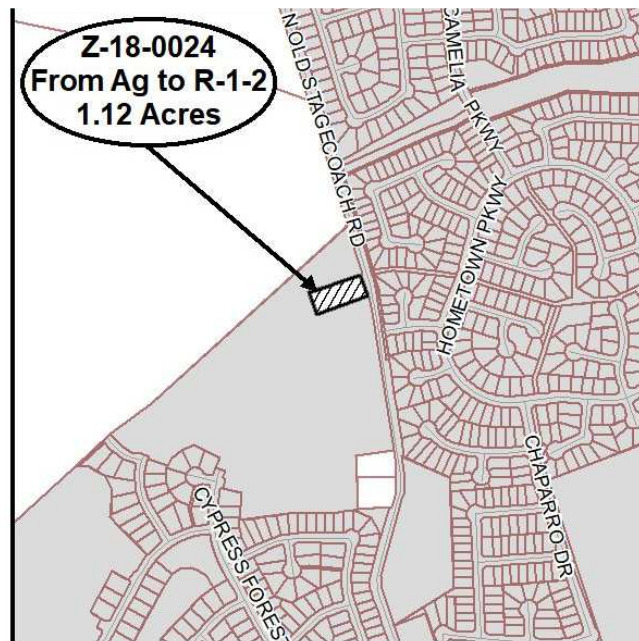


Property Location	503 N. Old Stagecoach Road, Kyle, Texas
Owner	Felder CND, LLC 6414 River Place Blvd, Ste 100 Austin, TX 78730
Agent	Brian Birdwell 6549 Comanche Trail Austin, TX 78732
Request	Rezone 1.12 Acres Agriculture (A) to Single Family Residential R-1-2

Vicinity Map



Site Description

The parcel relating to the rezoning request is sited approximately two-tenths of a mile north of the intersection of W. Center Street, Cypress Road and Pump House Road. It currently has one (1) single-family residence on site and was annexed on February 6,

2017, when it received the Agricultural (A) zoning district designation. The property was recently annexed into the City of Kyle's city limits and the owner (Felder CND, LLC) has a Sec. 212 development agreement. This agreement allows the City to enforce developmental controls prior to annexation. All property surrounding the parcel is within the City of Kyle's city limits.

The applicant is requesting a zoning change to R-1-2, a residential zoning district that "...allows detached single-family residences with a minimum of 1,200 square feet of living area and permitted accessory structures on a minimum lot size of 6,825 square feet. There shall be no more than 4.7 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 “Mid-Town Community” land use district. The R-1-2 zoning district is a recommended zoning district within the “Mid-Town Community” land use district.

Mid-Town Community Land Use District

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

Conditional: E, R-1-A, R-1-T, R-3-1, R-3-2, CC, R/S, MXD, O/I

Character:

The Mid-Town District contains sites of recent residential development in Kyle, and will continue to predominantly feature residential uses. Those residential uses in this District are organized around the curvilinear streets of suburban neighborhood design, rather than the regular, rectilinear grid that characterizes the Old Town District. The Plum Creek waterway flows through and adjacent to the Mid-Town District, offering opportunities for recreation and a responsibility for environmental conservation. This District has a neighborhood-oriented form built around shared spaces such as streets, yards, porches and common areas. Neighborhood legibility and continuity is enhanced through these shared spaces. Distinctive landscape forms, including creekways, vistas, and rolling hills, give identity to this District and should be preserved, protected, and incorporated into development plans.

Intent:

The purpose of the Mid-Town District is to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate low- to mid-density detached residential uses within the unique landscape forms that are present in the District. Higher density residential, attached residential, and non-residential projects like employment and retail sales should be considered based on their proximity to higher classification streets, higher capacity water and waste water availability, and likelihood of compatibility of adjacent uses. Legibility of neighborhood identity, definition, and transportation should be improved within the Mid-Town District through such elements as trails, sidewalks, signage, and interconnected shared spaces.

Analysis

The property requested to be rezoned is sited at the northeast end of the Cypress Forest subdivision (Currently under construction). Felder CND, LLC purchased the property with the intent to incorporate it as part of the neighborhood. The parcel was voluntarily annexed on February 6, 2018 upon application by the owner and received the Agricultural (A) zoning designation.

Changing the zoning on the 1.12 acres from A to R-1-2 is, without a doubt, the appropriate decision to make. Not only does the 2017 Comprehensive Plan recommend this zoning district, it also makes sense considering the development agreement

requires the R-1-2 zoning within 30 days of annexation. R-1-2 is the allowed zoning district that Cypress Forest/Scott Felder can develop the project to, per the development agreement.

Per the “Character” portion of the “Mid-Town” land use district, new residential neighborhoods are expected to be the bulk of development in the area. The design and layout of the neighborhoods are incorporated into the natural features of the area. This is important as the Texas Hill Country begins on the west side of town, where landscape forms, vistas, etc. should be preserved. As neighborhoods continue to be established in the “Mid-Town” district, generally it will be low and medium density single family residences, that help to grow the economic and lifestyle base that the City of Kyle is continuously striving to reach. The rezoning of the 1.12 acres fits into this ideal without issue.

Recommendation

Staff fully supports the rezoning of the property from A (Agriculture) to R-1-2 (Single Family Residential). At the February 13, 2018 meeting, the Planning & Zoning Commission voted 7-0 recommending the zoning change. Staff asks the Mayor and Council to vote to approve the zoning change.

Attachments

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