

SPECIAL CITY COUNCIL MEETING MINUTES

The City Council of the City of Kyle, Texas met in Special Session with the Planning and Zoning Commission on January 24, 2017 at Kyle City Hall with the following persons present:

Mayor Todd Webster
Mayor Pro Tem Damon Fogley
Council Member Travis Mitchell
Council Member Becky Selbera
Council Member Shane Arabie
Council Member Daphne Tenorio
Chairman Dex Ellison
Vice Chairman Timothy Kay
Commissioner Mike Torres
Commissioner Brad Growt
Commissioner Allison Wilson
Commissioner Rick Koch
Scott Sellers, City Manager
James Earp, Assistant City Manager
Meghan Murphy, KAYAC
Jerry Hendrix, Chief of Staff
Jennifer Vetrano, City Secretary
Danielle Harvey, IT Technician
Kerry Urbanowicz, PARD Director
Howard Koontz, Community Dev Director
Jeff Barnett, Chief of Police

Lila Knight
John Lawrence
Robert Kleeman
Llana Nance

I. Call Meeting To Order

Mayor Webster called the City Council meeting to order at 6:34 p.m. Mayor Webster asked the secretary to call roll for the City Council. Present were: Mayor Webster, Mayor Pro Tem Fogley, Council Member Mitchell, Council Member Arabie, and Council Member Tenorio. Council Member David Wilson was absent. Council Member Selbera arrived late.

Chairman Ellison called the Planning & Zoning Commission meeting to order at 6:35 p.m. Chairman Ellison asked the secretary to call roll for the Planning & Zoning Commission. Present were: Chairman Ellison, Commissioner Torres, Commissioner Growt, Commissioner Wilson, Commissioner Kay, and Commissioner Koch. Commissioner Irene Melendez was absent.

A quorum of both City Council and Planning and Zoning Commission was present.

CITY COUNCIL MEETING MINUTES

January 24, 2017 – Page 2

Kyle City Hall

II. Citizen Comment Period with City Council

The City Council welcomes comments from Citizens early in the agenda of special meetings. Those wishing to speak are encouraged to sign in before the meeting begins. Speakers may be provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

Mayor Webster opened citizen comments at 6:36 p.m.

Lila Knight was called to speak. She mentioned that the comprehensive plan is a living document that should reflect our changing ordinances and the growth of our city. Ms. Knight stated that the previous comprehensive plan review was finalized in March of 2014. She recalled an event at the Kyle Library for public input at that time. She asked to draw the members' attention to the overlapping boundaries of the overlay districts. She would like to see a mixed use ordinance in the future.

John Lawrence thanked everyone for the time and effort they bring forward. He spoke about the growth of the city and the likelihood of situations coming unexpectedly. He spoke about weather changes across the country and mentioned the sun setting beyond the west at his home. Mr. Lawrence said something is changing. He told the members to keep up the good work.

With no one else wishing to speak, and no objections to closing citizen comments, Mayor Webster closed citizen comments at 6:43 p.m.

III. Consider and Possible Action

1. Discussion with Planning and Zoning Commission and Possible Action to deliberate and adopt mid-term amendments to the City of Kyle Comprehensive Plan.

Mayor Webster brought forward Item No. 1 for discussion. Community Development Director Howard Koontz introduced the following topics for consideration and discussion:

I. Follow-Up on the P&Z Commission Recommendations from 2016;

II. Annexation Areas. Mr. Koontz introduced the item;

III. Idea of Kyle's "Nodes" and What's Appropriate There;

IV. Kyle's Original City/Old Town/Downtown/City Hall Square; and

V. Land Use Shifts.

Council Member Selbera arrived at 6:46 p.m.

During the discussion on Annexation Areas, James Earp, Assistant City Manager, presented on Bradshaw Ranch. Robert Kleeman representing the Nances spoke about heritage locations and the bridge for floodwater safety. He asked that the bridge be included in the transportation plan

CITY COUNCIL MEETING MINUTES

January 24, 2017 – Page 3

Kyle City Hall

so that it can get into CAMPO. Llana Nance stated that the road in the back of the development will be a major corridor.

Council Member Tenorio left the meeting at 9:28 p.m.

IV. ADJOURN

Council Member Selbera moved to adjourn the City Council meeting. Mayor Pro Tem Fogley seconded the motion. All votes aye; motion carried 5-0.

Commissioner Kay moved to adjourn the Planning & Zoning Commission meeting. Commissioner Growt seconded the motion. All votes aye; motion carried 6-0.

With no further business to discuss, the City Council and Planning and Zoning Commission adjourned at 10:48 p.m.

R. Todd Webster, Mayor

Attest: Jennifer A. Vetrano, City Secretary

Attachments to Minutes as follows:

Provided by Howard Koontz, Director of Planning and Community Development, during the meeting:

1. Comprehensive Plan Update Agenda
2. Landuse Recommendations from the 2010 Comp Plan with updates from Ordinances #654 and #794
3. Downtown Development Corridor Map Proposed Jan 2017
4. 3 Year Annexation Plan Potential January 2017 Draft Map
5. Landuse Districts 2010 Comprehensive Plan Map

Updated after the meeting:

6. Landuse Recommendations from the 2010 Comp Plan with updates from Ordinances #654, #794 & 2017 Update

Comprehensive Plan Update Agenda

- I. Follow-Up on the P&Z Commission Recommendations from 2016
 - A. Incorporate by reference the recent master plans adopted by resolution by the Mayor & City Council:
 1. Hays County Master Transportation Plan
 2. City of Kyle Economic Development Master Plan (Tax Gap Analysis section)
 3. City of Kyle Wastewater Capacity Study
 4. Parks Master Plan
 - B. Revise the existing application charts in each of the twelve (12) Land Use Districts, and three (3) Nodes, to reflect updated locations appropriate for employment, high-density residential, and mix- and multi-use districts, based on the locations of high-growth corridors
 - C. Consider the creation of new zoning districts, one that can provide for true mix of uses, and one that enables more restricted commercial uses, for employment and institutional uses only
 - D. Incorporate the new R-1-3 district into appropriate land use districts
 - E. Adopt policy toward sustainable and resilient site design and utility infrastructure planning: recycle storm water run-off; xeriscape; dark sky ordinance; reclaimed, treated waste water.
- II. 2016 Annexation Areas
 - A. New parcels annexed in 2016 should be addressed first as closely related to their already adjacent city limits classifications, and secondly for their potential as development sites consistent with the development agreements already in place, themselves modeled after project already completed in Kyle. These new areas would be sited similar to how Plum Creek is described as being in the Ranch North landscape, bisected into Creekway East and Creekway West. The new areas are located closest to Ranch South, and should be described in terms of their eventual development in conjunction with the land forms in that district, as well as the most-relevant transportation and infrastructure master planning.
 1. Impacted area: Ranch and Riparian landscapes (form analysis), as well as Sensitive/Sustainable Development, Mid-Town, Heritage, and New Settlement communities (land use).
 - B. Kyle's Three-year Annexation Plan
 1. *The choices available for this plan are to either*
 - a. *Adopt the districts as presented,*
 - b. *Stagger the districts under the terms of their annexation schedule,*
 - c. *Agree not to annex certain- or all areas altogether.*

d. Some combination of the above

III. Idea of Kyle's "Nodes" and What's Appropriate There

A. Kyle has three tiers of Nodes: Local, Regional and Super-Regional

1. Local Nodes can best be characterized as 'located at significant intersections of at least one lower-classified street, which serve large numbers of immediately local patrons.'
2. Regional Nodes are located at more major gateway locations throughout the perimeter of Kyle, and at the intersections or along the roadway of higher-classified streets.
3. Our Super-Regional Node comprises the shopping and service area immediately surrounding the I-35/1626 intersection.

B. Kyle's application of zoning designation(s) in these Nodes should take greater interest in the location of major transportation, water, waste water, and drainage capabilities, both planned for and existing.

C. By virtue of their location, they should be considered more often as opportunities to locate employment centers and higher-density residential.

D. Focus on Employment in Kyle

1. Keeping more of our workforce local reduces dependency on long commutes and keeps Kyle dollars in Kyle.
2. Diversifying our development types keeps Kyle from developing into a bedroom community.
3. Limiting homogeny of project types also reduces the risk of under-performing real estate going vacant in the event of a dip in that one, certain type of product.

E. *The choices available to Kyle to address these Nodes and their likelihood for development are:*

1. *Re-write the sections on Nodes in the Comprehensive Plan;*
2. *Revise the Application tables for Nodes to include more concentration on employment centers and the housing that supports those centers;*
3. *Create and install new zoning category(ies) related directly to employment and institutional uses (removing current Office and Employment from R/S zoning considerations)*
4. *Establish new Nodes in the Future Land Use plan based on location*

IV. Kyle's Original City/Old Town/Downtown/City Hall Square

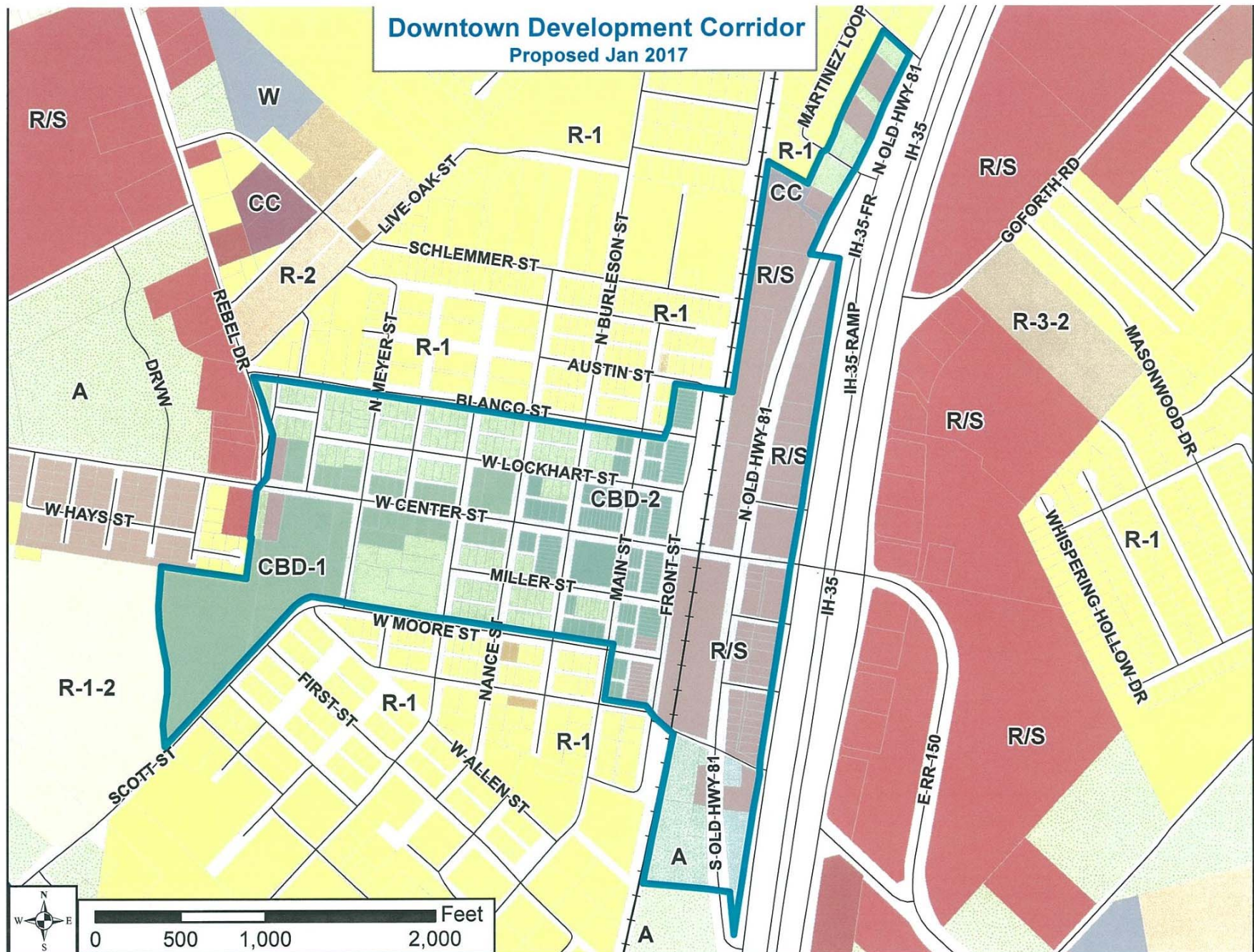
- A. Kyle has a predominantly residential downtown that doesn't provide all the goods and services required of the residents adjacent
- B. Kyle's downtown also does not function consistently, throughout the operating day, as a regional and/or super-regional destination for either remote residents, or out of town patrons.
- C. Deficiencies include: no access to groceries and other immediate sundries; no significant employers (Kyle Elementary, Kyle City Government, Hays ESD #5), relatively low daytime population, lack of consistent activity from 6:00 A.M. to 10:00 P.M.
- D. *Some choices available to Kyle to address the success and expansion of the downtown include:*
 - 1. *Create a form-based corridor plan for the re-development of those properties not operating at their highest and best use;*
 - 2. *Encourage a true vertical mixed-use model with residential above street level, and commercial including goods and services on the street level.*
 - 3. *Consider each development parcel with its expected ability to utilize economic incentives and its likelihood to expand, creating either second-tier employment or newer, larger employment elsewhere in the city.*

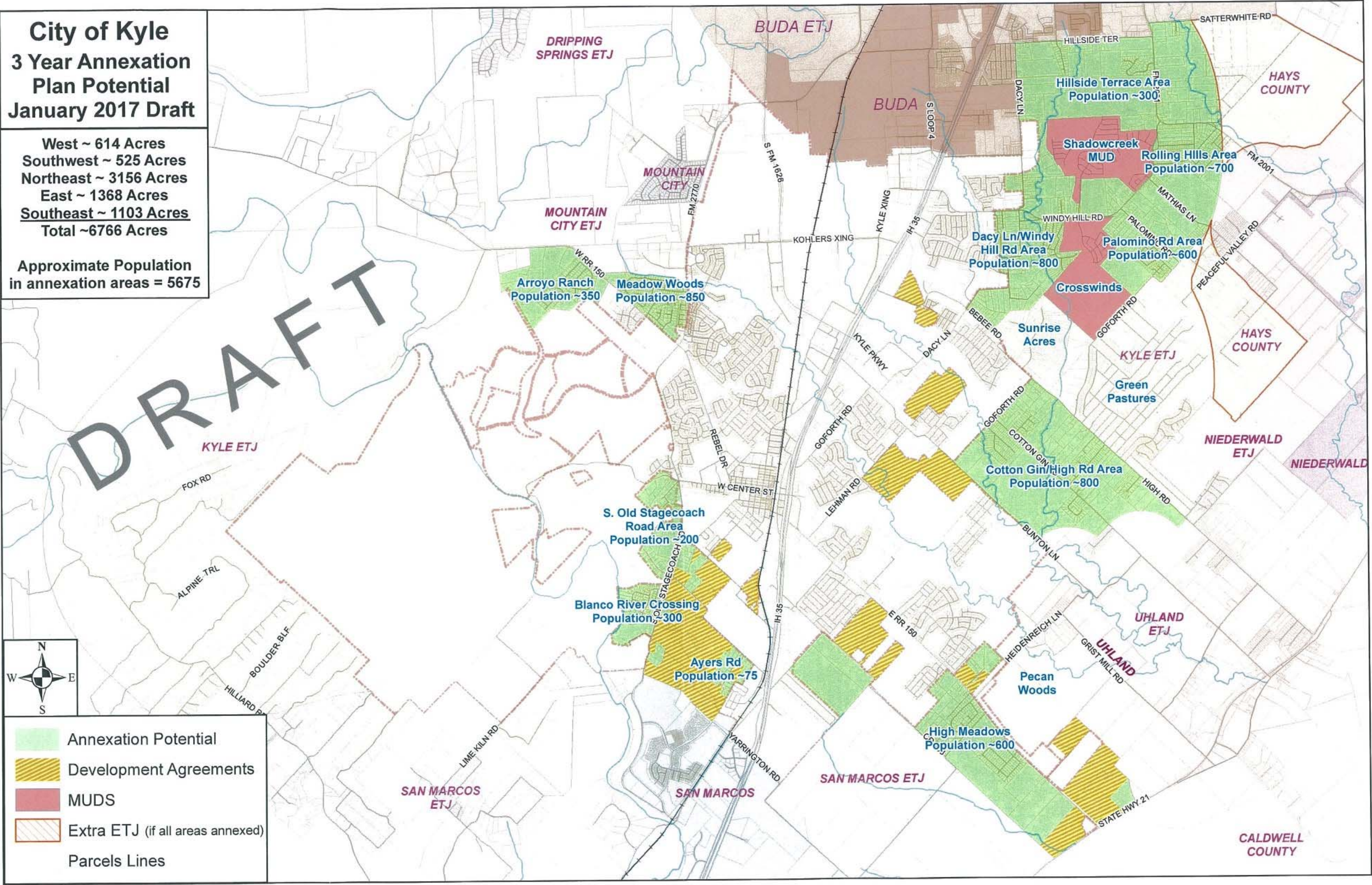
V. Land Use Shifts

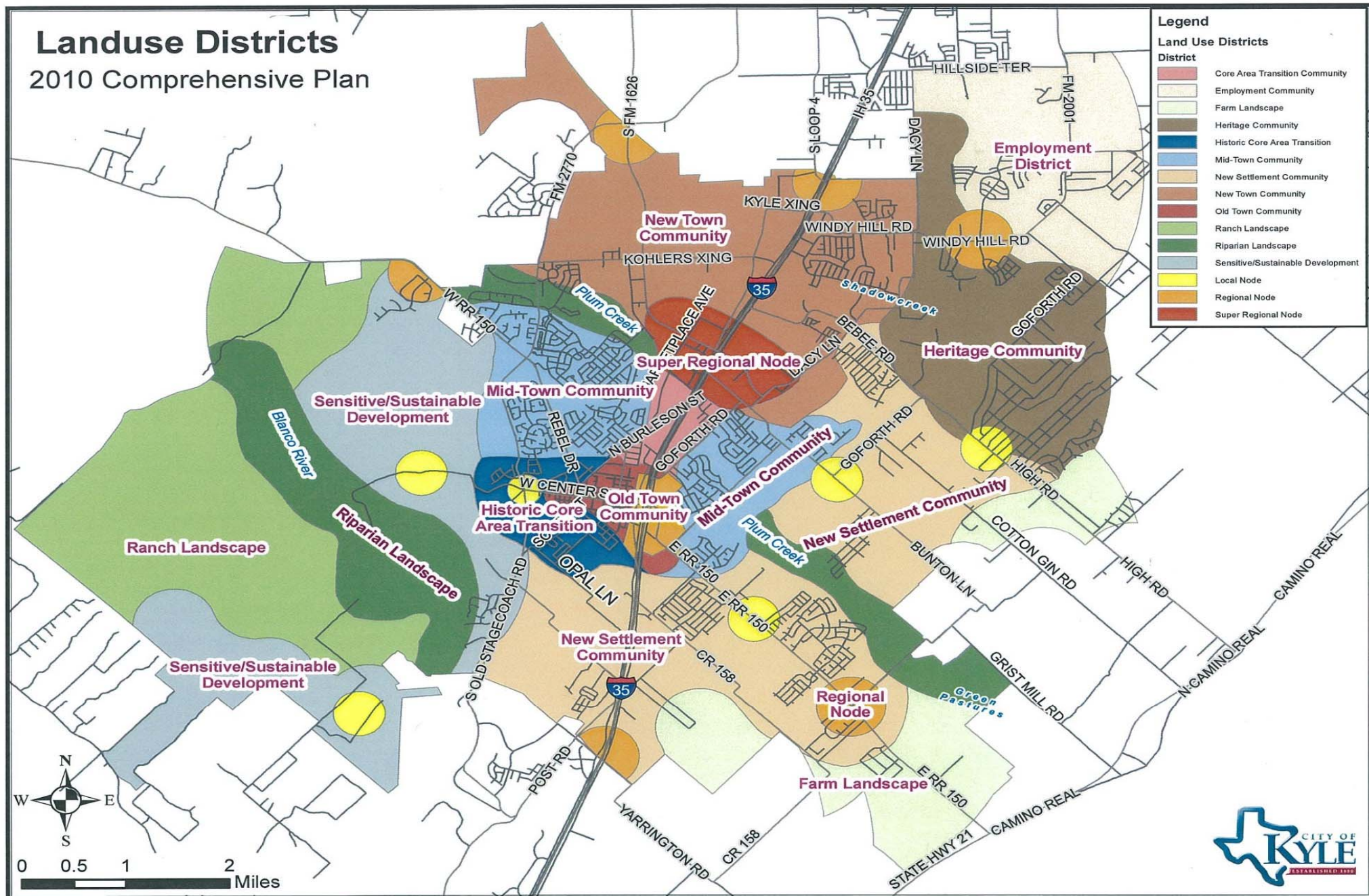
- A. Further Economic Development goals in the built environment
 - 1. Recognize the relationship between the negotiated environment and the built environment, be prepared to provide for those employment sectors the city has targeted through the economic development master planning process.
 - 2. *Consider parcels uniquely suited to development potential that may be located neither at a major intersection or along a previously-identified corridor.*
 - 3. *Assign employment categories to the land pre-emptively to streamline the entitlement process for potential end users.*

Landuse Recommendations from the 2010 Comp Plan**With updates from Ordinances #654 and #794**

| | |
|-----------------------------------|---|
| Farm District | Recommended: A, UE Conditional: R-1-1, NC |
| Ranch District | Recommended: A, UE Conditional: R-1-1, NC |
| Riparian District | Recommended: A, UE Conditional: R-1-1 |
| Old Town District | Recommended: R-1-1, R-1-T, NC Conditional: CBD-1, CBD-2, E, R-1-A, R-1-C, R-2, R-3-2, R-3-3 |
| Core Area Transition | Recommended: CBD-1, CBD-2, R-1-T, R-1-C, R-3-2, R-3-3, CC, NC Conditional: E, HS, R-1-A, R/S |
| Historic Core Area | Recommended: R-1-1, R-1-2, R-1-T Conditional: A, R-1-A, R-2, R-3-1, UE, NC |
| Mid-Town District | Recommended: R-1-2, R-2 Conditional: E, R-1-1, R-1-A, R-1-T, R-3-1, R-3-2, CC, NC |
| New Settlement | Recommended: R-1-1, R-1-2, NC Conditional: A, E, HS, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R-3-2, R-3-3, R/S, T/U, UE, CC |
| New Town District | Recommended: R-1-1, R-1-2, R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC, NC Conditional: A, C/M, E, HS, R-1-A, R-3-1, R/S, RV, T/U, UE, W |
| Employment District | Recommended: A, C/M, R-1-2, R-1-A, R-1-C, R-1-T, R-2, R-3-2, R-3-3, W, CC, NC Conditional: HS, E, M-2, M-3, R-1-1, R-3-1, R/S, RV, T/U, UE |
| Sensitive/Sustainable Development | Recommended: A, UE Conditional: R-1-1, R-1-A, R-2, R-1-T, T/U, NC |
| Heritage District | Recommended: A, R-1-1, R-1-2, UE, NC Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, R/S, RV, T/U, W, CC |
| Local Node | Recommended: R-1-C, R-3-2, R-3-3, CC, NC Conditional: R-1-T, R-3-1 |
| Regional Node | Recommended: R-1-C, R-3-2, R-3-3, CC, NC Conditional: CBD-1, CBD-2, E, HS, R-3-1, R/S |
| Super Regional Node | Recommended: HS, R-1-C, R-3-2, R-3-3 Conditional: E, CC, NC |







Landuse Recommendations from the 2010 Comp Plan

With updates from Ordinances #654, #794 & 2017 Update

Italics= Existing Moved Zoning District, **Bold**= New/Considering New Zoning Districts

| | |
|---|--|
| Farm District | Recommended: A, UE Conditional: R-1-1, NC |
| Ranch District (New Name, D.A.) | Recommended: A, UE Conditional: R-1-1, NC (Reflect Existing D.A.) |
| Riparian District | Recommended: A, UE Conditional: R-1-1 |
| Old Town District | Recommended: <i>CBD-1, CBD-2</i> , R-1-T, NC, <i>E</i> , CC, MXD Conditional: R-1-A, R-1-C, R-2, R-3-2, R-3-3, <i>R/S</i> |
| Core Area Transition | Recommended: <i>E, R/S</i> , CC, NC, MXD, O/I , Conditional: HS, R-1-A, <i>R-1-T, R-1-C, R-3-2, R-3-3</i>) |
| Historic Core Area | Recommended: R-1-1, R-1-2, R-1-3 , <i>R-1-A</i> Conditional: A, R-2, R-3-1, <i>R-1-T</i> , UE, NC, <i>E, R/S</i> , MXD |
| Mid-Town District | Recommended: <i>R-1-1, R-1-2</i> , NC, R-1-3? Conditional: <i>E, R-1-A, R-2, R-1-T, R-3-1, R-3-2</i> , CC, NC, <i>R/S</i> , MXD, O/I |
| New Settlement | All Conditional- until better defined (East split, Mid & New Town) + R-1-3 |
| New Town District | Recommended: R-1-1, R-1-2, R-1-3? , R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC, <i>NC, O/I, R/S, E, HS, W</i> Conditional: A, C/M, R-1-A, R-3-1, RV, T/U, UE, (East/West Split) |
| Employment District (New Name) | Recommended: A, C/M, R-1-2, R-1-3? , R-1-A, R-1-C, R-1-T, R-2, R-3-2, R-3-3, W, NC, CC, <i>R/S</i> Conditional: HS, E, M-2, M-3, R-1-1, R-3-1, RV, T/U, UE |
| Sensitive/Sustainable Development (New Name, D.A.) | Recommended: A, UE (Reflect Existing Development Agreements) Conditional: R-1-1, R-1-A, R-2, R-1-T, T/U, NC |
| Heritage District: | Recommended: A, R-1-1, R-1-2, R-1-3? , UE, NC Conditional: C/M, E, M-2, M-3, R-1-A, R-1-T, R-2, R-3-1, <i>R/S</i> , RV, T/U, W, CC |
| Local Node | Recommended: R-1-C, R-3-2, R-3-3, CC, NC, MXD Conditional: R-1-T, R-3-1, <i>R/S</i> |
| Regional Node | Recommended: R-1-C, R-3-2, R-3-3, CC, NC, <i>R/S</i> , MXD Conditional: CBD-1, CBD-2, E, HS, R-3-1 |
| Super Regional Node | Recommended: <i>E</i> , HS, R-3-2, R-3-3, <i>R/S</i> , MXD Conditional: O/I |