



# CITY OF KYLE

## Community Development Department

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September 26, 2017

To: City of Kyle Planning Commission  
From: Howard J. Koontz, Director of Planning & Community Development  
Re: Amendments to Chapter 53, Zoning Districts and Regulations

To further the goals and recommendations of the 2010 Kyle Comprehensive Plan mid-term update, staff has prepared a new zoning category. The new district, Office/Institutional (O/I), has been created as an appropriate location for employment centers, and those activity uses of the community that aren't necessarily centered on retail purchases of goods and/or services.

The highest rated need for new land uses for the city of Kyle, as identified in the Economic Development Strategic Plan, is additional, local employment opportunities for our residents. Currently, most of Kyle's land area falls into three categories: agriculture uses, residential uses, and retail commercial uses. One missing component is employment uses, to keep our population local throughout the course of the day. The introduction of the Office/Institutional category creates a district where professional businesses would be most likely to locate, without the unintended consequence of objectionable outdoor storage, or nuisances like dust, vibration or noise.

The institutional component of the O/I district intends to function much the same as office uses. Typically, institutional uses comprise publicly accessible activity centers in the city not associated with point of sales retail purchases. Museums, parks, cemeteries, schools and universities, lodge halls, and similar community operations are all uses that aren't predicated on making a consumer purchase, and are not accessed via high-turnover vehicle trips into- and from the location.

This proposed text amendment is advertised for a Public Hearing, and it should be considered and a recommendation sent forward to the Mayor & City Council. It will then be read in front of the Council for possible adoption on October 4, 2017.