



CITY OF KYLE

Community Development Department



MEMORANDUM

Date: February 21, 2017
To: City of Kyle Mayor & City Council
From: Howard J. Koontz, Director of Planning & Community Development
Re: Revised Development Agreement for Sunset Hills (Meadows at Kyle II)

Previously, the City entered into a tri-party development agreement related to the future construction of 53-acres along Bebee Road just east of Republic Drive. Recently, the development interests have approached the City to revise that prior agreement based on a new analysis of the land and land plan, noting topographic challenges and a desire to better incorporate the final form of the new neighborhood, especially as it relates to the proposed Kyle park to the east.

The revised development agreement includes a revision to the site plan for the layout and quantity of the home lots, and a corresponding change to the interior street network, but also incorporates more trails throughout the project, an improved entry-way aesthetic, and a tie-in that utilizes the proposed stormwater detention facility and the project's adjacency to a proposed multi-discipline city park along the eastern border.

Typically, the Planning Commission does not hear nor deliberate on development agreements, as these agreements are more often used for properties that are outside the corporate limits and therefore have no zoning. As this property is now a city parcel, and is subject to a current rezoning action, the terms and expectations of the development agreement language are germane to the Commission's job duties and description, and for that reason they were presented the opportunity to comment and offer suggestions, praise, criticisms, and/or recommendations to the Mayor and City Council on the agreement language.

At their regular business meeting on February 14, the item was introduced and discussed, with input from both the applicant and staff. Without much deliberation on the part of the Commissioners, the item was **favorably recommended for approval** by the Commission 6-0 (Torres absent).