

# CITY OF KYLE

## PLANNING & ZONING COMMISSION REGULAR MEETING

<https://www.cityofkyle.com/kyletv/kyle-10-live> OR  
Spectrum10

SPECIAL NOTE: Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called 'social distancing') to slow the spread of COVID-19.

Planning and Zoning Commission will attend the meeting via videoconferencing. This meeting can be viewed live online at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10.



Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on November 10, 2020, at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10, for the purpose of discussing the following agenda.

**NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.**

Posted this 6th day of November, 2020, prior to 6:30 PM

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**1. Call Meeting To Order**

**2. Roll Call**

**3. Minutes**

A.Planning and Zoning Commission regular meeting minutes for October 13, 2020.

**4. Election of Chair / Vice-Chair**

**5. Citizen Comments**

A. Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

## **6. Presentation**

A. Presentation of Kyle 57 by Daniel McElrath.

## **7. Zoning**

A. Consider a request by Kyle Chateau Bella, Inc. (Z-20-0065) to rezone and reduce to approximately 2.3 acres of land from (PUD) Neighborhood Commercial 'NC' to (PUD) Neighborhood Commercial 'NC', rezone and increase to approximately 27.215 acres of land from (PUD) Residential Condominium 'R-1-C' to (PUD) Residential Condominium 'R-1-C' and rezone and reduce to approximately 3.824 acres of land from (PUD) Agriculture 'A' to (PUD) Agriculture 'A' for property located at 602 Creekside Trail, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

## **8. General Discussion**

A. Commission direction to staff regarding the (Draft) Future Land Use Map.

B. Gateway District - Character and Intent discussion.

C. Discussion regarding adding Warehouse 'W' and Construction Manufacturing 'CM' zoning districts to the Regional Node conditionally.

D. Discussion only regarding Planning and Zoning Commission request for future agenda items.

## **9. Staff Report**

A. Staff Report by Howard J. Koontz, Director of Planning and Community Development.

## **10. Adjournment**



# CITY OF KYLE, TEXAS

## Minutes

**Meeting Date: 11/10/2020**

**Date time:6:30 PM**

**Subject/Recommendation:** Planning and Zoning Commission regular meeting minutes for October 13, 2020.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- ☐ October 13, 2020 - Regular Meeting Minutes

## **REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular called meeting on October 13, 2020 at 6:30 P.M. in person and virtually with the following persons present:

Madam Chair, Michele Christie  
Vice-Chair, Tim McHutchion  
Commissioner, Megan McCall  
Commissioner, Paul Scheibmeir  
Commissioner, Alex Guerra  
Commissioner, Priscilla Harrell  
Planning Director, Howard J. Koontz  
City Planner, William Atkinson  
Planning Technician, Debbie A. Guerra

Gary Whited  
Connor Overby

### **CALL MEETING TO ORDER**

Madam Chair Christie called the meeting to order at 6:31 P.M.

### **ROLL CALL OF COMMISSION**

Madam Chair Christie called for roll call. Commissioner Voss was absent.

### **MINUTES**

#### **PLANNING AND ZONING COMMISSION MEETING MINUTES FOR AUGUST 11, 2020, SEPTEMBER 8, 2020 AND SEPTEMBER 22, 2020**

Vice-Chair McHutchion moved to approve the minutes. Commissioner McCall seconds the motion. All votes aye. Motion carried.

### **CITIZENS COMMENTS**

Madam Chair Christie opened the citizens comment period at 6:33 P.M. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Madam Chair Christie closed the public hearing at 6:33 P.M.

### **NOMINATION(S) FOR CHAIR AND VICE-CHAIR**

**COMMISSIONER HARRELL NOMINATED MICHELE CHRISTI FOR CHAIR.  
VICE-CHAIR MCHUTCHION NOMINATED HIMSELF FOR VICE-CHAIR.**

### **CONSENT**

**COOL SPRINGS PHASE 2, AMENDED PLAT (SUB-20-0140) 48.326 ACRES; 191  
RESIDENTIAL LOTS, 1 DRAINAGE EASEMENT AND 1 OPEN SPACE/PARK LOT  
FOR PROPERTY LOCATED OFF OF E. RR 150 AND COOL SPRINGS BOULEVARD.**

**150 BUSINESS PARK REPLAT OF LOT 2 OF THE WARREN SUBDIVISION AND LOT 1 OF FM 150 AND IH-35 SUBDIVISION (SUB-19-0099) 12,688 ACRES OF LAND; 4 LOTS LOCATED NEAR THE SOUTHEAST CORNER OF IH-35 AND HILL STREET.**

Commissioner Scheibmeir moved to approve the consent agenda. Commission Harrell seconds the motion. All votes aye. Motion carried.

## **ZONING**

**CONSIDER A REQUEST BY KCW INTERESTS 3, LLC, WHITED ENTERPRISES, LLC D/B/A VISION PARTNERS AND FHC CONSOLIDATED – ZONING (Z-20-0063) TO REZONE APPROXIMATELY 2.4 ACRES OF LAND FROM MULTI-FAMILY RESIDENTIAL-3 ‘R-3-3’ TO RESIDENTIAL CONDOMINIUM DISTRICT ‘R-1-C’ FOR PROPERTY LOCATED AT 104 CREEKSIDE TRAIL, IN HAYS COUNTY, TEXAS.**

Madam Chair Christie called for comments for or against the request at 6:38 P.M. There were no comments. Madam Chair Christie closed the public hearing at 6:38 P.M.

Commissioner Scheibmeir moved to approve the request. Commissioner Harrell seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY COVEY FUND I, LP (Z-20-0064) TO ASSIGN ORIGINAL ZONING TO APPROXIMATELY 2.67 ACRES OF LAND FROM AGRICULTURE ‘AG’ TO RETAIL SERVICE DISTRICT ‘RS’ FOR PROPERTY LOCATED AT 1805 W. RR 150, IN HAYS COUNTY, TEXAS.**

Madam Chair Christie opened the public hearing at 6:45 P.M. and called for comments for or against the request. There were no comments. Madam Chair Christie closed the public hearing at 6:45 P.M.

Commissioner Harrell moved to approve the request. Commissioner McCall seconds the motion. All votes aye. Motion carried.

## **CONSIDER AND POSSIBLE ACTION**

**CONSIDER A REQUEST TO CONSTRUCT A CONVENIENCE STORE WITH ADDITIONAL COMMERCIAL SPACE TOTALING 7,575 SQUARE FEET, A MATCHING FUEL CANOPY AND DUMPSTER ENCLOSURE FOR PROPERTY LOCATED AT 2709 E. FM 150, AT THE INTERSECTION OF E. FM 150 AND HEIDENREICH LANE IN THE OVERLAY DISTRICT (FM 150 RETAIL CENTER – CUP-20-0026)**

Vice-Chair McHutchion moved to approve the request. Commissioner Harrell seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY BURLESON REAL ESTATE LLC TO REMOVE AN EXISTING 30-INCH DIAMETER COTTONWOOD TREE AND MITIGATE IT WITH TWENTY (3) THREE INCH CALIBER NEW TREES ON PROPERTY LOCATED AT 1206 N. BURLESON ROAD.**

Commissioner Scheibmeir moved to approve the removal of the 30” Cottonwood tree with the condition that staff and the engineer of record will need to coordinate appropriate offsite placement of the 20, 3” replacement trees. Commissioner Guerra seconds the motion. All votes aye. Motion carried.

## **GENERAL DISCUSSION**

### **DISCUSSION ONLY REGARDING PLANNING AND ZONING COMMISSION REQUEST FOR FUTURE AGENDA ITEMS.**

Vice-Chair McHutchion would like to see a provision for every new business go conditional use permit process. Also, Vice-Chair McHutchion would like to discuss citizen involvement regarding the Comprehensive Plan.

## **STAFF REPORT**

### **STAFF REPORT BY HOWARD J. KOONTZ, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.**

Discussion regarding the virtual APA conference.

## **ADJOURN**

With no further business to discuss, Commissioner Scheibmeir moved to adjourn. Commissioner McCall seconds the motion. All votes aye. Motion carried.

The Planning and Zoning Commission special called meeting adjourned at 7:27 P.M.

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Prepared by Debbie A. Guerra  
Christie

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Madam Chair Michele



# CITY OF KYLE, TEXAS

## Citizen Comment Information

**Meeting Date: 11/10/2020**

**Date time:6:30 PM**

**Subject/Recommendation:** Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available



# CITY OF KYLE, TEXAS

## Presentation - Kyle 57

Meeting Date: 11/10/2020

Date time:6:30 PM

**Subject/Recommendation:** Presentation of Kyle 57 by Daniel McElrath.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

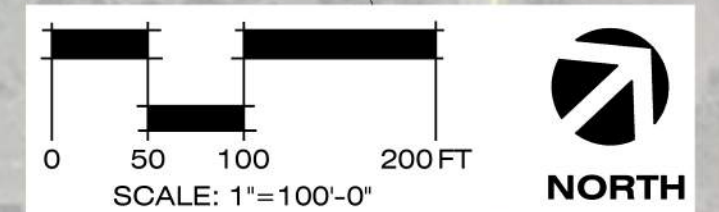
**Description**

- Concept Plan



**LEGEND:**

- 40' LOTS - ALLEY LOAD
- 55' LOTS - REAR GARAGE
- 60' LOTS - FRONT GARAGE
- COMMERCIAL
- OPEN SPACE
- AMENITY SITE





# CITY OF KYLE, TEXAS

## Kyle Chateau Bella, Inc.- Zoning (Z-20-0065)

**Meeting Date: 11/10/2020**

**Date time:6:30 PM**

**Subject/Recommendation:** Consider a request by Kyle Chateau Bella, Inc. (Z-20-0065) to rezone and reduce to approximately 2.3 acres of land from (PUD) Neighborhood Commercial 'NC' to (PUD) Neighborhood Commercial 'NC', rezone and increase to approximately 27.215 acres of land from (PUD) Residential Condominium 'R-1-C' to (PUD) Residential Condominium 'R-1-C' and rezone and reduce to approximately 3.824 acres of land from (PUD) Agriculture 'A' to (PUD) Agriculture 'A' for property located at 602 Creekside Trail, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

**Other Information:** See attachments.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Staff Memo
- Project Location Map
- Land Use Districts Map
- Current Zoning Map

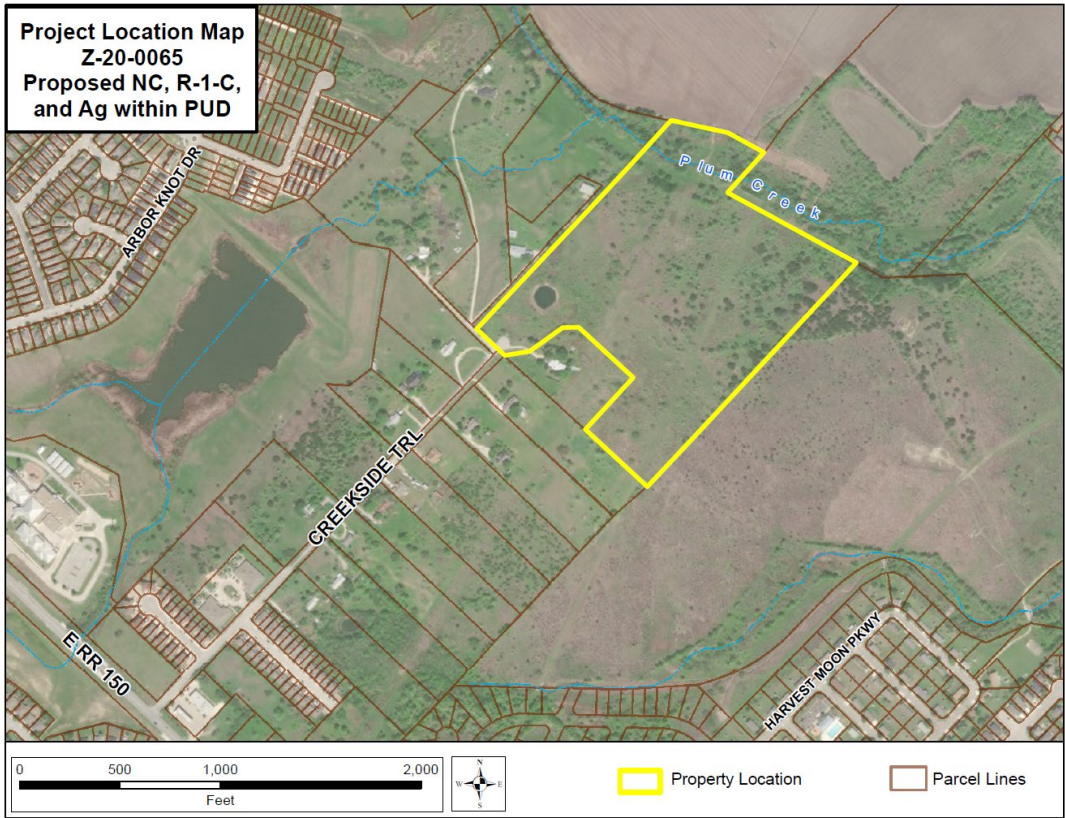
**Property Location** 602 Creekside Trail, Kyle TX

**Owner** Kyle Chateau Bella, Inc.  
Sarah Files  
800 Crystal Falls Pkwy, Bldg 1  
Leander TX, 78641

**Agent** William O. Schock, P.E.  
Terra Assoc. Inc.  
404 E. Ramsey, Ste. 104 404 E. Ramsey, Ste. 104  
San Antonio, TX 78216

**Request** Rezone & Reduce Neighborhood Commercial District (NC) to 2.3-Acres, Rezone & Increase R-1-C District to 27.215-Acres, and Rezone & Reduce Agriculture District (A) to 3.824-Acres – Within existing PUD

Vicinity Map



## Site Description

The site is located on undeveloped land and is currently zoned A (Agriculture). The parcel is situated at the northern terminus of Creekside Trail. Creekside Trail is currently a local street with mostly single family residential lining both sides. The street runs south until intersecting with a small area developing into a local node at Creekside Trail and East FM 150. The node is a mix of retail/services, townhomes and assisted living/memory care for residents.

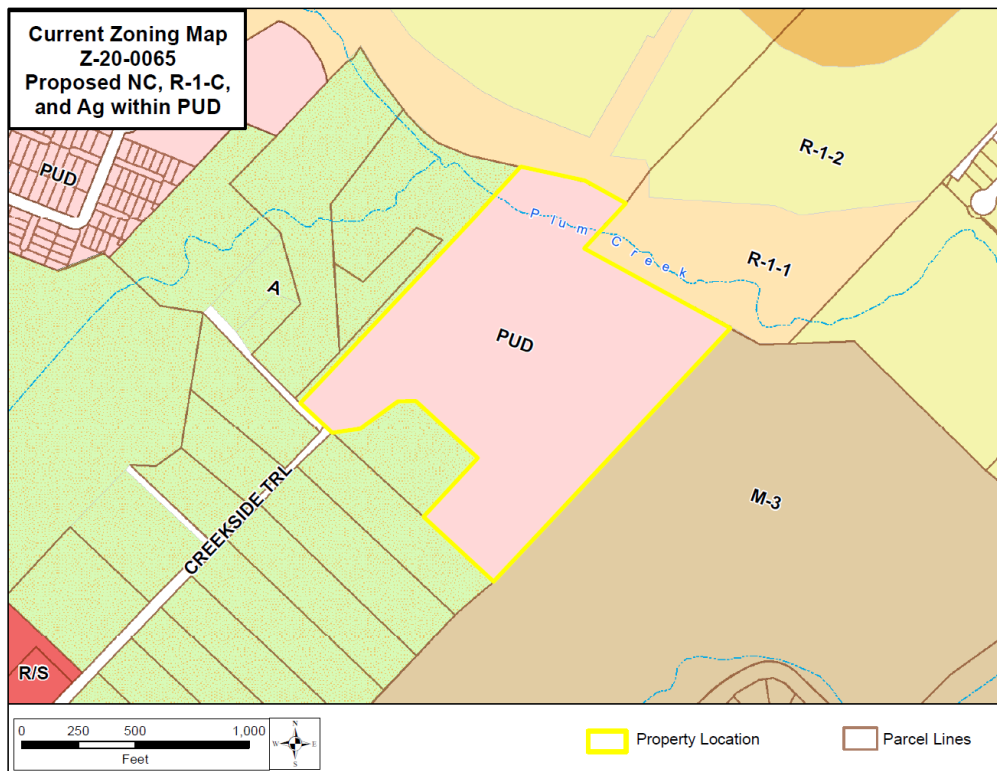
602 Creekside Trail generally slopes downward in a northerly direction to Plum Creek on the northern boundary. The parcel is on the uphill bank of Plum Creek with minimal potential flooding, both 1% and 0.2% chance of occurrence, and only within close proximity to Plum Creek. This area of the development parcel, is proposed to keep its current A (Agriculture) zoning designation.

The applicant seeks to rezone the property from A to PUD (Planned Unit Development), a mixed use category allowing for the following zoning districts within the PUD;

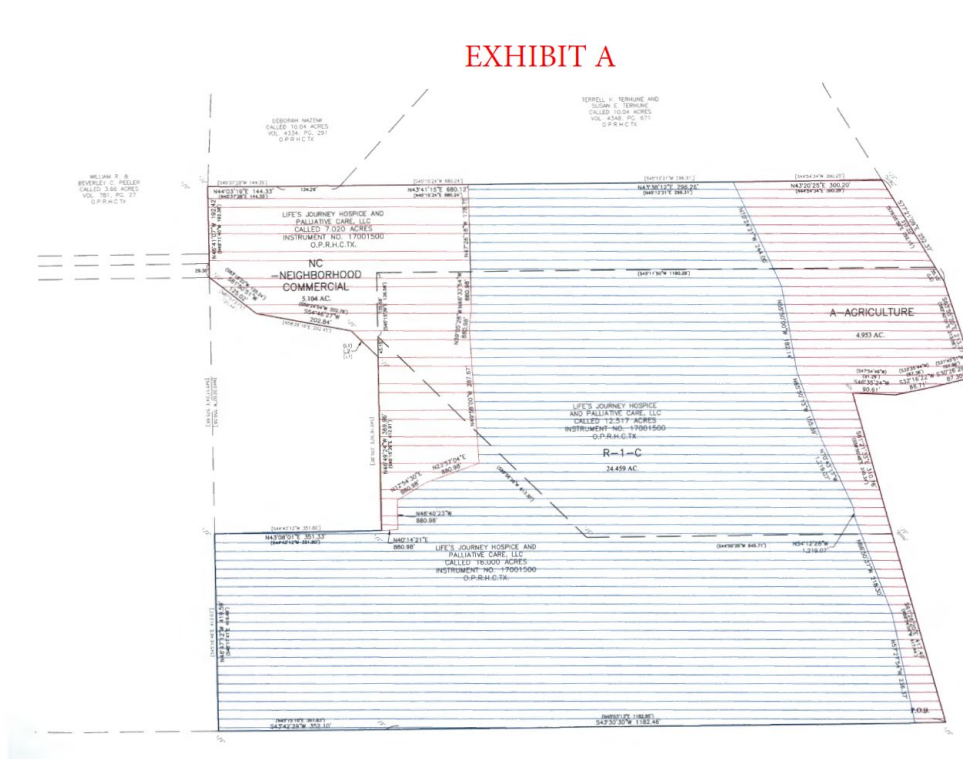
- NC (Neighborhood Commercial)
- R-1-C (Residential Condominium District)
- A (Agriculture)

On Tuesday, February 14<sup>th</sup>, 2017, the Planning & Zoning Commission voted 5-1 in favor for petition Z-17-002, recommending to Mayor & Council to approve the afore mentioned zoning. Commissioner Groot made a motion “recommending approval to rezone from agriculture to PUD for the property at 602 Creekside Trail. Commissioner Melendez seconded the motion.

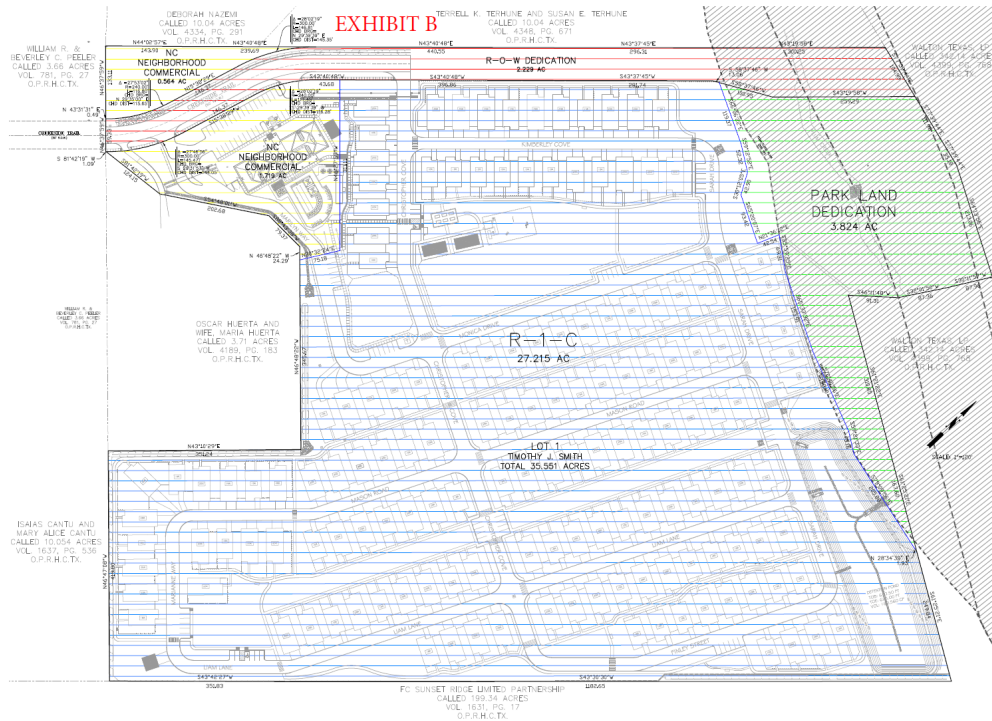
## Proposed Zoning Districts Encompassed by PUD



## Existing PUD Zoning (Internal Boundaries)



## Proposed Internal Zoning Boundaries



### Planned Unit Development

#### **Sec. 53-699. - Purpose and objectives.**

(a) The purpose and intent of the planned unit development district is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property in the city consistent with this chapter and accepted urban planning, with overall mixed-use regulations as set forth below and in accordance with the city's comprehensive plan. The planned unit development rules are designed to:

- (1) Allow development which is harmonious with nearby areas;
- (2) Enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;

- (3) Provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs;
- (4) Encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
- (5) Facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment;
- (6) Provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and
- (7) Require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development.

(b) Rezoning of land and development under this district will be permitted only in accordance with the intent and purpose of the city's comprehensive plan and this chapter, and to that end the planned unit development plan must be prepared and approved in accordance with the provisions of this chapter.

### Neighborhood Commercial (NC)

#### **Sec. 53-661. - Purpose.**

The neighborhood commercial district [NC] is to provide for various types of small scale, limited impact commercial, retail, personal services, and office uses located in close proximity to their primary customers. The uses of the neighborhood commercial district shall be designed in a way so as to be operated completely compatible to and harmonious with the character of surrounding residential areas.

#### **Sec. 53-665. - Use.**

The neighborhood commercial zoning district shall allow professional offices and small businesses serving neighborhood community needs. The following uses shall be permitted:

- Second floor multi-family shall be permitted by right regardless of base zoning;
- Bed and breakfast up to five rooms;

- Retail;
- Restaurant w/o drive-thru;
- Religious assembly;
- Art gallery;
- Dance studios;
- Child care center (outdoor playground allowed);
- Fire/police station;
- Professional office;
- Barber/beauty shop;
- Convenience/grocery store w/o fuel sales;
- Nursing/retirement homes;
- Veterinarian - without outdoor boarding;
- Health and fitness center;
- Financial institution w/o drive-thru banking.

Maximum Height- 2 stories

### Residential Condominium District (R-1-C)

#### **Sec. 53-172. - Purpose and permitted use.**

The residential condominium district R-1-C allows the establishment of a residential housing in compliance with the Texas Uniform Condominium Act, V.T.C.A., Property Code ch. 82, with individual apartments or units having a minimum of 500 square feet living area, inclusive of separate sleeping, living and kitchen facilities.

#### **Sec. 53-174. - Site development regulations.**

The site development regulations set forth in this section shall be exclusively applicable to residential condominium, district R-1-C.

(1) *Density.* The maximum dwelling units per buildable acre or square footage for the R-1-C district are as follows:

- a. Lot size of 9,000 square feet for two units.
- b. Lot size of 10,000 square feet for four units.



c. A minimum of three units and for acreage tracts, 36 units per buildable acre.

\*Note- Code allows a height maximum of a 45-foot condominium development, by right. Agriculture zoning allows up to 45 foot structures by right. All adjacent zoning is Agriculture.

## Agriculture (A)

### **Sec. 53-36.**

The permitted uses in the agricultural district A allow farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum one-acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

Maximum Height- 45 feet

## **Conditions of the Zoning Ordinance**

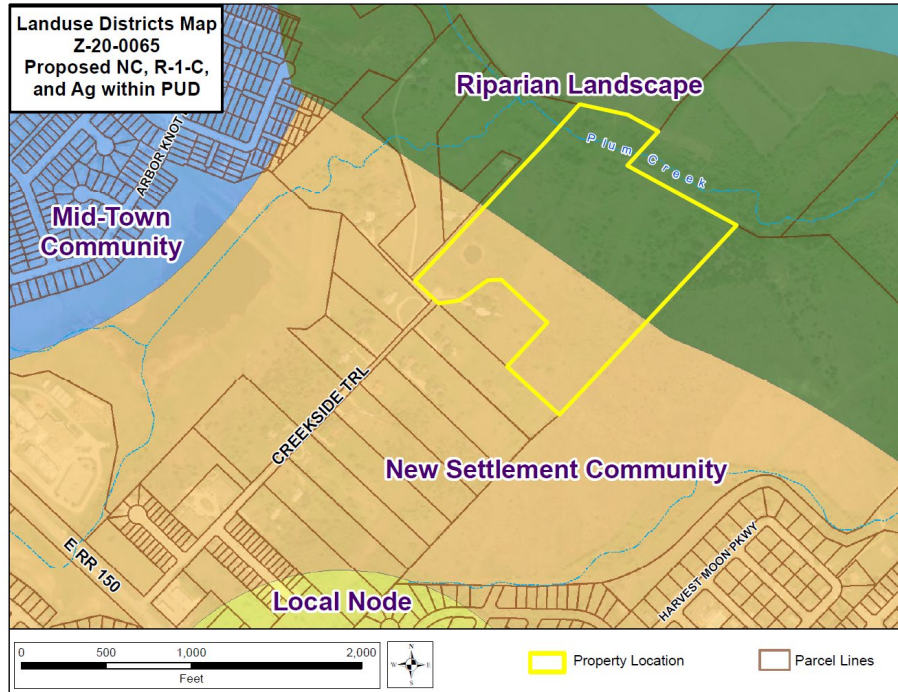
### Sec. 53-1205 Amendments

(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 both in the “Riparian Landscape District” and the “New Settlement Community District”. Planned Unit Developments are allowed within the New Settlement Community District. They are, by definition, a well thought out, mixed-use, harmonious design for a development, with the intention to improve the immediate and surrounding area.

### New Settlement

Recommended: O/I

Conditional: E, R-1-A, R-1-1, R-1-2, R-1-3, **R-1-C**, R-1-T, R-2, T/U, UE, **NC**, CC, MXD, R/S, W

### Riparian District

Recommended: **A**, UE

Conditional: R-1-1

### Riparian Landscape District

‘Character’: The Riparian Districts are characterized by the primary waterways of Kyle and surrounding floodplains, seeking to protect them from encroaching development.

Additionally, significant vegetative cover can be found within these Districts, which impacts air quality and confers identity on the community. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

'Intent': The intent of the Riparian District designation is to prevent the loss of sensitive riparian habitat that impacts regional environmental quality. Ecologically appropriate development policies and design standards should be defined in these areas. Design standards and guidelines should be implemented to preserve habitat, stabilize stream banks, improve water quality, and control erosion. Public spaces (such as parks and trails) in the Riparian Districts should be a priority for preservation and should connect the various development forms to promote community cohesion.

### **New Settlement Community District**

'Character': Stretching over both Plum Creek and I-35, the New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Private and public spaces are clearly separate, with the public domain by shared neighborhood amenities and the private domain defined by privatized landscapes. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape should evoke the agricultural heritage of the District. Physical and visual partitioning and division of land should be avoided where possible in this District.

'Intent': The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this "developability", while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creek ways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Use patterns should be established that complement residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

## Analysis

The property requesting to be rezoned is sited at the north end of Creekside Trail, surrounded by agricultural uses and a scattering of single family residential. .30 miles to the south along Creekside Trail is a rapidly developing local node, a hub of commercial and residential activity. This “node” is centered on the intersection of Creekside Trail and East FM 150. This area has existing retail and services options primarily used for local transactions with dedicated areas for future similar uses. Recently completed townhouse options for citizens within the vicinity of Tobias Elementary and within the node, have helped establish a smaller, pedestrian scale environment.

This site is an existing PUD zoning district, incorporating the NC (Neighborhood Commercial), R-1-C (condominium residential), and A (Agriculture) zoning districts. The purpose of this rezoning is to allow minor adjustments in the zoning, to allow for the site to develop in an appropriate manner. Staff is currently reviewing the site plan and is coordinating with the developer to achieve success for this project.

**NC or Neighborhood Commercial** is designed to allow local or neighborhood scale retail or services with limited allowable uses, stated earlier in the report. There is a two (2) story height limit, a smaller maximum building square footage and requires a more restrictive design standard with an emphasis on aesthetics. The general idea of a structure within the Neighborhood Commercial zoning district, is one that is designed to activate the street at a pedestrian scale or pedestrian oriented environment. The Neighborhood Commercial zoning designation has staff recommendation for the project.

This area will be reduced in acreage, to allow a larger area for the residential development of the R-1-C zoning. The current site plan shows the residential areas, encroaching into the Neighborhood Commercial zoning district, and needs to be adjusted.

**R-1-C or Residential Condominium** is designed to allow ownership of a dwelling unit for the resident without also having to own the land. It allows the resident to enjoy the stability of a neighborhood with higher ownership rates, while at the same time, having the flexibility to choose a dwelling unit that fits their space and financial requirements.

This zoning district within the PUD, will have an expanded area to allow for an increased amount of residences, and also to not encroach into both the Neighborhood Commercial or Agriculture zoning.

## **A or Agriculture**

The permitted uses in the agricultural district A allow farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum one-acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

The portion of acreage dedicated to A or Agriculture zoning district is designated to be the closest zoning to Plum Creek. A majority of the Agriculture zoning coincides with the creek's 100 year flood plain. This seems to be intentional. The Agriculture zoning district allows the least amount of recommended uses of any district, giving preference to farming and ranching if a property owner decides to use the land at all. Even allowable structures will likely face a significantly prohibitive cost increase to build, as not to disrupt the land in the flood plain. Additionally, this area is also within the Riparian Landscape District. The act of keeping it Agriculture zoning, by default, will likely contribute to the preservation of the creek area and flood plain. Special care needs to be taken, when considering any improvements to this area, to ensure preservation of the creek way.

The area zoned "A" or Agriculture will largely be dedicated to the City of Kyle, as part of the Plum Creek Trail. The developer is currently coordinating with Kyle PARD to achieve this goal. The remaining "A" area will be dedicated as ROW, for a future bridge to cross Plum Creek.

## **Recommendation**

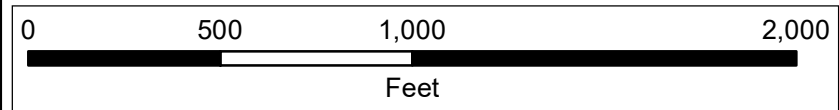
In conclusion, staff supports the zoning amendment of the PUD at 620 Creekside Trail, in its' entirety. The amendment will allow the site to further develop in a code compliant manner, and help the project achieve success. Staff asks the Planning & Zoning Commission to vote recommending approval of the zoning amendment.

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## **Attachments**

- Application
- Location Map
- PUD Map
- Land Use Districts Map

**Project Location Map**  
**Z-20-0065**  
**Proposed NC, R-1-C,**  
**and Ag within PUD**



 Property Location  
Item # 4

 Parcel Lines

Landuse Districts Map  
Z-20-0065  
Proposed NC, R-1-C,  
and Ag within PUD

Riparian Landscape

Mid-Town  
Community

Plum  
Creek

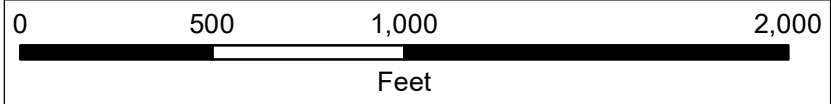
CREEKSIDE TRL

New Settlement Community

ERR 150

Local Node

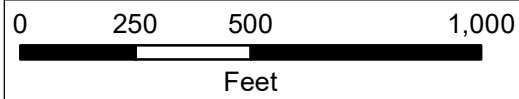
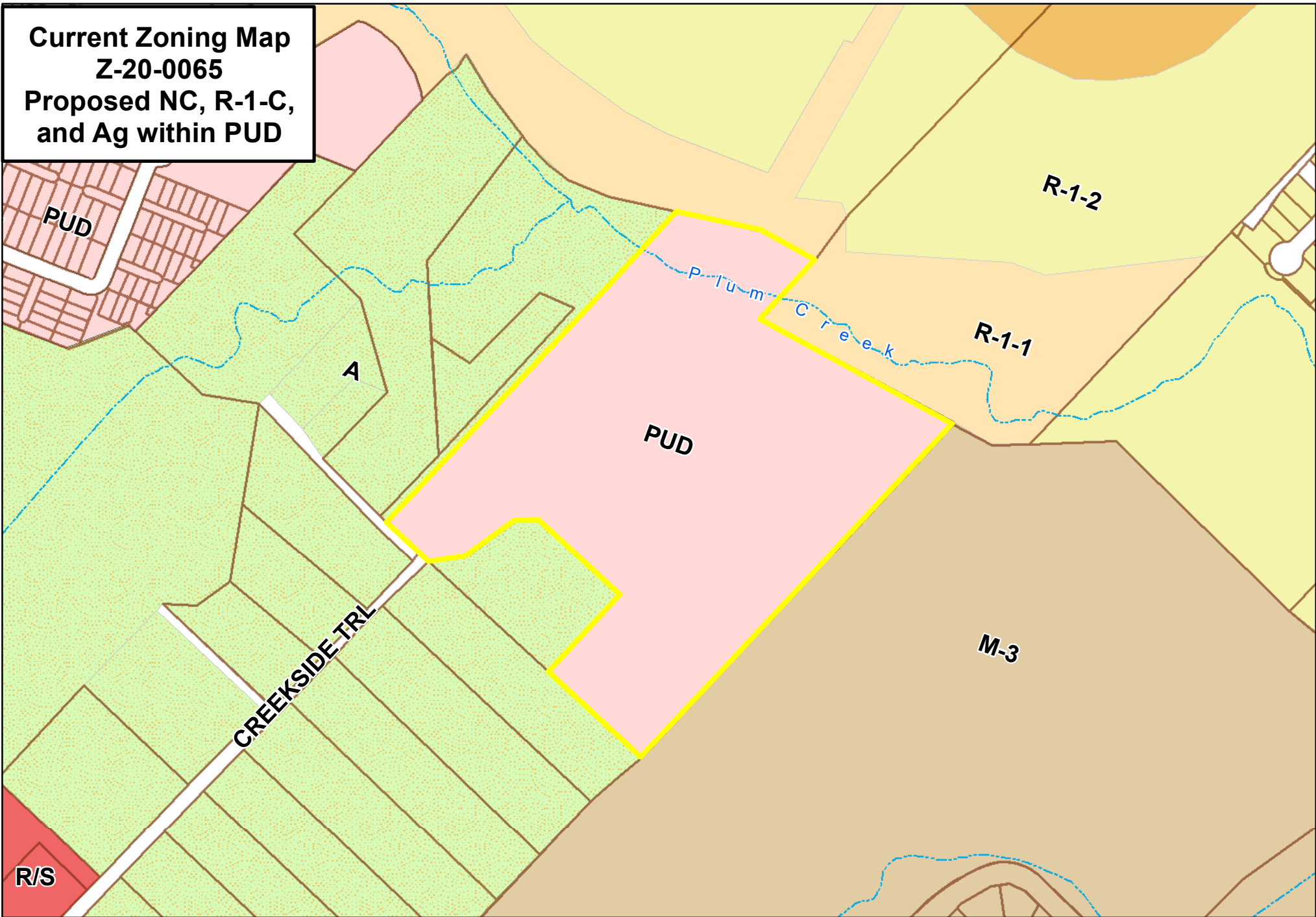
HARVEST MOON PKWY



Property Location  
Item # 4

Parcel Lines

**Current Zoning Map  
Z-20-0065  
Proposed NC, R-1-C,  
and Ag within PUD**



 Property Location  
Item # 4

 Parcel Lines





# CITY OF KYLE, TEXAS

## Future Land Use Map (Draft)

Meeting Date: 11/10/2020

Date time: 6:30 PM

**Subject/Recommendation:** Commission direction to staff regarding the (Draft) Future Land Use Map.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

- Staff Memo
- Future Land Use Map (Draft)



# CITY OF KYLE

## Community Development Department

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November 10, 2020

To: Kyle Planning & Zoning Commission  
From: Howard J. Koontz, AICP  
Director, Planning & Community Development  
Re: 2010 Future Land Use Map amendment

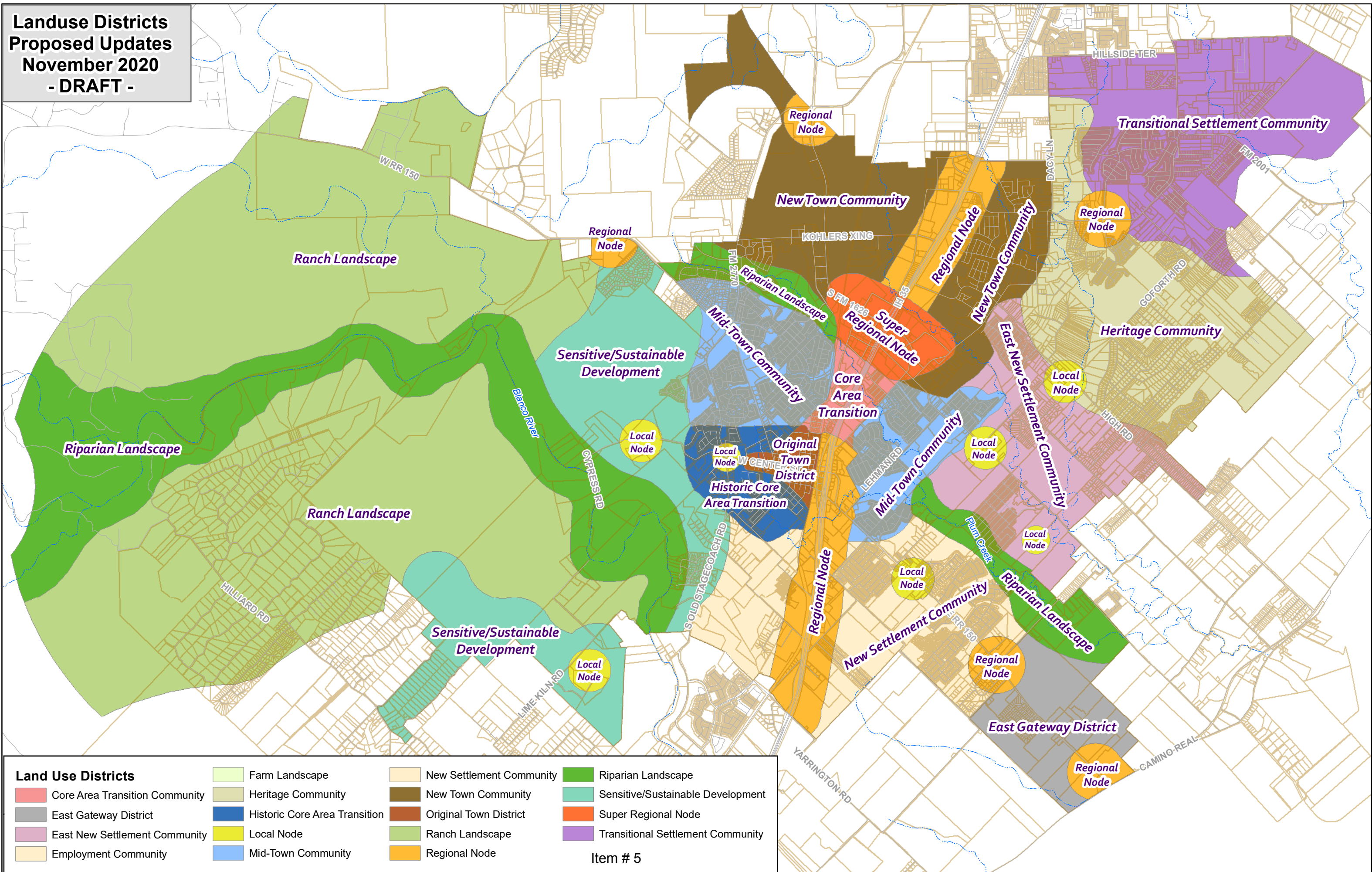
Dear Commissioners:

At Kyle's last Planning & Zoning Commission work session meeting on October 27, the deliverable agreed upon was that the proposed changes discussed at the meeting --both to the future land use map itself and the language in the comprehensive plan that associated with the map areas-- would be drawn up as a draft proposal. That draft would be acted upon at tonight's meeting as a vote of confidence that the changes indicated properly reflect those that the Commission discussed.

Staff was able to make the map amendments; in addition, staff uncovered a few additional customizations that made the changes proposed more consistent.

The language amendments, however, are not yet complete. Staff hopes to have that draft ready for Commissioners' review in two weeks time.

**Landuse Districts  
Proposed Updates  
November 2020  
- DRAFT -**



**Land Use Districts**

Core Area Transition Community	Farm Landscape	New Settlement Community	Riparian Landscape
East Gateway District	Heritage Community	New Town Community	Sensitive/Sustainable Development
East New Settlement Community	Historic Core Area Transition	Original Town District	Super Regional Node
Employment Community	Local Node	Ranch Landscape	Transitional Settlement Community
	Mid-Town Community	Regional Node	



# CITY OF KYLE, TEXAS

## Gateway District (Draft)

**Meeting Date: 11/10/2020**  
**Date time:6:30 PM**

**Subject/Recommendation:** Gateway District - Character and Intent discussion.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available



# CITY OF KYLE, TEXAS

Warehouse 'W' and Construction  
Manufacturing 'CM' zoning districts  
to the Regional Node conditionally

**Meeting Date: 11/10/2020**  
**Date time: 6:30 PM**

**Subject/Recommendation:** Discussion regarding adding Warehouse 'W' and Construction Manufacturing 'CM' zoning districts to the Regional Node conditionally.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available



# CITY OF KYLE, TEXAS

Discussion only regarding Planning and Zoning Commission request for future agenda items.

**Meeting Date: 11/10/2020**  
**Date time: 6:30 PM**

**Subject/Recommendation:** Discussion only regarding Planning and Zoning Commission request for future agenda items.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available



# CITY OF KYLE, TEXAS

Staff Report by Howard J. Koontz

Meeting Date: 11/10/2020

Date time:6:30 PM

**Subject/Recommendation:** Staff Report by Howard J. Koontz, Director of Planning and Community Development.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available