

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~~ 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.

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 ~~leveraged-referenced to~~ when attract-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.