever possible~~. These employment opportunities must transition to the surrounding residential land uses, both within and ~~without~~ outside of the District, in order to prevent conflict with the surrounding community fabric ~~and preclude the continued growth of residential land uses. Agricultural heritage should be preserved where appropriate in public spaces and referenced in site design and landscape forms.~~

JURISDICTION

The Employment-Transitional Settlement District is located in the northeastern corner of Kyle, where it will be easily accessible ~~byte growth pressures~~ arterial highways and secondary county roads, ~~and at least partially supported by~~ development from Buda and Austin to the north. Figure 14 indicates the location of the Employment-Transitional Settlement District.

Farm Landscape

CHARACTER

The Farm Landscapes are currently characterized by crop production and rural roadways built to a county standard that expected low daily car counts, that generally run from northwest to southeast. As farming activities are a significant part of Kyle's history and the economic base of the region, it is important to preserve the Farm Landscapes as a reminder of that agricultural heritage. Additionally, preservation of these lands is necessary for stormwater management, erosion control, and maintaining water and air quality. Open agricultural lands and an uninterrupted ground plane characterize the Farm Landscapes. Property lines should not be clearly marked by fences or other vertical, opaque expressions, such as tree lines. Vertical and opaque expressions should be avoided on property lines to blur these lines and preserve open views. Development forms should respond to agricultural patterns, with significant building setbacks, native landscaping, and, where possible, non-structured surface water management.

INTENT

Due to the historic and environmental significance of the Farm Landscapes, the intent of this Landscape is to preserve existing agricultural land uses and the context within which they reside. The spacious views and active farmland should be protected and preserved for Kyle residents to enjoy. The City should implement preservation policies that foster the goals of farmland preservation. Utilizing these lands for the propagation of row crops and/or the grazing of livestock means a certain level of sensitivity needs to be recognized and respected as it relates to sustainable and resilient development practices. Water quality both across and below the surface of this landscape should be a priority during any development activity, and special consideration to designing with nature should be implemented in any area featuring natural

land forms. New development should be directed toward uses that can appropriately co-exist with farming.

JURISDICTION

Farm Landscapes are found in the southeastern portions of Kyle and its Extra Territorial Jurisdiction, where the historic Blackland Prairie with its rich soils and flat land was well suited for conversion to farming activities. The Landscape is bordered by the New Settlement and Riparian Districts. Figure 4 indicates the location of the Farm Landscape.

Farm ~~District~~Landscape

CHARACTER

The Farm ~~Districts~~Landscapes are currently characterized by crop production and rural roadways built to a county standard that expected low daily car counts, that generally run from northwest to southeast. As farming activities are a significant part of Kyle's history and the economic base of the region, it is important to preserve the Farm ~~Districts~~Landscapes as a reminder of that agricultural heritage. Additionally, preservation of these lands is necessary for stormwater management, erosion control, and maintaining water and air quality. Open agricultural lands and an uninterrupted ground plane characterize the Farm ~~Districts~~Landscapes. Property lines should not be clearly marked by fences or other vertical, opaque expressions, such as tree lines. Vertical and opaque expressions should be avoided on property lines to blur these lines and preserve open views. Development forms should respond to agricultural patterns, with significant building setbacks, native landscaping, and, where possible, non-structured surface water management.

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Heritage District

CHARACTER

The Heritage District is characterized by rolling hills with significant surface water features. Key features of the District include a reservoir and Andrews Branch, a tributary of Plum Creek that winds from north to south through the area. Cultural and natural landscapes should be preserved and natural drainage ways are appropriate for public spaces and trails. Current residential patterns encourage community cohesion through narrow lots and an open ground plane, and also reflect complex ownership history. This unique characteristic of cultural norms should be preserved within the Heritage District. Connections should be made through roads, trails, and service provision so that this District is included more fully within the City of Kyle.

INTENT

The purpose of the Heritage District is to encourage future growth and development while preserving the cultural history of this District. To this end, contextually sensitive growth management should be implemented, so as to not displace existing built fabric and cultural patterns, while still managing growth precipitated by proximity to main roadway corridors. Policies should be created to address the inevitable issue of non-conformance that existing patterns of development will face with regard to City codes. Additionally, land use issues related to unique systems of property ownership should be resolved to allow new development to comfortably coexist with existing development. Although a broad range of uses could be manifested in this District, most of these uses are conditional, affording opportunity to the City for enforcement of sustainable development practices. As the Heritage District does not currently benefit from many City services, a strategy should be established for the provision of services in this area.

JURISDICTION

The Heritage District is located in the northeastern area of Kyle, south of the Transitional Settlement District, east of the New Town District, and north of the New Settlement District. This District is served primarily by Bebee Road and Goforth Road. Figure 16 indicates the location of the Heritage District.

Heritage District

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The Heritage District is characterized by rolling hills with significant surface water features. Key features of the District include a reservoir and Andrews Branch, a tributary of Plum Creek that winds from north to south through the area. Cultural and natural landscapes should be preserved and natural drainage ways are appropriate for public spaces and trails. Current residential patterns encourage community cohesion through narrow lots and an open ground plane, and also reflect complex ownership history. This unique characteristic of cultural norms should be preserved within the Heritage District. Connections should be made through roads, trails, and service provision so that this District is included more fully within the City of Kyle.

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JURISDICTION

The Heritage District is located in the northeastern area of Kyle, south of the [Employment Transitional Settlement](#) District, east of the New Town District, and north of the New Settlement District. This District is served primarily by Bebee Road and Goforth Road. Figure 16 indicates the location of the Heritage District.

Historic Core Area Transition District

CHARACTER

The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street, the Gregg Clarke Park, Wallace Middle School, and the emerging commercial corridor along Rebel Road north from Center Street. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved, as called for in ‘Kyle Connected’, the city’s Transportation Master Plan.

INTENT

The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, as are architectural style transitions from traditional Rural Town Center/Old Town Block to curvilinear, rural residential, ensuring the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

JURISDICTION

The Historic Core Area Transition District wraps around the Old Town District to the north, west, and south, and includes mostly residential uses. Figure 10 indicates the location of the Historic Core Area Transition District.

Historic Core Area Transition District

CHARACTER

The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street ~~and~~, the Gregg Clarke Park, Wallace Middle School, and the emerging commercial corridor along Rebel Road north from Center Street. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved, as called for in ‘Kyle Connected’, the city’s Transportation Master Plan.

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The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, as are architectural style transitions from traditional Rural Town Center/Old Town Block to curvilinear, rural residential, and ensuring the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

JURISDICTION

The Historic Core Area Transition District wraps around the Old Town District to the north, west, and south, and includes mostly residential uses. Figure 10 indicates the location of the Historic Core Area Transition District.

Local Node

CHARACTER

Some Local Nodes occur at existing intersections, where a greater intensity of use should be fostered to take advantage of the benefits conferred by that intersection. Other Local Nodes are located at points where new corridors will create significant local intersections in the future. Local Nodes should be comprised of neighborhood-scale retail uses, small public gathering spaces, such as plazas, playgrounds, and trails, and some higher intensity residential opportunities where appropriate. Local Nodes should be designed to serve the local population living within or adjacent to the individual Node. For this reason, Local Nodes should provide goods and services that enhance convenience and, therefore, quality of life for local residents. A central gathering location should be created within each Local Node to foster a sense of community for the surrounding residents.

INTENT

The anchor of each Local Node should be service retail, and, of all the Nodes, the Local Nodes should have the lowest level of non-residential development intensity. General goods and services required on a daily basis by residents should be located in Local Nodes, including small food markets, restaurants, banks, and small shops. These Nodes should be connected to the surrounding communities with sidewalks and trails to encourage walking, minimize traffic congestion, and increase safety.

JURISDICTION

Local Nodes are primarily located within and adjacent to residential Communities and at key intersections of roadways that make up the local system. These Nodes range in size from a 1/6 mile radius to a 1/4 mile radius, making them quite easy to traverse for pedestrians and bicyclists. Figure 18 indicates the location of the Local Nodes.

Mid-Town District

CHARACTER

The Mid-Town District contains sites of recent residential development in Kyle, and will continue to predominantly feature residential uses. Those residential uses in this District are organized around the curvilinear streets of suburban neighborhood design, rather than the regular, rectilinear grid that characterizes the Old Town District. The Plum Creek waterway flows through and adjacent to the Mid-Town District, offering opportunities for recreation and a responsibility for environmental conservation. This District has a neighborhood-oriented form built around shared spaces such as streets, yards, porches and common areas. Neighborhood legibility and continuity is enhanced through these shared spaces. Distinctive landscape forms, including creekways, vistas, and rolling hills, give identity to this District and should be preserved, protected, and incorporated into development plans.

INTENT

The purpose of the Mid-Town District is to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate low- to mid-density detached residential uses within the unique landscape forms that are present in the District. Higher density residential, attached residential, and non-residential projects like employment and retail sales should be considered based on their proximity to higher classification streets, higher capacity water and waste water availability, and likelihood of compatibility of adjacent uses. Legibility of neighborhood identity, definition, and transportation should be improved within the Mid-Town District through such elements as trails, sidewalks, signage, and interconnected shared spaces.

JURISDICTION

The Mid-Town District in Kyle is located to the east and west of the Core Area Transition District. Figure 11 indicates the location of the Mid-Town District.

Mid-Town District

CHARACTER

The Mid-Town District contains sites of recent residential development in Kyle, and will continue to predominantly feature residential uses. Those residential uses in this District are organized around the curvilinear streets of suburban neighborhood design, rather than the regular, rectilinear grid that characterizes the Old Town District. The Plum Creek waterway flows through and adjacent to the Mid-Town District, offering opportunities for recreation and a responsibility for environmental conservation. This District has a neighborhood-oriented form built around shared spaces such as streets, yards, porches and common areas. Neighborhood legibility and continuity is enhanced through these shared spaces. Distinctive landscape forms, including creekways, vistas, and rolling hills, give identity to this District and should be preserved, protected, and incorporated into development plans.

INTENT

The purpose of the Mid-Town District is to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate mid-low- to high-mid-density detached residential uses within the unique landscape forms that are present in the District. Higher density residential, attached residential, and non-residential projects like employment and retail sales should be considered based on their proximity to higher classification streets, higher capacity water and waste water availability, and likelihood of compatibility of adjacent uses. Legibility of neighborhood- identity, definition, and transportation should be improved within the Mid-Town District through such elements as trails, sidewalks, signage, and interconnected shared spaces.

JURISDICTION

The Mid-Town District in Kyle is located to the east and west of the Core Area Transition District. Figure 11 indicates the location of the Mid-Town District.

New Settlement District

CHARACTER

The New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields in an area that stretches across the city's southern-most region, from Old Stagecoach Road on the west, across I-35 toward the east, to the western border of the Plum Creek Riparian Landscape. The character of the district is as diverse as the district is expansive, as the New Settlement District spans the largest portion of the southern region of Kyle. For this reason, owing to such a diverse cross-section of Kyle's landscape, the character of the district is defined more by the function of the streets and neighborhoods that serve any particular block being examined, and less by the multiple landforms characteristic of the region as a whole. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Some landscapes are bisected by I-35, others are permeated by feeder creeks and tributaries which should require heightened standards for physical development going forward. The region is dominated by legacy agricultural lands which feature old growth stands of trees and sparse one-family residences. However, there are areas experiencing significant development pressures to fulfill the current need for single family residential, and with few barriers to development, the region is growing in popularity for new housing, held back in the western region by the large portion of the district being under-served by public waste water utilities. Private and public spaces are clearly separate, with the public domain defined by shared neighborhood amenities and the private domain defined by privatized landscapes. Acreage tracts abound in the Districts, some of which are uniquely suited for high turnover, high density retail and service uses by their location close to available roadways and wet utilities. Other properties are not yet ripe for development for their location along under-performing roadways, or from being so far removed from sewer and/or sufficient water supply. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape removed from the interstate corridor should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

INTENT

The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this "developability," while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creekways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Future development will occur along the

roadways best suited for access, and in the best proximity to the emerging water and waste water infrastructure expansion planned for in the city's capital improvement plan. Use patterns should be established that complement residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

JURISDICTION

The New Settlement District is located in the southern portions of Kyle. Figure 12 indicates the location of the New Settlement District.

New Settlement District

CHARACTER

~~Stretching over both Plum Creek and I-35, t~~The New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields in an area that stretches across the city's southern-most region, from Old Stagecoach Road on the west, across I-35 toward the east, to the western border of the Plum Creek Riparian Landscape. The character of the district is as diverse as the district is expansive, as the New Settlement District spans the largest portion of the southern region of Kyle. For this reason, owing to such a diverse cross-section of Kyle's landscape, the character of the district is defined more by the function of the streets and neighborhoods that serve any particular block being examined, and less by the multiple landforms characteristic of the region as a whole. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Some landscapes are bisected by I-35, others are permeated by feeder creeks and tributaries which should require heightened standards for physical development going forward. The region is dominated by legacy agricultural lands which feature old growth stands of trees and sparse one-family residences. However, there are areas experiencing significant development pressures to fulfill the current need for single family residential, and with few barriers to development, the region is growing in popularity for new housing, held back in the western region by the large portion of the district being under-served by public waste water utilities. Private and public spaces are clearly separate, with the public domain defined by shared neighborhood amenities and the private domain defined by privatized landscapes. Acreage tracts abound in the Districts, some of which are uniquely suited for high turnover, high density retail and service uses by their location close to available roadways and wet utilities. Other properties are not yet ripe for development for their location along under-performing roadways, or from being so far removed from sewer and/or sufficient water supply. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape removed from the interstate corridor should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

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The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this "developability," while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creekways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Future development will occur along the

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JURISDICTION

The New Settlement District is located in the ~~eastern and~~ southern portions of Kyle. Figure 12 indicates the location of the New Settlement District.

New Town District

CHARACTER

Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. These land uses and the forms that follow are wide-ranging and varying according to the existing development pattern in place today, and the availability for utility service to as-yet undeveloped lands. The New Town District includes undeveloped residential areas, the proposed site for an 'Uptown' shopping/activity center, proposed and existing commercial along higher classified roadways, and legacy residential that has existed for many years. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

INTENT

The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed in autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed- and multi-uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes, and nodes. As parcels along major roadways and alongside high capacity wet utilities come available, the development density of those parcels should be established higher than other areas of the city, especially any properties in proximity to either I-35, FM 1626, or both. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. The leading way to make this a reality is to build off the strength of the urban form supported in the Core Area Transition District, make use of the transportation network already in place that runs through and along this district, and enable more uses and architectural types that blend well into the urban design form. This District should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Establishing mixed use zoning districts and employment districts will complement the existing retail and service uses present today, and should be supported by the adjacent residential and future integrated multi-family residential.

JURISDICTION

The New Town District is in the northern portion of Kyle, on both the east and west sides of I-35. The most prominent features of this District are I-35, FM 1626, and Kohler's Crossing. Figure 13 indicates the location of the New Town District.

New Town District

CHARACTER

Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. These land uses and the forms that follow are wide-ranging and varying according to the existing development pattern in place today, and the availability for utility service to as-yet undeveloped lands. The New Town District includes undeveloped residential areas, the proposed site for an 'Uptown' shopping/activity center, proposed and existing commercial along higher classified roadways, and legacy residential that has existed for many years. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

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Old Town District

CHARACTER

Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic and institutional, specialty commercial, and residential. Of note, there are few sizeable employers located in or near the Old Town District. Significant features include easy access to both north and southbound I-35, the railroad, City Hall and Police Headquarters, and the landmark City Square. The Old Town District embodies the characteristics of a Rural Town Center through consistent community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.

INTENT

As the historic core of Kyle, the Old Town District must be re-established as the central community activity center for the City, reversing the shift of that concentration to the retail hub located one exit north along I-35. Specialized commercial activity, appropriate to the function of this historic area, should be encouraged. The form of the District should also be preserved and promoted, especially the street grid and historic building stock. To capture this emerging sub-market of local, downtown shopping and recreation, while being mindful of the existing built forms in the Old Town District, development should encompass a true model of multiple uses within the same structure to permit greater potential to operate in the same land area available today. Once a greater number and variety of service and product providers assembles in Kyle's Old Town District, store owners should be able to solicit patronage from not only the residential immediately adjacent, but from the considerable number of residences to the north and northwest. Overall, this District should offer both local service commercial activities and residential uses in order to create a lively and livable area. In order for the Old Town District to truly function as the center of Kyle, clear access must also be provided to communities, landscapes, and nodes in order to knit the City together in a legible system. Additionally, new development in the Old Town District should span I-35, creating greater east-west connections. Uses in the Old Town District are addressed in greater detail in the Downtown Revitalization Plan element of this Comprehensive Plan document.

JURISDICTION

Kyle's Old Town District contains the historic commercial and residential core of Kyle, which grew up around the railroad station stop. This District is generally bounded by Live Oak Street to the north and Allen Street to the south, and runs along Center Street to the west and crosses I-35 to the east. Figure 8 indicates the location of the Old Town District.

Old Town District

CHARACTER

Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic and institutional, specialty commercial, and residential. Of note, there are few sizeable employers located in or near the Old Town District. Significant features include easy access to both north and southbound I-35, the railroad, City Hall and Police Headquarters, and the landmark City Square. The Old Town District embodies the characteristics of a Rural Town Center through consistent community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.

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Ranch Landscape

CHARACTER

The Ranch Landscapes are found where the land forms begin to resemble the rolling hills and rocky terrain indicative of the Hill Country of Central Texas. These areas are not ideal for crop farming activities, but are well-suited for ranching and grazing and have been used for these activities throughout Kyle's history. Acknowledgement and protection of the Ranch Landscape will preserve this element of Kyle's heritage and also preserve the environmental integrity of these sensitive areas. The Ranch Landscape is an important recharge zone for underground aquifers that provide clean water to both the local and distant region. A mix of open spaces and historic oak trees are typical of the Ranch Landscape, and rolling topography in this region results in significant vistas. Agricultural uses consist primarily of grazing activities, with some selectively appropriate fields and crop cultivation. Growth in the Ranch Landscape should be carefully master planned, to not displace historic ranching land uses or their context, but instead to honor the history of the practice up to the modern day. Communities and their associated amenity features should provide adequate services and recreation to the population that locates there, without being incongruent to existing ranching activities immediately adjacent, themselves a large part of what makes the region attractive for settlement. In order to achieve this goal, development must be site-specific and carefully designed to fit within the rangeland context. Heightened consideration should be afforded to those areas near sensitive environmental features and landforms, with particular care placed in designing improvements that work with the landscape.

INTENT

Development within the Ranch Landscapes should strive to preserve low intensity development through low impact development practices, such as the clustering of development along the edges of wooded areas, and avoiding as much grading as possible by leaving areas of steep slopes undeveloped, allowing these areas to function as riparian buffers to the rivers and tributaries to which they are often adjacent. Development that disrupts historic agricultural uses or blocks views of rolling lands is not recommended, as those characteristics of the region are a significant draw for the end users. Ranchland preservation policies should be implemented in these areas. Growth should be directed toward uses that can co-exist with ranching activities, and similarly locating higher-intensity uses away from adjoining agricultural uses.

JURISDICTION

The Ranch Landscapes are located in the western portions of Kyle and its ETJ, bordered by the Sensitive/Sustainable Development and Riparian Districts. Figure 5 indicates the location of the Ranch Landscape.

Ranch Landscape

CHARACTER

The Ranch Landscapes are found where the land forms begin to resemble the rolling hills and rocky terrain indicative of the Hill Country of Central Texas. These areas are not ideal for crop farming activities, but are well-suited for ranching and grazing and have been used for these activities throughout Kyle's history. Acknowledgement and protection of the Ranch Landscape will preserve this element of Kyle's heritage and also preserve the environmental integrity of these sensitive areas. The Ranch Landscape is an important recharge zone for underground aquifers that provide clean water to both the local and distant region. A mix of open spaces and historic oak trees are typical of the Ranch Landscape, and rolling topography in this landscape region results in significant vistas. Agricultural uses consist primarily of grazing activities, with some selectively appropriate fields and crop cultivation. Growth in the Ranch Landscape should be carefully managed-master planned, to not displace historic ranching land uses or their context, but instead to honor the history of the practice up to the modern day. Communities and their associated amenity features should provide adequate services and recreation to the population that locates there, without being incongruent to existing ranching activities immediately adjacent, themselves a large part of what makes the region attractive for settlement. In order to achieve this goal, development must be site-specific and carefully designed to fit within the rangeland context. Heightened consideration should be afforded to those areas near sensitive environmental features and landforms, with particular care placed in designing improvements that work with the landscape.

INTENT

Development within the Ranch Landscapes should strive to preserve open rangeland/low intensity development through low impact development practices, such as the clustering of development along the edges of wooded areas, and avoiding as much grading as possible by leaving areas of steep slopes undeveloped, allowing these areas to function as riparian buffers to the rivers and tributaries to which they are often adjacent. Development that disrupts historic agricultural uses or blocks views of rolling lands is not recommended, as those characteristics of the region are a significant draw for the end users. Ranchland preservation policies should be implemented in these areas. Growth should be directed toward uses that can co-exist with ranching activities, and similarly locating higher-intensity uses away from adjoining agricultural uses.

JURISDICTION

The Ranch Landscapes are located in the western portions of Kyle and its ETJ, bordered by the Sensitive/Sustainable Development and Riparian Districts. Figure 5 indicates the location of the Ranch Landscape.

Regional Node

CHARACTER

Regional Nodes should have regional scale retail and commercial activity complemented by regional scale residential uses. These Nodes should represent the character and identity of Kyle, and signal these traits to the surrounding community. Regional Nodes have a radius of approximately 1/3 of a mile so that they are walkable, but are able to contain a greater range of uses at a larger scale than those found in Local Nodes. Appropriate uses may include grocery stores, retail shopping centers, multi-family housing, and municipal services, such as libraries and recreation centers. Regional Nodes are scaled and designed as activity centers where users not only secure goods and services, but also congregate and remain for extended periods, unlike Local Nodes which are designed around quick turnaround convenience retail. The Regional Nodes located along I-35 at the northern and southern boundaries of Kyle should be designed as entryways into Kyle with elements that are symbolic of Kyle and serve to attract I-35 travelers into Kyle. Transitions between Regional Nodes and surrounding districts must be carefully constructed to avoid abrupt shifts in land uses. Trails and sidewalks should be present throughout all Regional Nodes and should connect to surrounding neighborhoods.

INTENT

The primary goal of the Regional Nodes is to capture commercial opportunities necessary to close Kyle's tax gap. To achieve this goal, these Nodes should draw upon anticipated regional growth and aggregate density to enhance value and activity levels in a concentrated and visible location. Regional Nodes should provide a mixture of uses that complements regional commercial activity, as well as encourage high density residential development. These Nodes should respond to other regional areas of growth, specifically along I-35 and FM 1626, and to growth toward Hwy 21, SH 45 and SH 130. The anchor of each Regional Node should be regional commercial uses, and Regional Nodes should have a high level of development intensity.

JURISDICTION

Regional Nodes are positioned at intersections of regional roadways and at intersections of local and regional roadways. Largely, these Nodes form an outer ring around the City of Kyle that will concentrate regional activity along the regional roadways. Figure 19 indicates the location of the Regional Nodes.

Regional Node

CHARACTER

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Riparian Landscape

CHARACTER

The Riparian Landscapes are characterized by the primary waterways of Kyle and surrounding floodplains. These Landscapes require additional design and construction considerations for the responsible management of stormwater and wastewater, which accompany development. Additionally, significant vegetative cover can be found within these Landscapes, which impacts air quality and confers identity on the community, and should have urban forests and other stands of vegetation preserved whenever feasible. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

INTENT

The intent of the Riparian Landscape designation is to prevent the loss of sensitive riparian habitat and viewsheds that impact regional environmental quality. Ecologically appropriate development policies and design standards should be defined in these areas, on case-by-case bases mandating a higher design and development standard than those parcels not located in such sensitive confines. Design standards and guidelines should be implemented to preserve habitat, stabilize stream banks, improve water quality, and control erosion. Public spaces (such as parks and trails) in the Riparian Landscapes should be primarily built for passive recreation, a priority for preservation, and should connect the various development forms to promote community cohesion.

JURISDICTION

The Riparian Landscape occurs along the major waterways within Kyle and its ETJ: the Blanco River and Plum Creek. The Riparian Landscapes are bordered by the Ranch, Sensitive/ Sustainable Development, Mid-Town, New Town, New Settlement, Farm, and Super Regional Districts. Figure 6 indicates the location of the Riparian Landscape.

Riparian Landscape

CHARACTER

The Riparian Landscapes are characterized by the primary waterways of Kyle and surrounding floodplains, ~~seeking to protect them from encroaching~~ These Landscapes require additional design and construction considerations for the responsible management of stormwater and wastewater, which accompany development. Additionally, significant vegetative cover can be found within these ~~DistrictLandscape~~, which impacts air quality and confers identity on the community, and should have urban forests and other stands of vegetation preserved whenever feasible. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

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Sensitive/Sustainable Development District

CHARACTER

Although the Sensitive/Sustainable Development District is currently lacking in roadway connections and therefore somewhat isolated from the rest of Kyle, the newly planned RR 150 bypass will open a new corridor through this region, as well as new roads extending from the southwest to the northeast, around which natural residential expansion into the hill country will continue. The Sensitive/Sustainable Development District should be characterized primarily by Low- Impact Development. To this end, development and built forms must minimize visual intrusion into the landscape, as well as environmental impact, similar to the Ranch Landscape development pattern. Natural landscape elements should be incorporated into site design and shared/common spaces. Cluster development, conservation subdivisions, and certified resilient building standards are ideal and should be encouraged in this District. These types of development will preserve natural features and amenities while still absorbing an appropriate amount of development pressure.

INTENT

The purpose of the Sensitive/Sustainable Development District is to manage and direct growth toward forms of development that recognize the inherent natural systems and preserve the existing environmental assets. The two districts, bifurcated by the Ranch and Riparian Landscapes, will develop with low-density residential and light service and retail master planned communities, located along the new RR 150 bypass (which will extend from Arroyo Ranch to the west side of the Yarrington Road interchange with I-35). Suitably scaled retail and commercial opportunities should be encouraged for the provision of goods and services to residents, to keep that portion of the population from having to make cross-region trips for provisions. Development should be directed toward unique, creative, and site-specific forms that will protect the natural landscapes and create a beneficial community for local residents, and low impact development practices should be encouraged. Although a broad range of uses could be manifested in this District, most of the uses are conditional, affording the City opportunity to enforce sustainable development practices.

JURISDICTION

The Sensitive/Sustainable Development District is found in two parcels, both in the western and southwestern areas of Kyle. One parcel is located roughly between Old Stagecoach Road and the Blanco River and contains farm fields, ranch lands, and some single family residential development. The second parcel is located along the southern boundary of Kyle's ETJ, directly adjacent to San Marcos. This parcel currently contains significant tree cover, some agricultural fields, and a very small amount of single family residential uses. Figure 15 indicates the location of the Sensitive/Sustainable Development District.

Sensitive/Sustainable Development District

CHARACTER

Although the Sensitive/Sustainable Development District is currently lacking in roadway connections and therefore somewhat isolated from the rest of Kyle, ~~the southern-most parcel of this District is likely to experience growth and development pressures from San Marcos to the south, while the other parcel is likely to experience pressures extending from the Old Town, Historic Core Area Transition, and MidTown Districts.~~ the newly planned RR 150 bypass will open a new corridor through this region, as well as new roads extending from the southwest to the northeast, around which natural residential expansion into the hill country will continue. The Sensitive/Sustainable Development District should be characterized primarily by Low- Impact Development. To this end, development and built forms must minimize visual intrusion into the landscape, as well as environmental impact, similar to the Ranch Landscape development pattern. Natural landscape elements should be incorporated into site design and shared/common spaces. Cluster development, conservation subdivisions, and ~~LEED-certified~~ certified resilient building standards are ideal and should be encouraged in this District. These types of development will preserve natural features and amenities while still absorbing an appropriate amount of development pressure.

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fields, and a very small amount of single family residential uses. Figure 15 indicates the location of the Sensitive/Sustainable Development District.

Super Regional Node

CHARACTER

The Super Regional Node should contain large-scale institutional, commercial, retail, and where appropriate, high-density multifamily land uses to create the highest classification activity center in Kyle. The Seton Medical Center should serve as the key distinguishing employment component, serving as the primary institutional use in the district upon which support enterprises can base their business locations. The Super Regional Node is in the early stages of development, and care should be taken to ensure that as development processes, it is in keeping with the character and intent outlined below for this Node. Seton Hospital serves as a regional attractor and, in large part, alongside destination retail and service businesses, defines the Super Regional Node. Associated health providers and goods and service providers should be attracted to this area and encouraged to create a diverse commercial and employment center. The aggregation of commercial square footage in this Node creates a significant commercial destination that will be visible to regional travelers along the I-35 corridor. This proximity to highway infrastructure results in the rare instance of a district primarily designed to be automobile oriented, with patrons arriving and interlocating primarily by car. The commercial focus of this Node should be on acting as an economic activity center, generating much needed real estate, sales, and hotel occupancy tax revenue for the city while fulfilling the retail and service needs of patrons from a targeted distance of no less than 10-15 miles away. Additionally, ancillary entertainment uses, such as movie theaters or bowling alleys, may be appropriate in this Node. This Node should serve as a destination for Kyle, attracting people due to the hospital and/or commercial offerings, and encouraging them to extend their stay due to unique and diverse uses and connections to other areas of Kyle.

INTENT

The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle. Situated at the intersection of I-35 and Texas State Highway 1626, these high classification roadways are best suited to bring in out-of-region patrons with the least impact to Kyle's local street network. This Node should take advantage of the medical center and of I-35 traffic to increase Kyle's competitiveness in the surrounding region. Existing employment centers should be referenced when targeting complementary commercial uses and opportunities for increased value capture. Due to the concentration and diversity of uses in this Node, appropriate land use transitions to adjacent Communities is critical. The anchor of the Super Regional Node should be employment and the daytime population created by those positions, and the Super Regional Node should have the highest level of development intensity of all the Nodes.

JURISDICTION

The Super Regional Node is located on both the east and west sides of I-35 around the intersection of FM 1626 with I-35. Figure 20 indicates the location of the Super Regional Node.

Super Regional Node

CHARACTER

The Super Regional Node should contain large-scale institutional, commercial, ~~and~~ retail, and where appropriate, high-density multifamily land uses, to create the highest classification activity center in Kyle. ~~with~~ The Seton Medical Center should serve as the key distinguishing feature employment component, serving as the primary institutional use in the district upon which support enterprises can base their business locations. The Super Regional Node is in the early stages of development, and care should be taken to ensure that as development processes, it is in keeping with the character and intent outlined below for this Node. Seton Hospital serves as a regional attractor and, in large part, alongside destination retail and service businesses, defines the Super Regional Node. Associated health providers and goods and service providers should be attracted to this area and encouraged to create a diverse commercial and employment center. The aggregation of commercial square footage in this Node creates a significant commercial destination that will be visible to regional travelers along the I-35 corridor. This proximity to highway infrastructure results in the rare instance of a district primarily designed to be automobile oriented, with patrons arriving and interlocating primarily by car. The commercial focus of this Node should be on ~~unique retail offerings, rather than over-reliance on ubiquitous convenience retailing~~ as an economic activity center, generating much needed real estate, sales, and hotel occupancy tax revenue for the city while fulfilling the retail and service needs of patrons from a targeted distance of no less than 10-15 miles away. Additionally, ancillary entertainment uses, such as movie theaters or bowling alleys, may be appropriate in this Node. This Node should serve as a destination for Kyle, attracting people due to the hospital and/or commercial offerings, and encouraging them to extend their stay due to unique and diverse uses and connections to other areas of Kyle.

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JURISDICTION

The Super Regional Node is located on both the east and west sides of I-35 around the intersection of FM 1626 with I-35. Figure 20 indicates the location of the Super Regional Node.

East Settlement District

Located in the east central region of Kyle's jurisdiction, the East Settlement District incorporates lands both inside and outside the city's corporate limits. The existing landscapes are largely livestock and row crop agriculture, systematically being turned-over into low density single family detached ex-urban home sites. In the district it is important to preserve the current agricultural viewsheds as a reminder of Kyle's recent and legacy agricultural heritage. The secondary benefit of this rural conservation of the East Settlement is that preservation of these lands is beneficial for stormwater management, the control of sediment and siltation in creekways, and it helps maintain local water and air quality. Development patterns should evoke an agricultural setting, with significant open spaces, native landscaping, and alternative storm water management in the form of street-side ditches and interconnected swales, rather than traditional curbs, gutters, and concrete stream channels.

Intent

The purpose of the Heritage District is to accommodate future growth and development that has proven successful elsewhere in Kyle, while preserving the agricultural context of this District. To this end, land development patterns should respect sensitive growth management practices, in a demonstrated effort to assimilate into the existing built infrastructure and landform patterns.

Jurisdiction

The East Settlement District is found in the southeast portions of Kyle and its Extra Territorial Jurisdiction. The Landscape is bordered by the Heritage Community, Mid Town and Riparian Districts. Figure 4 indicates the location of the East Settlement District.

P&Z 4/25/17

Landuse Recommendations from the 2010 Comp Plan

With updates from Ordinances #654, #794 & 2017 Update

Italics= Existing Moved Zoning District, **Bold**= New/Considering New Zoning Districts

Farm Land scape	Recommended: A, UE Conditional: R-1-1, NC <u>Conditional by Development Agreement</u> <ul style="list-style-type: none">Pecan Woods: R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, MXD, R/S, NC, CC
Ranch Land scape	Recommended: A, UE Conditional: R-1-1, NC <u>Conditional by Development Agreement</u> <ul style="list-style-type: none">Blanco North: R-1-1, R-3-3, R/SBlanco Central/West: R-1-2, R-3-3, R/SBlanco South: R-1-2, R-3-3, R/S
Riparian Land scape	Recommended: A, UE Conditional: R-1-1 <u>Conditional by Development Agreement</u> <ul style="list-style-type: none">Blanco North: R-1-1, R-3-3, R/SBlanco Central/West: R-1-2, R-3-3, R/SBlanco South: R-1-2, R-3-3, R/SPecan Woods: R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, MXD, R/S, NC, CC
Old Town District	Recommended: <i>CBD-1, CBD-2</i> , R-1-T, NC, <u>CC E</u> , MXD Conditional: R-1-A, R-1-C, R-2, R-3-2, R-3-3, R/S
Core Area Transition	Recommended: <i>E, R/S</i> , CC, NC, MXD, O/I , Conditional: HS, R-1-A, <i>R-1-T, R-1-C, R-3-2, R-3-3</i>)
East Settlement	Recommended: R-1-1, R-1-2, R-1-3 , R-2, UE Conditional: R-1-C, R-1-A, NC, CC, R-1-T, M-1, M-2, M-3, T/U, MXD, R/S ,
Historic Core Area	Recommended: R-1-1, R-1-2, R-1-3 , <i>R-1-A</i> Conditional: A, R-2, R-3-1, <i>R-1-T</i> , UE, NC, <i>E, R/S</i> , MXD <u>Conditional by Development Agreement</u> <ul style="list-style-type: none">Blanco South: R-1-2, R-3-3, R/S
Mid-Town District	Recommended: <i>R-1-1, R-1-2</i> , R-1-3 , <u>NC</u> Conditional: <i>E, R-1-A, R-1-T, R-3-1, R-3-2</i> , CC, <i>R/S</i> , MXD, O/I <u>Conditional by Development Agreement</u> <ul style="list-style-type: none">Blanco North: R-1-1, R-3-3, R/S

New Settlement	<p>Recommended: O/I Conditional: E, R-1-A, R-1-1, R-1-2, R-1-3, R-1-C, R-1-T, R-2, T/U, UE, NC, CC, MXD, <u>R/S</u></p> <p><u>Conditional by Development Agreement</u></p> <ul style="list-style-type: none"> • Blanco South: R-1-2, R-3-3, R/S • Pecan Woods: R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, MXD, R/S, NC, CC
New Town District	<p>Recommended: R-1-1, R-1-2, R-1-3, R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC, NC, R/S, MXD, O/I, Conditional: E, A, C/M, R-1-A, R-3-1, RV, T/U, UE, HS, W</p>
Transitional Settlement District	<p>Recommended: <u>R-1-1, A, C/M, UE</u> Conditional: <u>R-1-2, R-1-3, R-1-A, R-1-C, R-1-T, R-2, R-3-1, R-3-2, R-3-3, W, NC, CC, HS, E, M-2, M-3, R/S, RV, T/U</u></p>
Sensitive/Sustainable Development	<p>Recommended: A, UE Conditional: R-1-1, <u>R-1-2</u>, R-1-A, R-2, R-1-T, <u>R-3-3</u>, T/U, NC, <u>R/S</u></p> <p><u>Conditional by Development Agreement</u></p> <ul style="list-style-type: none"> • Blanco North: R-1-1, R-1-2, R/S • Blanco Central/West: R-1-2, R-3-3, R/S • Blanco South: R-1-2, R-3-3, R/S
Heritage District:	<p>Recommended: A, R-1-1, R-1-2, R-1-3, UE, NC Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R/S, RV, T/U, W, CC</p>
Local Node	<p>Recommended: R-1-C, R-3-2, R-3-3, CC, NC, MXD Conditional: R-1-T, R-3-1, R/S</p> <p><u>Conditional by Development Agreement</u></p> <ul style="list-style-type: none"> • Blanco North: R-1-1, R-1-2, R/S • Blanco Central/West: R-1-2, R-3-3, R/S
Regional Node	<p>Recommended: R-1-C, R-3-2, R-3-3, CC, NC, R/S, MXD Conditional: CBD-1, CBD-2, E, HS, R-3-1, O/I</p> <p><u>Conditional by Development Agreement</u></p> <ul style="list-style-type: none"> • Pecan Woods: R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, MXD, R/S, NC, CC
Super Regional Node	<p>Recommended: E, HS, R-3-2, R-3-3, R/S, MXD, O/I Conditional:</p>

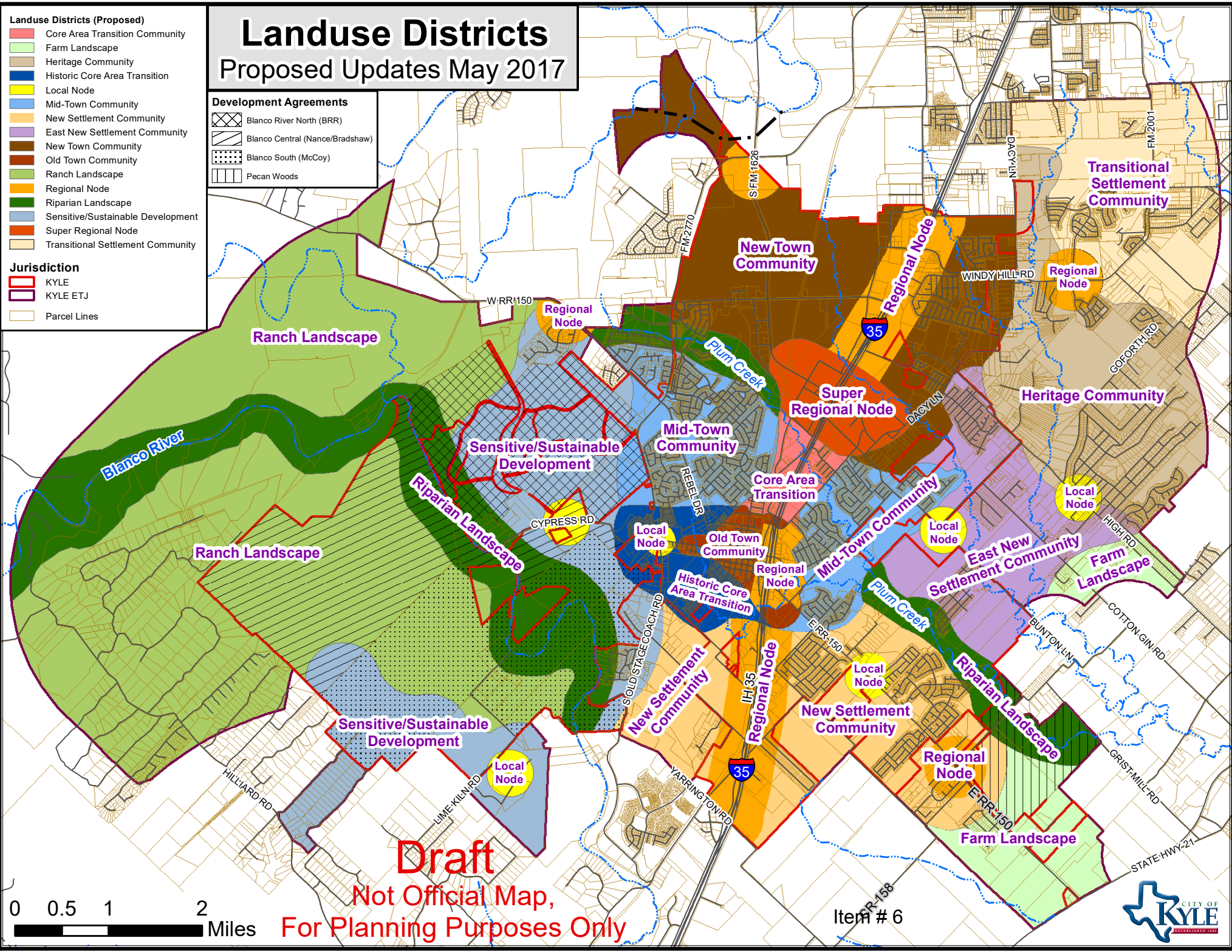
Landuse Districts

Proposed Updates May 2017

- Landuse Districts (Proposed)**
- Core Area Transition Community
 - Farm Landscape
 - Heritage Community
 - Historic Core Area Transition
 - Local Node
 - Mid-Town Community
 - New Settlement Community
 - East New Settlement Community
 - New Town Community
 - Old Town Community
 - Ranch Landscape
 - Regional Node
 - Riparian Landscape
 - Sensitive/Sustainable Development
 - Super Regional Node
 - Transitional Settlement Community

- Development Agreements**
- Blanco River North (BRR)
 - Blanco Central (Nance/Bradshaw)
 - Blanco South (McCoy)
 - Pecan Woods

- Jurisdiction**
- KYLE
 - KYLE ETJ
 - Parcel Lines



Draft

Not Official Map,
For Planning Purposes Only



Item # 6

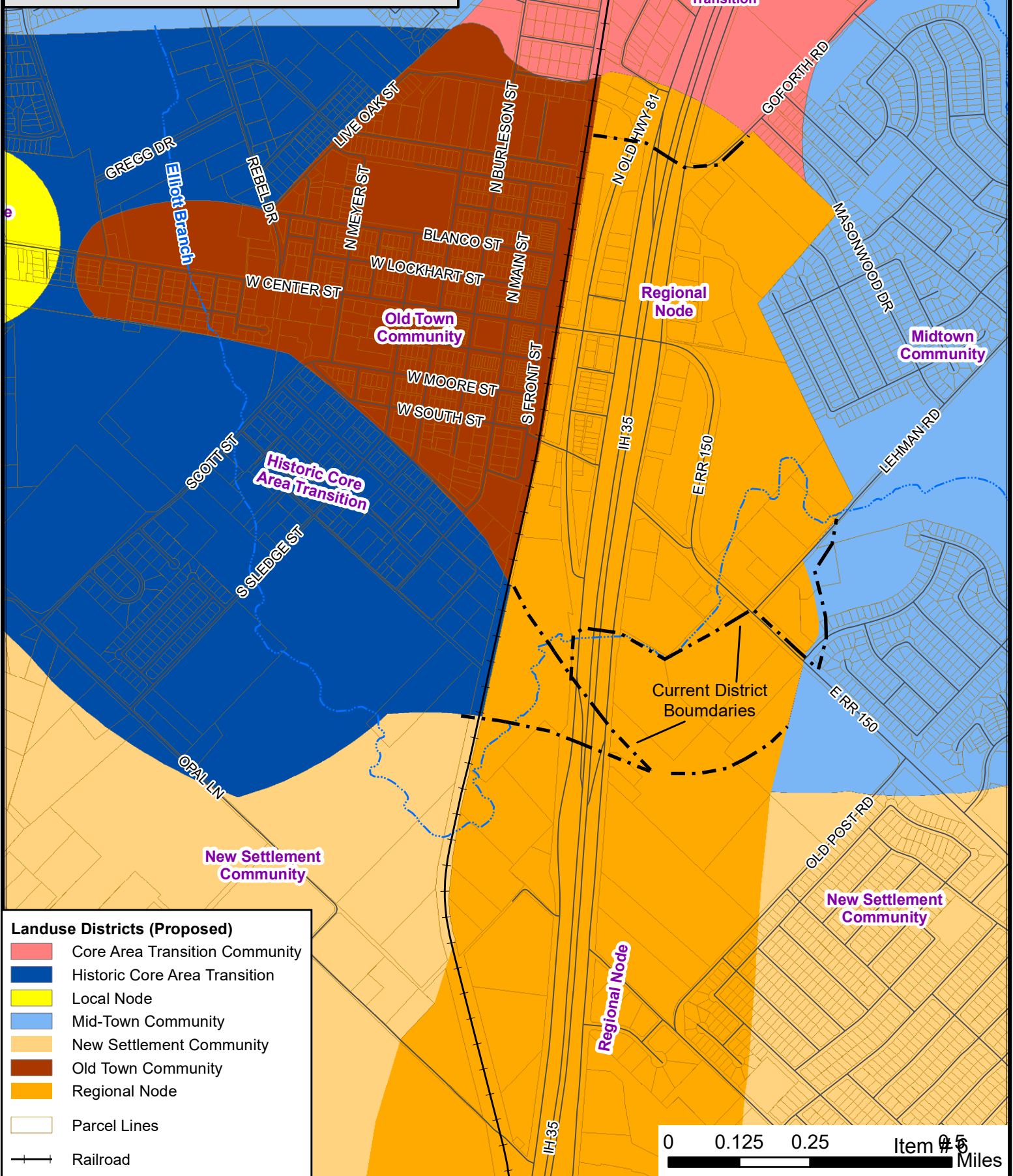


Proposed Updates

Old Town and IH 35 Regional Node

Draft

May 2017





CITY OF KYLE, TEXAS

P&Z Request for future agenda items

Meeting Date: 5/9/2017
Date time:6:30 PM

Subject/Recommendation: Discussion only regarding Planning and Zoning Commission request for future agenda items.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Current List of Development Agreements

City of Kyle Development Agreements 4.26.17

Agreements with Intent to Develop

The Big 4 (Development Agreements Supercede Recommended Zoning Districts)

Blanco River Ranch/Reytec- Base Zoning: R-1-1, R-3-3, R/S
(Blanco North) R-1-1= R-1-1, Ranchettes
R-3-3 (FM 150 Corridor) = R-3-3, MXD (vertical)
R/S (FM 150 Corridor) = Destination
Resort/Entertainment/Retail, Multistory Corporate Campuses,
Entertainment related Retail, MXD (vertical), R/S, O/I

Blanco River Investments- Base Zoning: R-1-2, R-3-3, R/S
(Blanco South) R-1-2= Single Family Detached, Townhouse
R-3-3= R-3-3, MXD (vertical/non-vertical)
R/S= R/S, MXD (vertical/non-vertical)

Nance-Bradshaw Ranch- Base Zoning: R-1-2, R-3-3, R/S
(Blanco Central/West) R-1-2= Single Family Detached, Detached Condominiums,
Duplex, Townhouse, Institutional
R-3-3= Allowable uses Sec. 53-292
R/S= R/S, W, C/M, MXD (Single Family Attached/Detached,
Condominiums, Duplex, Townhouse, Multi-Family, MXD)

Pecan Woods(ETJ)- Base Zoning: Low & Medium Density Residential, Multi-Family,
Commercial
Low= R-1-1, R-1-2
Medium= R-1-A, R-1-T, R-1-C, R-2
Multi-Family= R-3-1, R-3-2, R-3-3, MXD
Commercial= R/S, MXD, NC, CC

Development Agreements with Zoning Already Allowed in Land Use Districts

Woodlands Park- R-1-1 (varying setbacks, lot sizes)

Plum Creek- Plum Creek PUD- Character Area reflects development/separate zoning

HPI- PUD/Warehouse (limiting uses, higher aesthetics)

Crosswinds (ETJ)- R-1-A (varying setbacks, lot sizes)

Meadows of Kyle I & II- R-1-A, R-1-3 (varying setbacks)

<u>Tom Jordan-</u>	R/S w/ limited W uses
<u>DDR (Target)-</u>	Design Aesthetics only
<u>SCC Bunton-</u>	Economic Dev. Agreement (Allows Hospital, Retail & Residential uses, not specific zoning districts, matches Super Regional Node)
<u>Cypress Forest-</u>	R-1-2 (varying setbacks)
<u>Robert Resorts-</u>	Not zoned, Pre-Existing prior to Annexation
<u>Cool Springs/Kalogridis-</u>	R-1-2
<u>Bunton Creek-</u>	R-1-2 (varying sizes)

Agreements to not Annex (non-development)

<u>Jack & Luanne Caraway</u>	<u>Lehman Family</u>
<u>Charles LaCaze Jr.</u>	<u>Patricia & Edward Bullock</u>
<u>Miller Berghammer</u>	<u>Mary & Tom Ayers</u>
<u>Steven & Susan Pulis</u>	<u>Texas Old Town & Kruzie</u>
<u>Wanda Graham</u>	<u>Hughson Family LP</u>
<u>Michael & Maria Pulis</u>	<u>Rosilio & Angelita Tobias Trust</u>
<u>Donna & Freddie Dippel</u>	<u>William R. Rogers</u>
<u>Michael & Monica Primrose</u>	<u>Leon & Diane Wiegrefe, LD Enterprises</u>
<u>Brian & Patricia Pulis</u>	<u>Ronn & Justine Gooding</u>
<u>Century Acres Property Owners Association</u>	<u>Jewel, Wayne & Pamela Smith</u>
<u>Dora & Carlos Zapata</u>	
<u>Ernestine White Hoffman</u>	
<u>Gary & Nancy Hutzler</u>	
<u>Harvey & Gloria Evans</u>	
<u>Kenneth & Joe O'Bryant</u>	
<u>Sharon Hofman</u>	



CITY OF KYLE, TEXAS

Staff Report by Howard J. Koontz,
Director of Planning and
Community Development

Meeting Date: 5/9/2017
Date time:6:30 PM

Subject/Recommendation: Staff report by Howard J. Koontz, Director of Planning and Community Development.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available