

## 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-serviced 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.