



# CITY OF KYLE

## Community Development Department

---



May 16, 2017

To: City of Kyle Mayor & Council  
From: Howard J. Koontz, Director of Planning & Community Development  
Re: Mid-Term update to the 2010 Kyle Comprehensive Plan

Following a process that began in August 2015, including a series of work sessions between the Planning Commission and staff, a public input meeting of Kyle residents, and a joint work session with the Mayor & City Council, and two Public Hearings before the Planning & Zoning Commission, the final edits of the mid-term update to the 2010 Kyle Comprehensive Plan have now been compiled for one last review and comment.

These attached edits, both narrative and rendered, are believed to be the chronicle of edits and updates from all interested parties up to this point, and are recommended by staff to be the language and drawings that are inserted into the applicable sections of Kyle's existing Plan. These latest sections also contain the edits made at the Public Hearings before the Planning Commission on April 11 and April 25 of this year.

In addition to the edited text of the land use district narratives, this updated Comprehensive Plan document contains newly revised representations to the most recent Future Land Use map. The map edits are presented primarily for two reasons: 1. To compensate for the large-scale annexation action undertaken by the city in the spring of 2016. Newly created extraterritorial jurisdiction was assigned the landscape/district designation of that to which it was adjacent, for continuity. 2. The presence of prior agreements between private landowners and the city in the form of development agreements has been acknowledged by reference in both the narrative text, and the future land use map itself. Areas entitled to development processes, procedures, and standards that have been monumented in development agreements between the city and the private sector land owner/operator have been referenced on the maps in the districts/landscapes in which they're located, and in the charts of land use recommendations at the end of each relevant district description as well.

The process as spelled out by the city's charter is a series of three (3) Public Hearings: two of which have already taken place before the Planning & Zoning Commission on April 11 and April 25, 2017; the deliberation period from the second Public Hearing was extended to May 9<sup>th</sup>, which had the added effect of postponing this third Public Hearing in front of the Mayor & City Council to May 16<sup>th</sup>. This meeting will serve as the final meeting where the edits will be deliberated and adopted in front the city council.