

Property Location	S FM 1626, Kyle, TX 78640
Owner	Sheldon-Tanglewood, Ltd. 601 Sonterra Blvd. San Antonio, TX 78258
Agent	Dunaway Associates, LP 5121 Bee Cave Road, Ste 105 Austin, TX 78746
Request	Rezone 4.566 Acres R-3-3, to R/S

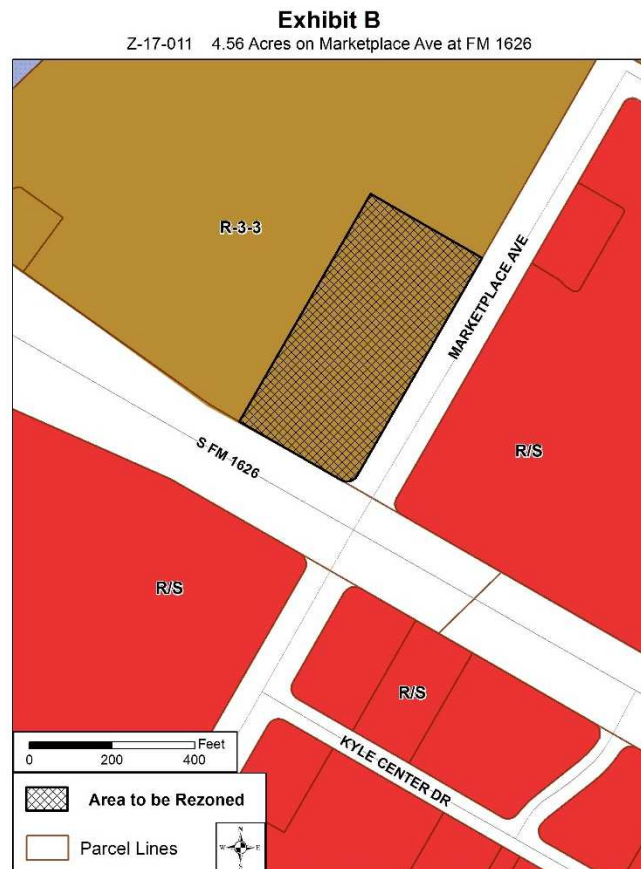
Vicinity Map



Site Description

The site is located on a parcel of undeveloped land and is currently zoned R-3-3 (Multi-Family). It is bordered to the west by additional land zoned for R-3-3, PC LI (Plum Creek, Light Industrial) and the Union Pacific Rail. To the north, the same parcel is zoned R-3-3. Large tracts of land zoned for R/S or Retail/Services lies to the northeast and east (HEB). To the south of the parcel and to the southeast, are additional commercial properties zoned R/S (Target). The 4.566 acres is sited at the northwest corner of the FM 1626 and Marketplace Avenue intersection.

The applicant seeks to rezone the property from R-3-3 (Multifamily) to R/S, Retail/Services.



Apartments Residential 3, R-3-3

“The multifamily residential district R-3-3 permits typical apartment development with buildings not exceeding three stories, nor more than 28 units per buildable acre, and with apartments or units having a minimum living area of 500 square feet; provided

that not more than 25 percent of the units in any such apartment development or project shall have less than 750 square feet of living area.”

Retail and Services District, R/S

“This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops.,...”

Conditions of the Zoning Ordinance

Sec. 53-1205 Amendments

(d)

Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



Comprehensive Plan Text

The subject site is in both the “Super Regional Node”. The Retail/Services zoning designation is a recommended use within the “Super Regional Node”. At the June 6th, 2017 City Council meeting this character area received Retail/Services as a recommended land use with a vote to approve the updated City of Kyle Comprehensive Plan.

Super Regional Node

‘Character’: The Super Regional Node should contain large-scale institutional, commercial, retail and where appropriate, high-density multifamily land uses, to create the highest classification activity center in Kyle. The Seton Medical Center should serve as the key distinguishing 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 acting 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 impact 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 referenced when 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.

Analysis

The property to be rezoned is sited in an area that is a hub of commercial activity, mostly related to retail and point of sale service, with R/S or Retail/Services Zoning. This development is occurring at the northwest corner of FM 1626 and Marketplace Avenue.

The parcel related to this zoning petition is entirely within the Super Regional Node. The current land use recommendation list lines up with the character and intent of the "Super Regional Node", and Retail/Services is an appropriate zoning category for the this intersection. As HEB and Target are regional attractors for smaller scale and analogous development, it should be an expectation to allow complimentary land uses within the immediate area surrounding the retail hub.

The section of FM 1626 adjacent to the parcel is an appropriate width to handle increased traffic. Furthermore, as development occurs along the stretch of Marketplace Avenue, north of FM 1626, the developer will be required to build extra lanes to appropriately match the existing four traffic lanes across the intersection to

the south. This is to create proper alignment of lanes at the intersection and to handle the increased traffic. Lastly, any development will create increased storm water runoff. As required by the State of Texas and the City of Kyle, adequate storm detention will be required at time of development.

With its prime location at FM 1626 and Marketplace Avenue, proximity to HEB and Target, the rezoning of this parcel from R-3-3 to R/S is appropriate for the City of Kyle and the development of the area.

Planning & Zoning Commission Recommendation

At the Tuesday, June 13, 2017 Planning & Zoning Commission meeting, the Commission voted 6-0 for a favorable recommendation to City Council.

Attachments

- Application
- Location Map