



# CITY OF KYLE

## Community Development Department

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### MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Will Atkinson – Director of Planning

**DATE:** Tuesday, November 29, 2022

**SUBJECT:** Plum Creek Employment District Amendments (Zoning)

### REQUEST

In coordination with Momark Development, the City has brought forth amendments to the Plum Creek Employment zoning district. The amendments are broken into two main components. The first is clarification relating to both the maximum square footage of warehousing (15,000 square feet) and how we define warehouses in the Plum Creek Employment District. The other is adding site development regulations to allow for more robust design requirements (landscaping, screening, exterior lighting, etc.).

Regarding the use portion of this zoning district, the City and Momark Development offer different views on how to interpret the use of “Warehouse, storage and distribution center”. The city generally interprets this use to encompass all manufacturing uses allowed in the Employment District, and Momark considers it only for uses that are specifically designed as warehouses, storage and distribution. The clarification underlined in blue, replaces the existing section, and exempts manufacturers from the 15,000 square foot rule. Often manufacturers exceed this floor area for product storage.

We also propose amending the definition of “Warehouse” to allow relatively low impact storage on site. The Employment zoning district is not intended for significant truck traffic similar to an Amazon or Fed-Ex facility (logistics facilities), but rather more employment focuses and low traffic storage.

The proposed screening, landscaping and lighting requirements are already coordinated through Momark Development, but are not in code for the City to enforce. This sometimes leads to enforceability issue on the City’s side, and the City wants to be on the same page as Momark, relating to projects moving forward. These items will be reviewed with site development permits and requires better design for projects.

## **RECOMMENDATION**

Staff believes the code amendments are sound and support the amendment. We ask the Planning & Zoning Commission to support the amendments.