



## CITY OF KYLE, TEXAS

### Sustainable Development Initiative

Meeting Date: 2/16/2016

Date time: 7:00 PM

**Subject/Recommendation:** Consider and approve partnership with Gateway Planning/Catalyst Commercial team for Sustainable Development Initiative in Kyle. ~ *J. Scott Sellers, City Manager*

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

☐ Memo to Council

## MEMORANDUM

To: Mayor and City Council

From: Scott Sellers

Re: Kyle Sustainable Development Initiative

Date: February 4, 2016

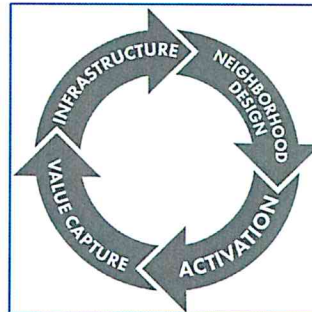
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The Gateway Planning/Catalyst Team is proposing to partner with the City to craft and execute a strategy for sustainable growth. The work effort will emphasize the following outcomes:

- Leveraging development projects with local and regional economic development opportunities
- Relating specific development projects to one another in order to secure sustainable development patterns, enduring neighborhoods, positive tax base and incentives for developments to stretch the market
- Aligning development outcomes with the broader goals of the community, creating an opportunity to update the comprehensive plan to reflect resonance rather than conflict between the development community and residents

### Harnessing Regional Opportunities

As we discussed with the Development Community, Kyle is on a steep growth curve with several significant projects in the advanced planning stages. Additional activity includes the next phase and maturation of Plum Creek, the emergence of several other large master-planned communities, demand for significant infrastructure investments, and associated annexations pending. To ensure long term financial health, meaningful economic development opportunity, and enduring community character, development should not be implemented ad hoc. Rather, it should be related within a city-wide “business plan” in order to place Kyle’s fiscal future on a course of sustainable investment and reinvestment.



The virtuous circle to the right graphically describes how targeted and contextually designed infrastructure—combined with effective activation of neighborhoods and commercial centers—will drive sustainable tax base, which in turn provides more resources for lifecycle reinvestment of the infrastructure if captured through a policy of targeted value capture and incentives.

We are at an inflection point in Kyle's history. In order to maximize community priorities, execute public-private partnerships, justify incentives and take advantage of one of the more robust regional economies in the world, development must be executed in a framework rather than ad hoc through patchwork. In this context, Gateway Planning and Catalyst Commercial have developed a detailed work program to execute this strategy.

A partnership with Kyle's landowners and developers provides an opportunity for Kyle to advance this strategy. The City wants to do so in an effective and comprehensive way, believing that the development community agrees based on the meeting held before the end of the year. As was discussed with the developers, private sector support financially as an investment shared across the various land interests would be necessary to do the work effectively.

#### **Funding Approach**

The Gateway/Catalyst Team has developed a detailed scope of work to be funded by the developers. When we receive sufficient commitments for that funding the larger scope will move forward. In the meantime, we want to secure the services of the Gateway/Catalyst Team to advance opportunities with some key properties and developments.

Those services will be reimbursed by the specific developers engaged for these short-term efforts. Accordingly, we need to provide a mechanism for engagement of Gateway and Catalyst now to provide services for the near term opportunities to elevate development potential of some of the key locations now under discussion. To initiate this work, we recommend that City Staff contract with Gateway Planning so that we can begin work immediately. The specifics of the work would be negotiated with the developers through task orders subject to the City's goals.

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that it hasn't been determined. Mayor Pro Tem Wilson asked where in the process this item would be, and Mr. Sellers responded that if the Council is for it, then it will start the process for installation of hardware. Council Member Fogley asked whether there is a time frame on the contract. Mr. Harzewski stated that if the City of Kyle terminates the agreement, Vigilant will delete the data. There are no termination terms, the city can cancel at any time. Council Member Tenorio stated that it is too invasive for her.

Council Member Tenorio moved to rescind the Vigilant Solutions Memorandum of Understanding. Council Member Arabie seconded the motion. Motion carried 6-1 with Mayor Pro Tem Wilson dissenting.

15. Consider and approve partnership with Gateway Planning/Catalyst Commercial team for Sustainable Development Initiative in Kyle. ~ J. Scott Sellers, City Manager  
Item No. 15 Attachments

Mayor Webster placed Item No. 15 on the table for discussion. Mr. Sellers presented the item. Jason Claunch of Catalyst Commercial and Scott Polikov of Gateway Planning were called to speak. Mr. Polikov stated that most developers don't have an incentive to look beyond their property lines. This organization wants to meet with developers and property owners to understand where everyone is at moving forward.

Council Member Arabie moved to approve a partnership with Gateway Planning/Catalyst Commercial team for Sustainable Development Initiative in Kyle. Council Member Hervol seconded the motion. All votes aye; motion carried 7-0.

16. (First Reading) An Ordinance of the City of Kyle, Texas, amending the City of Kyle, TX Code of Ordinances; amending Chapter 41, Article V. Sec. 41-141. Utility Easements, to require certain utility considerations for gated communities; providing for repeal of conflicting ordinances; providing for an effective date and open meetings clauses; and providing for related matters. ~ James R. Earp, Assistant City Manager  
Item No. 16 Attachments

Mayor Webster placed Item No. 16 on the table for discussion. Mr. Earp presented the item. Council Member Hervol asked for clarification on who would be responsible for repairing an easement that the city digs up. Mr. Earp stated that we would put it back to soil level grade, but the entity that owns the road would be responsible for anything above that. Mayor Webster asked if this is common for easements. Mr. Earp stated that it is common for easements, but is the difference between it being a public roadway and a non-public roadway.

Council Member Tenorio moved to approve on First Reading an Ordinance of the City of Kyle, Texas, amending the City of Kyle, TX Code of Ordinances; amending Chapter 41, Article V. Sec. 41-141. Utility Easements, to require certain utility considerations for gated communities; providing for repeal of conflicting ordinances; providing for an effective date and open meetings clauses; and providing for related matters. Council Member Fogley seconded the motion. Motion carried 6-1 with Council Member Arabie dissenting.