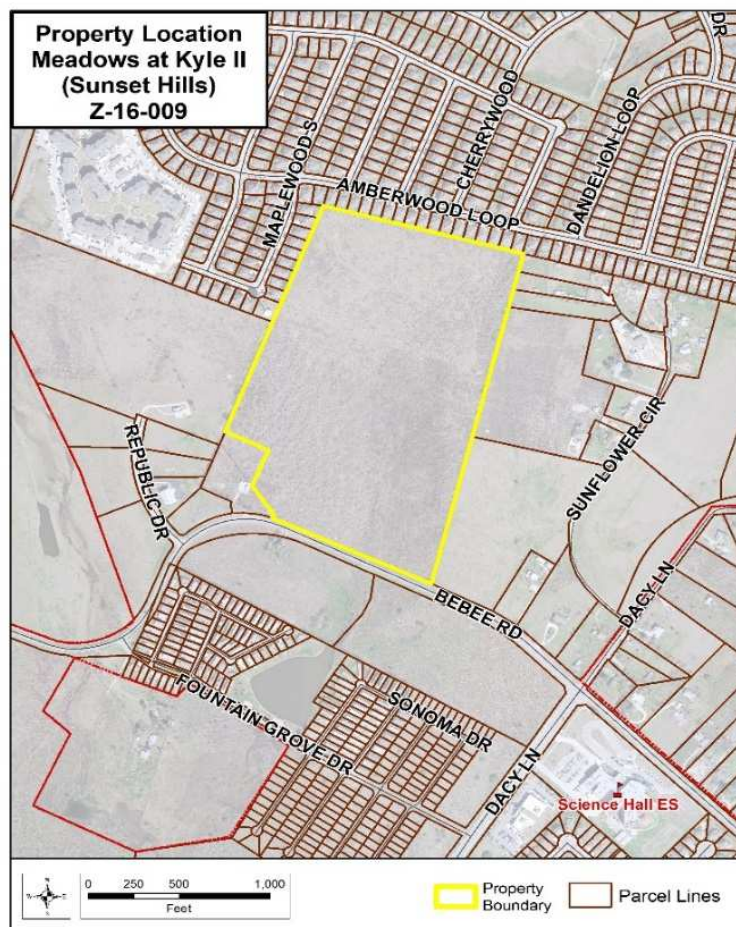


Property Location	North side of Bebee Road, 750 feet east of its intersection with Republic Dr.
Owner	Meadows of Kyle II, LTD (Sunset Hills)
Agent	Brad Whittington 1101 Capitol of Texas Highway South Building 'D', Suite 110 Austin, TX 78746
Request	Rezone 52.99 acres from R-1-2 to R-1-A

### Vicinity Map



## Site Description

The site is located on undeveloped land and is currently zoned R-1-2. It is bordered by garden style apartments (Hays Junction) to the south, single family residential and A (Agricultural) zoning to the east. The Republic Business Park, W (Warehouse) zoning is immediately to the west, and to the north the Amberwood community with R-1-2 zoning. The parcel is surrounded by agricultural/existing residential uses with some warehouse/commercial. Bebee Road lies to the south, Republic Drive to the west, Amberwood Loop to the North, and Sunflower Circle/Dacy Lane are due east of the parcel.

The applicant initially sought to rezone the property from R-1-2 to R-1-A, a residential zoning category allowing for ‘...attached or single-family structures with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 4,800 square feet, at no more than 6.8 houses per buildable acre. The single-family residences authorized in this zoning district include those generally referred to as garden homes, patio homes and zero lot line homes.’

## Conditions of the Zoning Ordinance

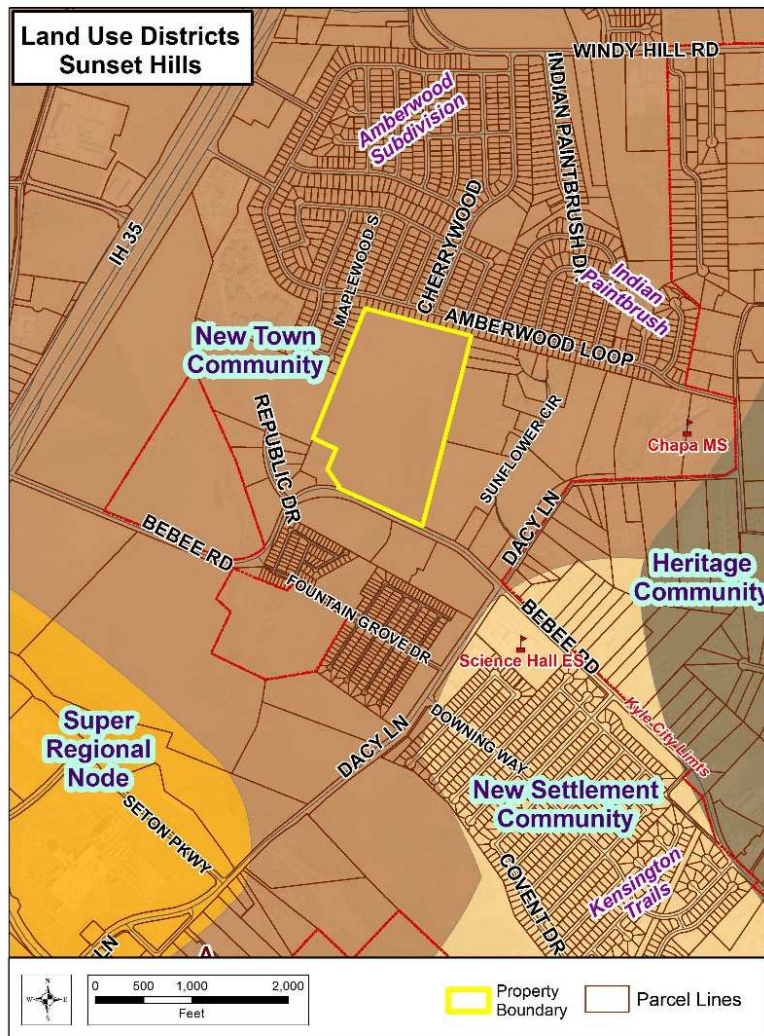
Sec. 53-1205 Amendments

(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 on the future land use map in the “New Town Community” district. In the New Town Community district, it is recommended that the R-1-A zoning district be approved conditionally.

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. 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 uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes, and nodes. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. 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. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.”

## **Analysis**

The project site was previously assigned R-1-2 zoning in an action that involved multiple properties under the control of the applicant. The first of the two properties, Meadows at Kyle on Windy Hill Road, was built first and this is the second of two. Previously, a development agreement and associated site plan was rendered by the applicant and accepted by the city for the construction of a single-family residential subdivision on these 53 acres. After closer analysis of the site, including a topography review and closer concentration on adjacent complimentary uses, the applicant seeks to revise that earlier lot configuration and re-assign zoning to R-1-A, or potentially R-1-3 if deemed appropriate by all involved. R-1-3 has a minimum lot width of 50 feet and minimum lot area of 5,540 square feet.

The property sought to be rezoned is sited in an area that is rapidly developing into a hub of commercial and residential activity. This “node” (not mapped) is centered on the intersection of Dacy Lane and Bebee Road. This area will have retail and service offerings, Science Hall Elementary, the future Vista Park, housing options with direct access to Seton Medical Center Hays and FM 1626 via Dacy Lane and access to I-35 for convenient travel to Austin/San Antonio.

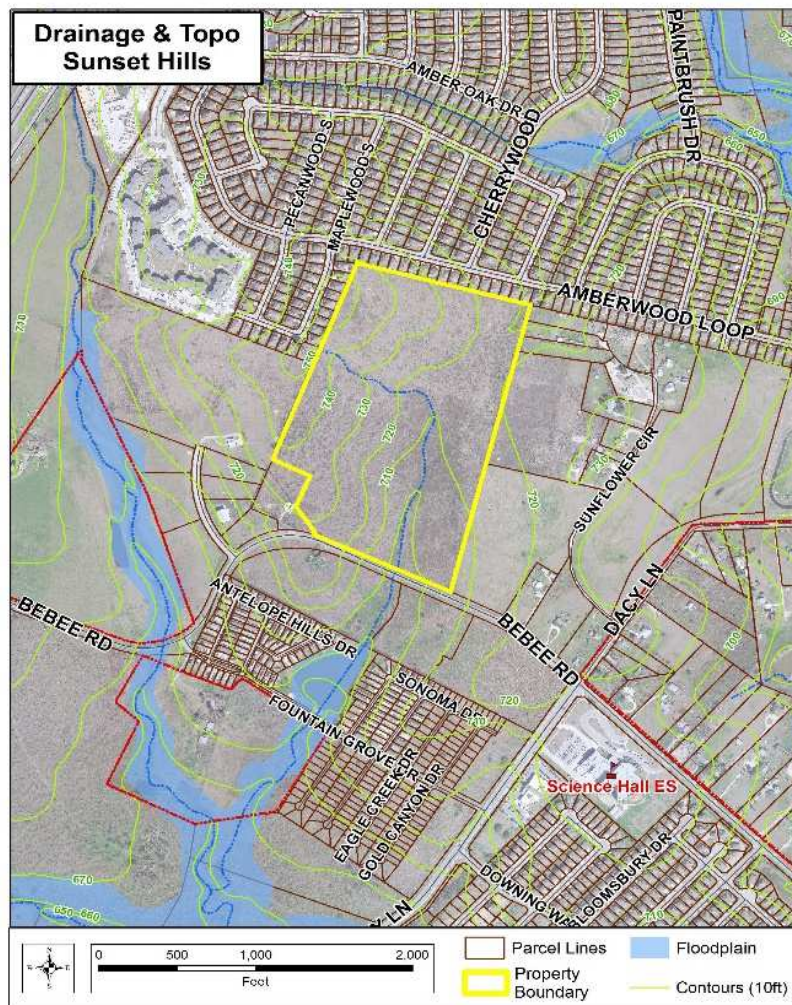
The CAMPO 2040 Future Households projection expects a total of 994 households (an increase of 71 units) within an area bounded by Windy Hill Rd, Dacy Ln, Bebee Rd, I-35. The Meadows of Kyle II (Sunset Hills) was included in the calculations for future transportation demand modeling and required upgrades to surrounding road networks. Current and future projects along Bebee Road and Dacy Lane have been and will be required to plan for right of way dedication as appropriate.

The section of Dacy Lane to the southeast of the parcel has already been widened to allow appropriate increased traffic and Hays County is in the process of widening Dacy Lane north of Bebee Road to improve traffic flow. Bebee Road is planned to be improved in the future.

Most of the property slopes toward the south and east of the parcel. The existing runoff is channeled under Bebee Road into a pond utilized by Hays Junction Apartments. This existing pond was not designed with The Meadows of Kyle II, in mind. It does need to be stated that as a function of initiating any new development project in the City of Kyle, development professionals are required to make provisions for storm water management based on the expected impact the project will have on the property following construction.

The process is roughly spelled out like this: During a storm, runoff drains directly to storm sewers or waterways. Detention ponds are constructed between the collection areas (impervious surfaces) and discharge conduit (streams and other water courses) to temporarily store storm water runoff, thereby reducing the peak discharge rate by allowing flow to be discharged later at a slower, controlled rate within a specific designed time. These ponds help to prevent localized flooding and reduce streambank erosion downstream. City of Kyle regulations do not permit storm water discharges from new development to discharge at a greater rate than predevelopment conditions (City of Austin Drainage Criteria Manual). In other words, the construction of new projects in Kyle require improvements to the system of discharge into drainage basins, commiserate with the impact the project has on the system.





With the access to medical and convenient commercial opportunities, more citizens will naturally locate to the New Town Community District, which in turn will increase the demand for more businesses and new housing. As more of this area develops, growth will naturally occur along I-35 increasing land value.

### **Planning and Zoning Commission Recommendation**

While the applicant had requested a rezoning to R-1-A, the rezoning of this parcel from R-1-2 to R-1-3 is appropriate for the City of Kyle and the development of the area. On February 14, 2017, the Planning and Zoning Commission **recommended approval of the R-1-3 zoning designation**, to Mayor and Council, with a 6-0 vote. Chairperson Ellison made a motion to approve a recommendation for the zoning change with Vice Chairperson Kay seconding the motion.

## **Attachments**

- Application
- Location Map
- Surrounding Zoning Map
- Land Use District Map
- Future Conditions/New Residential Development
- 2040 CAMPO Model Volumes
- Drainage/Topo Map