

City of Kyle Development Agreements 4.26.17

Agreements with Intent to Develop

The Big 4 (Development Agreements Supersede Recommended Zoning Districts)

Blanco River Ranch/Reytec- Base Zoning: R-1-1, R-3-3, R/S
(Blanco North)
R-1-1= R-1-1, Ranchettes
R-3-3 (FM 150 Corridor) = R-3-3, MXD (vertical)
R/S (FM 150 Corridor) = Destination
Resort/Entertainment/Retail, Multistory Corporate Campuses,
Entertainment related Retail, MXD (vertical), R/S, O/I

Blanco River Investments- Base Zoning: R-1-2, R-3-3, R/S
(Blanco South)
R-1-2= Single Family Detached, Townhouse
R-3-3= R-3-3, MXD (vertical/non-vertical)
R/S= R/S, MXD (vertical/non-vertical)

Nance-Bradshaw Ranch- Base Zoning: R-1-2, R-3-3, R/S
(Blanco Central/West)
R-1-2= Single Family Detached, Detached Condominiums,
Duplex, Townhouse, Institutional
R-3-3= Allowable uses Sec. 53-292
R/S= R/S, W, C/M, MXD (Single Family Attached/Detached,
Condominiums, Duplex, Townhouse, Multi-Family, MXD)

Pecan Woods(ETJ)- Base Zoning: Low & Medium Density Residential, Multi-Family,
Commercial
Low= R-1-1, R-1-2
Medium= R-1-A, R-1-T, R-1-C, R-2
Multi-Family= R-3-1, R-3-2, R-3-3, MXD
Commercial= R/S, MXD, NC, CC

Development Agreements with Zoning Already Allowed in Land Use Districts

Woodlands Park- R-1-1 (varying setbacks, lot sizes)

Plum Creek- Plum Creek PUD- Character Area reflects development/separate
zoning

HPI- PUD/Warehouse (limiting uses, higher aesthetics)

Crosswinds (ETJ)- R-1-A (varying setbacks, lot sizes)

Meadows of Kyle I & II- R-1-A, R-1-3 (varying setbacks)

<u>Tom Jordan-</u>	R/S w/ limited W uses
<u>DDR (Target)-</u>	Design Aesthetics only
<u>SCC Bunton-</u>	Economic Dev. Agreement (Allows Hospital, Retail & Residential uses, not specific zoning districts, matches Super Regional Node)
<u>Cypress Forest-</u>	R-1-2 (varying setbacks)
<u>Robert Resorts-</u>	Not zoned, Pre-Existing prior to Annexation
<u>Cool Springs/Kalogridis-</u>	R-1-2
<u>Bunton Creek-</u>	R-1-2 (varying sizes)

Agreements to not Annex (non-development)

<u>Jack & Luanne Caraway</u>	<u>Lehman Family</u>
<u>Charles LaCaze Jr.</u>	<u>Patricia & Edward Bullock</u>
<u>Miller Berghammer</u>	<u>Mary & Tom Ayers</u>
<u>Steven & Susan Pulis</u>	<u>Texas Old Town & Kruzie</u>
<u>Wanda Graham</u>	<u>Hughson Family LP</u>
<u>Michael & Maria Pulis</u>	<u>Rosilio & Angelita Tobias Trust</u>
<u>Donna & Freddie Dippel</u>	<u>William R. Rogers</u>
<u>Michael & Monica Primrose</u>	<u>Leon & Diane Wiegrefe, LD Enterprises</u>
<u>Brian & Patricia Pulis</u>	<u>Ronn & Justine Gooding</u>
<u>Century Acres Property Owners Association</u>	<u>Jewel, Wayne & Pamela Smith</u>
<u>Dora & Carlos Zapata</u>	
<u>Ernestine White Hoffman</u>	
<u>Gary & Nancy Hutzler</u>	
<u>Harvey & Gloria Evans</u>	
<u>Kenneth & Joe O'Bryant</u>	
<u>Sharon Hofman</u>	