



CITY OF KYLE

Community Development Department



November 14, 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 the second of two new zoning categories. This last new district, Mixed Use District (MXD), has been created as a commercial zoning classification that requires a vertical mix of commercial and residential uses within the same building(s), facilitating activity center retail, service, and other commercial uses on the ground and lower floor(s). The new district should be applied to property where the city seeks residential units above non-residential space(s); as well as to encourage development that exhibits the physical design characteristics of pedestrian-oriented, store front-style shopping; and promote the health and well-being of residents by encouraging physical activity and greater social interaction.

An increase in development pressure in Kyle over the last decade has produced a corresponding increase in land being consumed for both residential and commercial use. As land uses and development continues to spread out, it requires the city to extend and maintain infrastructure and utility lines to keep pace with the construction. A truly effective way to combat this sprawl is to concentrate land uses on a single development site, rather than separate them by use in a typical Euclidian fashion.

Concentrating land uses results in fewer automobile trips per day for patrons who can walk between Live/Work/Recreate uses, and allows otherwise unbuilt land to be conserved, and collects the required infrastructure and locates it all in one place, meaning the same number of users can be serviced with public services while using less materials to provide the service.

At a special called meeting of the Planning & Zoning Commission on October 24, the text of this amendment was discussed at a Public Hearing, and a handful of items were amended in this most current version because of that discussion. A joint statement from the U.S. Department of Justice and the Department of Housing and Urban Development has been included in the back-up material, to address why it is that staff made its recommendation for group homes to permissible by right in the multi-family portions of the projects. Also, revised language concerning parking requirements, structures, and locations have been addressed. The list of permissible outdoor uses has been expanded, and more specific language related to automobile access and serviceability has been included in the language of the text as well.

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 November 21, 2017.