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Property Location	1001 S. Sledge Street, Kyle, Texas
Owner	Tom & Mary Ayers 1001 S. Sledge Street Kyle, TX 78640
Agent	Michael Bowen Thunder Horse Development 1841 S. Lakeline Blvd, Ste 101-103 Cedar Park, TX 78613
Request	Rezone 17.19 Acres Agriculture (A) to Single Family Residential R-1-3

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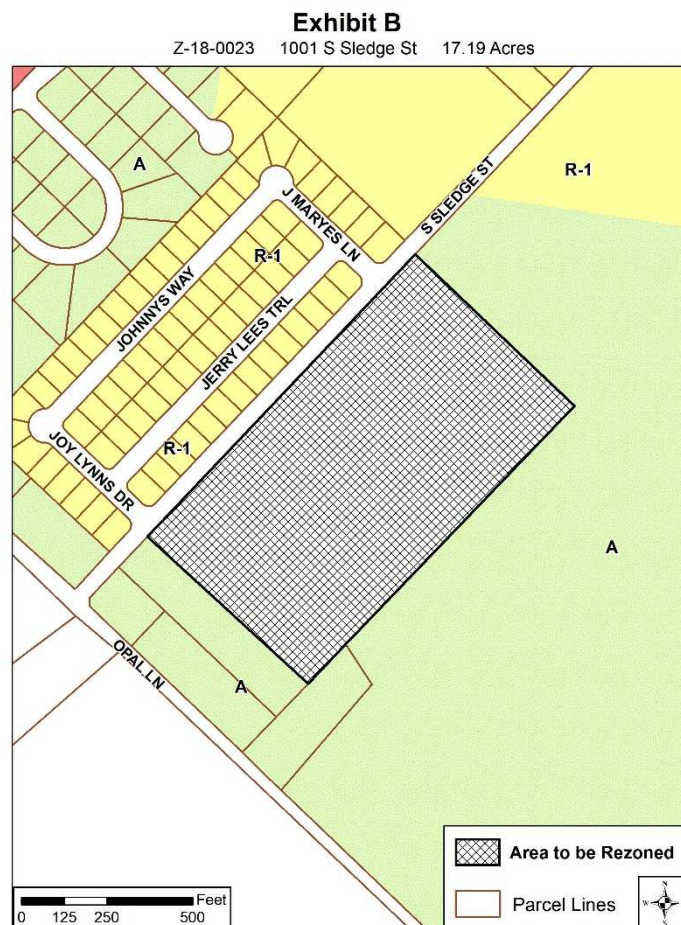
### Vicinity Map



## Site Description

The parcel relating to the rezoning request is sited approximately three hundred (300) feet north of the intersection of S. Sledge Street and Opal Lane (directly across from and east of the Bradford Meadows neighborhood). It currently has one (1) single-family residence on site in addition to agricultural facilities. The property was located in the City of Kyle's Extra Territorial Jurisdiction (ETJ) per a non-annexation development agreement, until a development application was submitted to the City. All property surrounding the parcel is within the City of Kyle's city limits.

The applicant is requesting a zoning change to R-1-3, a residential zoning district that "...allows detached single-family residences with a minimum of 1,000 square feet of living area and permitted accessory structures on a minimum lot size of 5,540 square feet. There shall be no more than 5.5 houses per buildable acre."



## Conditions of the Zoning Ordinance

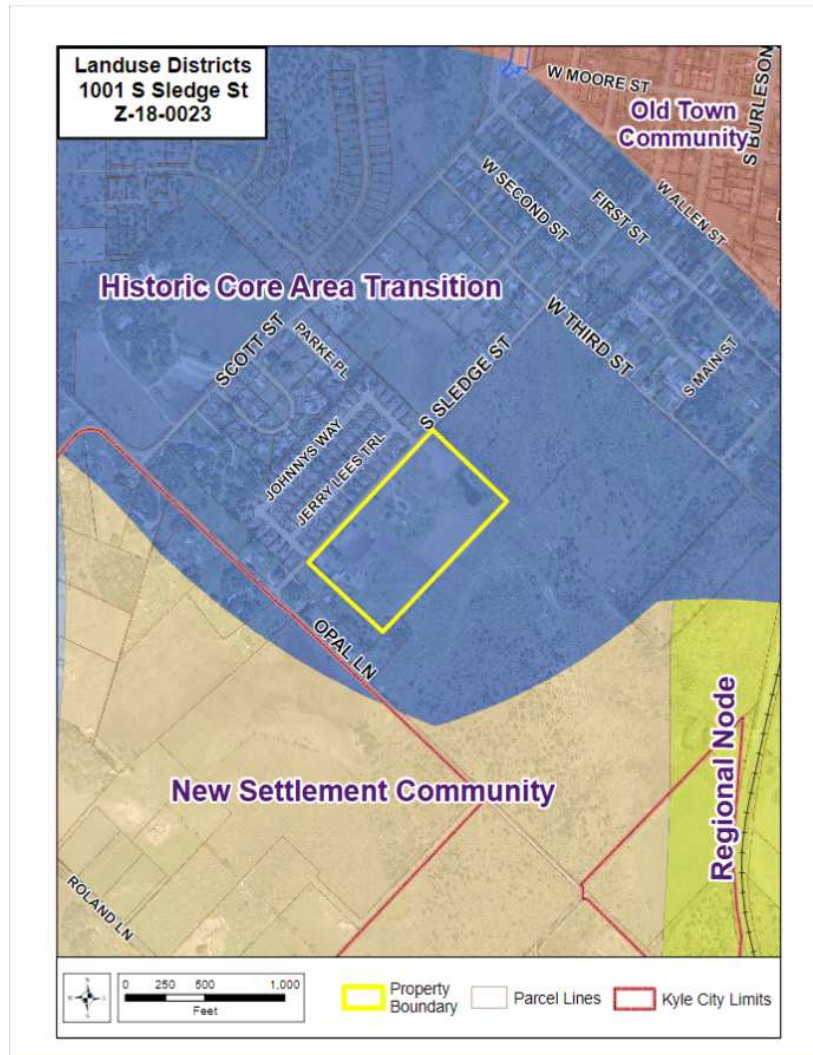
### Sec. 53-1205 Amendments

(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 located in the “Historic Core Area Transition” land use district. The R-1-3 zoning district is a recommended zoning district within the “Historic Core Area Transition” land use district.

### Historic Core Area Transition Land Use District

Recommended: R-1-1, R-1-2, **R-1-3**, R-1-A

Conditional: A, R-2, R-3-1, R-1-T, UE, NC, E, R/S, MXD

### Character:

The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street, the Gregg Clarke Park, Wallace Middle School, and the emerging commercial corridor along Rebel Road north from Center Street. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved, as called for in ‘Kyle Connected’, the city’s Transportation Master Plan.

### Intent:

The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, as are architectural style transitions from traditional Rural Town Center/Old Town Block to curvilinear, rural residential, ensuring the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

## **Analysis**

The property requested to be rezoned is sited just across the street from the Bradford Meadows neighborhood and few hundred feet north of Opal Lane. Because it has a non-annexation development agreement in place, the seventeen (17) acres was not annexed in the first quarter of 2016. Per the development agreement, however, any application or permit submitted to the City of Kyle, triggers voluntary annexation. This type of development agreement preserves properties with existing agricultural uses from



annexation. The Ayers family decided to sell the property and the zoning application submitted to the city caused the annexation process to initiate. This parcel was voluntarily annexed into the city on February 6, 2018.

Staff feels that the most appropriate zoning category related to the property is the R-1-3 district. R-1-3 is a recommended zoning district in the Historic Core Area Transition District and is the closest match to the existing R-1 zoning districts in the immediate vicinity. In fact, its minimum lot size is larger than the R-1 zoning district's by five hundred and forty (540) square feet. This helps to lend credence supporting the idea of larger minimum lot sizes as one leaves the traditional core of the City of Kyle.

Zoning	Front Setback	Side Setback	Corner Lot Side at Alley	Street Side Yard Setback	Rear Setback	Min. Lot S.F.	Min. Lot Street Width	Height Limit
R-1-3	20'	5'	10'	5'	10'	5,540	50'	35'
R-1	25'	7.5'	15'	15'	15'	5,000	50'	35'

Per the "Character" portion of the "Historic Core Area Transition" land use district, with new residential neighborhoods, great care will be taken to ensure the traditional grid pattern relating to the street network is preserved. It would not be out of the question to include appropriate "stub out" streets to facilitate future connections of adjacent parcels as they develop, with the grid pattern design.

As neighborhoods continue to be established around Old Town Kyle, the increase of residents in the vicinity will likely bring more foot traffic to the town square. The increased "draw" of Old Town Kyle, may help spur redevelopment of the town square in the form of specialty retail, a goal for the City of Kyle.

## **Recommendation**

Staff fully supports the rezoning of the property from A (Agriculture) to R-1-3 (Single Family Residential). At the February 13, 2018 Planning & Zoning Commission meeting, the Commission voted 5-2 to recommend the proposed zoning change. Staff asks the Mayor & Council to approve the zoning change as recommended.

## **Attachments**

- Application
- Location map
- Surrounding Zoning Map
- Land Use Districts Map