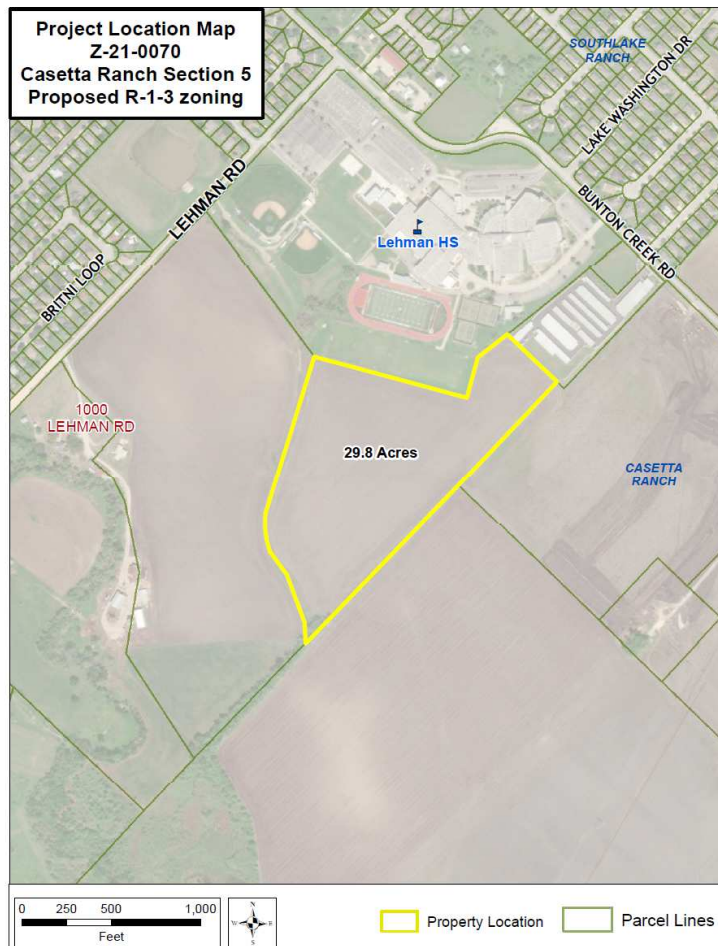


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<b>Property Location</b>	<b>Southeast of Lehman Road, South of Lehman High School, Kyle, Texas 78640</b>
<b>Owner</b>	<b>Clayton Properties Group/Brohn Homes 6720 Vaught Ranch Rd, Ste. 200 Austin, TX 78730</b>
<b>Agent</b>	<b>Adam Berry 101 W. Louis Henna Blvd, Ste. 400 Austin, TX 78728</b>
<b>Request</b>	<b>Rezone 29.792-Acres A (Agriculture) to R-1-3 (Single Family Residential 3).</b>

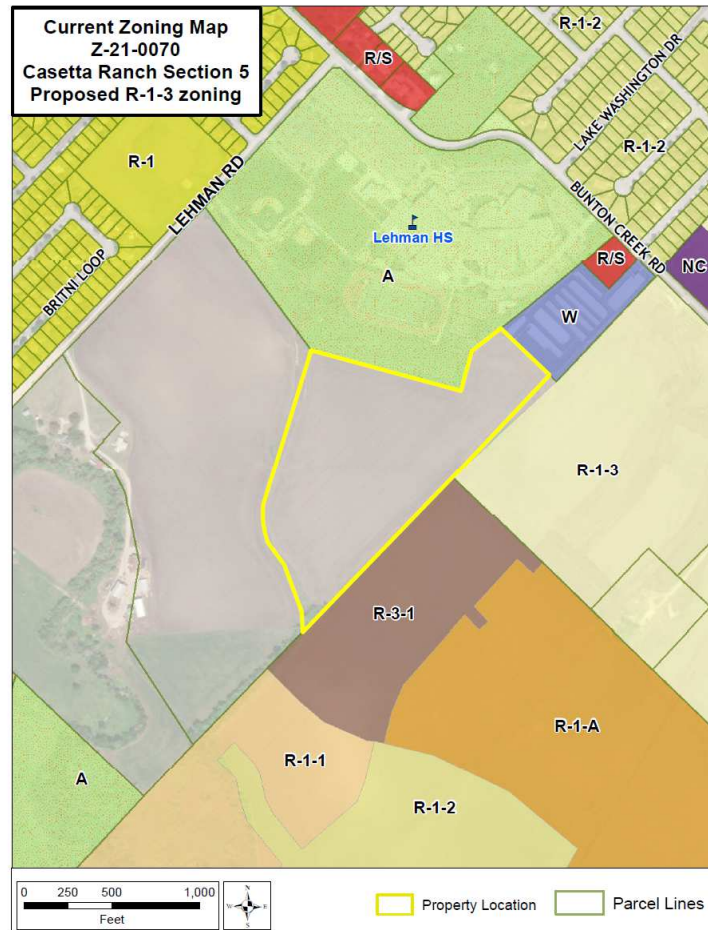
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### Vicinity Map



## Site Description

The 29.292-acre parcel is located southeast of Lehman Road and directly south of Lehman High School. The site is undeveloped, was last used for agriculture purposes and recently zoned Agriculture. To the north is Lehman High School (Agriculture zoning) and to the northeast is Safe-N-Sound Storage (Warehouse zoning). To the east is the Cassetta Ranch project zoned R-1-3 (Phases 1-4). To the south is property owned by the Walton Group and zoned R-3-1 and undeveloped (multifamily - 5-12 units per buildable acre). To the west and northwest is land owned by "Jansen Equipment LLC", and utilized for agriculture (not in the city's limits).



The applicant seeks to rezone the property from A (Agriculture) to the R-1-3 (Single-Family Residential),) a zoning category that allows the following:

R-1-3 (Single Family Residential District 3)

Sec. 53-101. - Purpose and permitted uses.

The R-1-3 single-family residential 3 district 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.

[\*Per the “Development Agreement Between City of Kyle, Texas and Clayton Properties Group, Inc. D/B/A Brohn Homes (11/19/19)” the lot sizes are allowed to be reduced for alley loaded design. -Staff]

Front Setback (feet)	Side Setback (feet)	Corner lot at Side Street or Alleyway Setback (feet)	Street Side Setback (feet)	Rear Setback (feet)	Min. Lot Square Footage Area	Min. Lot Street Width (feet)	Height Limit (Feet)
20	5	10	5	10	5,540	50	35

**Conditions of the Zoning Ordinance**

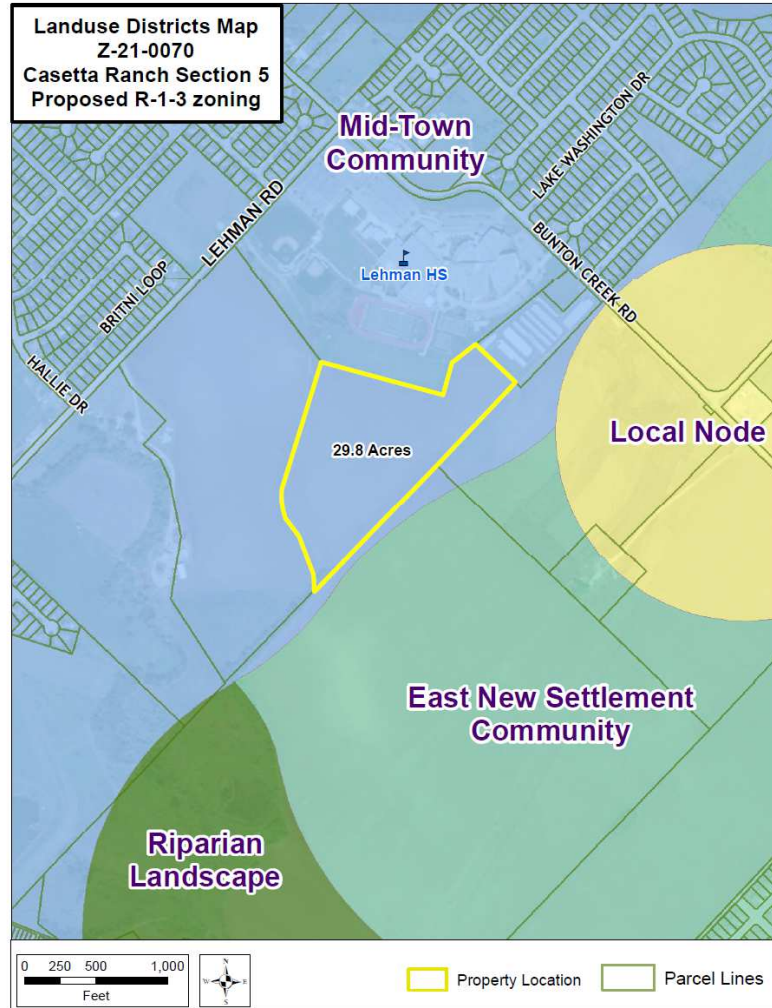
Sec. 53-1205 Amendments

(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

### COMPREHENSIVE PLAN TEXT

The subject site is located in the “Mid-Town Community District”. The “R-1-3” zoning district is recommended per the comprehensive plan.

#### Mid-Town Community 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

## **MID-TOWN COMMUNITY LAND USE DISTRICT**

**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 site to be rezoned is largely surrounded by undeveloped agricultural fields to the west and south. Lehman High School is to the north, and Cassetta Ranch is to the northeast. The parcel was in the City's ETJ until it was annexed per the associated development agreement (see development agreement in back up material). It's currently zoned "A" or "Agriculture", and per the terms of the development agreement will be rezoned to "R-1-3" (single family residential). Per state law and the terms of the development agreement, the standard process for zoning is to be followed.

When constructed, the site will have vehicular access through Phase 2 of Cassetta Ranch (west corner of property). A portion of Grist Mill Road will also traverse this parcel, eventually connecting to Lehman Road to the west. Grist Mill Road will continue to the east, through the Walton Group property (unbuilt), and eventually

connecting to the existing section of Grist Mill Road in the Bunton Creek neighborhood. Water and wastewater will be served by the City of Kyle, and the project will have to follow requirements for the Residential Style Guide.

## **Recommendation**

At the February 9, 2021 Planning & Zoning Commission meeting, the Commission vote 5-1 to recommend approval of the request. As this rezoning request follows the process required in the development agreement, and state law, staff asks the Mayor & Council to support a vote to approve the zoning change.

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## **Attachments**

- Application
- Location Map
- Surrounding Zoning Map
- Land Use District Map
- Development Agreement