

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 of 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. Kyle should create and implement a mixed-use zoning category that encompasses a true model of multiple uses within the same structure to permit more uses to operate in the same land area available today. Those uses should be activated in the form of a corridor plan, which will most directly benefit those properties not operating at their highest and best uses. 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 rooftops 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.