

## REGULAR CITY COUNCIL MEETING MINUTES

The City Council of the City of Kyle, Texas met in Regular Session on October 17, 2017 at Kyle City Hall with the following persons present:

Mayor Todd Webster	Debbie Bales
Mayor Pro Tem Damon Fogley	Victoria Martinez
Council Member Travis Mitchell	Juana Regalado
Council Member Becky Selbera	Evangelina Chapa
Council Member Shane Arabie	Sue Ferrell
Council Member David Wilson	Kay Wilkerson
Council Member Daphne Tenorio	Julie Snyder
Scott Sellers, City Manager	Kayla Smith
James Earp, Assistant City Manager	Antonio Villareal
Frank Garza, City Attorney	Joseph Burris
Jerry Hendrix, Chief of Staff	Andrew Cooke
Kim Hilsenbeck, Communications Specialist	Nestor Becerra-Salazar
Jennifer Vetrano, City Secretary	Mike Smith
Leon Barba, City Engineer	Dan Ryan
Perwez Moheet, Finance Director	John Galaviz
Sandra Duran, HR Director	Linda Galaviz
Kristiana Spencer, HR Manager	Demitri Hobbs
Matt Dawson, IT Director	Phyllis Mundall
Marco Forti, IT Technician	Lori Huey
Paul Phelan, Library Director	Julia Black
Kerry Urbanowicz, PARD Director	Janjit “Jay” Chehal
Howard Koontz, Community Dev Director	Danny Green
Jeff Barnett, Chief of Police	Joseph McAweeney
Pedro Hernandez, Police Captain	Graham Moore
Harper Wilder, Director of Public Works	Tom Curran
Brian Lillibridge, Assistant Director of Public Works	Angel Rangel
Jason Biemer, Div. Mgr. – Treatment Operations	Celia Israel
	Kirby Watson
	Terry Mitchell
	Cary Cobb
	Brett Corwin

### I. Call Meeting To Order

Mayor Webster called the meeting to order at 7:04 p.m. Mayor Webster asked the secretary to call roll.

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Present were: Mayor Webster, Council Member Mitchell, Council Member Selbera, Council Member Arabie, Council Member Wilson, Mayor Pro Tem Fogley, and Council Member Tenorio. A quorum was present.

### II. Presentation

1. City Manager Presentation. ~ *J. Scott Sellers, City Manager*  
Item No. 1 Cover Sheet

Mayor Webster brought forward Item No. 1. Frank Garza, City Attorney, advised that since there is no detail on the agenda, the Council may not deliberate on the item. Mr. Sellers presented on the City's accomplishments during the previous three-year council term.

III. Citizen Comment Period with City Council The City Council welcomes comments from Citizens early in the agenda of regular 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 7:29 p.m.

Council Member Tenorio registered to comment in opposition on Item Nos. 12, 13, 14, 16, and 17. Mayor Webster gave her the floor. She stated that she was discharged from Seton Hospital a few hours prior to the meeting and she was in a great deal of pain. She asked the council to table 25 and 26 until the next meeting. She mentioned that she has represented her constituents and voted accordingly. Ms. Tenorio spoke about the developments and developers, the comprehensive plan modifications, and the conflicting interests of the citizenry. She thanked the citizens for participating in government.

Mayor Webster moved to excuse Council Member Tenorio's absence. Council Member Wilson seconded the motion. All votes aye; motion carried 6-0. Council Member Tenorio left the dais at 7:32 p.m.

Debbie Bales was called to speak and stated her opposition for Agenda Item No. 21. She stated that she does not feel like she is being heard. She spoke against annexation previously. She said that she now understands that she was annexed because of the development. Ms. Bales is opposed to the Driskell development because of the density of the 171 acres. She stated that the parkland proposed is on swampland, and it floods with little rain. She asked Council to represent the citizens who elect them. She provided the Webster's Dictionary definition of transparency. She stated that the development agreement is not clear.

Victoria Martinez was called to speak in support of the Kyle Chamber. She is the Assistant Principal of Operations for IDEA Kyle. She thanked Council for their work in bringing IDEA to Kyle.

Juana Regalado was called to speak. She wanted to donate her time to Evangelina Chapa. Mayor Webster stated that it is not allowed and offered Ms. Regalado an opportunity to speak. She declined.

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Evangelina Chapa was called to speak. She spoke about the historical residential area of Kyle and mentioned clay infrastructure, bad drainage, flooding issues, lack of water hydrants, bad roads, no sidewalks, and no curbs. She stated that in all the years Council Member Selbera had served there was not much improvement. She thanked Council Member Wilson for his work on the sidewalk in front of St. Anthony's Catholic Church. She mentioned that she listened to Mayor Webster during his campaign, but that his communication skills are poor. She thanked Council Member Tenorio for representing the people. She declined to submit her written testimony.

Sue Ferrell was called to speak. She thanked Mr. Sellers for his presentation on the City's accomplishments, stated that she has lived here for nine years, and is very proud of our city. She spoke in support of the Kyle Area Chamber of Commerce.

Kay Wilkerson was called to speak. She opposed Agenda Item No. 21. She stated that they were forced into annexation, and Mr. Koontz told them that by being annexed they would be protected from what could happen. She spoke about the development, the drainage, the many homes, and the mixed zoning with commercial. She spoke of the flood plain, and stated that with all the pavement that will come, their home will flood. She spoke about the noise of the train, and having to drive quite a ways to avoid the train tracks when a train is stopped. She stated the apartment and all the homes on that piece of property is not responsible development.

Julie Snyder, CEO Kyle Area Chamber of Commerce was called to speak. She announced Texas Chamber of Commerce Week. She recalled moving here from Sacramento, California four years ago. She recalled Mayor Webster coming into the office, announcing that he was considering running for mayor, and asking what the Chamber thought it would like to see in the leadership in Kyle. She said that all growth has issues. She thanked the all of the council members for all of their work on behalf of the City. She thanks the Council for its successes, for asking questions, for achieving Triple Freeport Exemptions, and working on signage for businesses. She stated that she is proud of the partnership between the Chamber and the City.

Mayor Webster announced that the next group of public comments relate to Agenda Item No. 16.

Kayla Smith was called to speak. She was opposed to the RV zoning, and stated her concern of setting a poor precedent for other lots in the area. She mentioned flooding issues for the conservation pond.

Antonio Villareal and Joseph Burris registered against Item No. 16, but do not wish to testify. Andrew Cooke submitted written testimony, but did not wish to testify. Nestor Becerra-Salazar registered against Item No. 16, but did not wish to testify. Mike Smith submitted written testimony, but does not wish to testify.

Dan Ryan was called to speak in favor of the zoning change for Item No. 16. He stated that he has lived next to the applicant Mr. Greenwood for 17 years, and that Mr. Greenwood keeps his property in great condition. He stated that the testimony about the RV Park lowering home values in Kensington is not a good argument because Bluebonnet Estates was there before Kensington. Mr. Ryan continued that this property would accommodate visitors who own very expensive units, and

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by his calculations, the applicant will have spent \$2.5 million in improvements. He stated this would bring people and dollars to the City as a destination.

Mayor Webster called John Galaviz who marked written testimony, but there is none attached. Mr. Galaviz requested to register his opposition, but did not wish to testify. Linda Galaviz also registered opposition, but did not wish to testify.

Demitri Hobbs spoke as the Kensington Trails HOA President. He stated that he has been a police officer for over 12.5 years. He said that as part of his job, he has done sex offender checks, and that they do go into the trailer parks because it is transitory in nature. He said they do not take pride in what they have, making it a detriment to the community. Mr. Hobbs stated that the area is in a flood plain. He stated the need for consideration of safety for residents, schools, the neighborhood, and the city. He said it was hard to find supportive statistics because RV Parks tend to be in areas that are already high-crime locations.

Phyllis Mundall was called to speak. She moved to Kensington Trails in 2007, but grew up in Minnesota on the lakes. She spoke of the pond, which was fenced off with a sign to watch for snakes. She said that it became an area where people would go to hide their activities. Ms. Mundall continued that it was never mowed and she used to be able to access it by a gate code, but it is no longer accessible. She mentioned an RV Resort she visits annually in Arizona and described amenities such as a ballroom, fitness room, a pool, and a bistro. She said that if this RV Resort has fewer than half of the amenities of the other, it should not be called a Resort. She stated that this is not a suitable use, which is better suited for a walking park.

Lori Huey was called to speak. She stated her opposition to Agenda Item No. 16. She did research on the Plum Creek RV Park. She mentioned reviews stating lack of maintenance, long-term people there, trash, odor, assault, and drug use. At Planning and Zoning, she said, it was mentioned that there is a 12-month limit, but the Plum Creek RV Park has tenants who have stayed longer and there are not regulations to enforce the short-term limit. She stated that a sexual offender resides at the Plum Creek RV Park, and they do not want that activity near their neighborhood or near the school. She also mentioned the comprehensive plan does not provide placement for an RV Park in a professional development area.

Julia Black, Realtor, spoke in opposition of Agenda Item No. 16. She provided statistics on home values in recent history. She described a correlation between a mobile home expansion and apartment developments with home value decreases for Kensington Trails. She said that comparing Amberwood, also on the east side with a school, with two new apartment complexes, they still saw an increase in property values. She looked citywide and saw increases in home value.

Janjit “Jay” Chehal submitted written testimony, but did not wish to testify.

Angel Rangel and Celia Israel preferred to wait for the public hearing regarding Item No. 18.

Danny Green, the applicant, provided testimony in response to the comments made. He stated that he would be required to provide a lift station for wastewater, and would not be putting anything in

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the flood plain that would require permits, only concrete pads. Mr. Green expressed concern for life and property. He stated there would be ample time for evacuations for flooding. He stated that the dam provides for slow-rising waters providing ample time to evacuate in a flooding situation. He spoke about his pride of ownership over the past twenty years.

Antonio Villarreal stated the Planning and Zoning Commission voted 6-1, and asked Council to take that into consideration. He stated that Mr. Green stated engineers will change the flood plain, but one of the previous members of the Planning and Zoning Commission stated that it is a beautiful land, but Mr. Villarreal said with all the changes, and if the owner sells, there will be no control over the number of lots. Mr. Villarreal said he grew up in mobile homes, and his experience is that there are more transient people. He opposed the zoning change and said the RV Park does not fit with the plans for this area.

Joseph McAweeney spoke in opposition of Item No. 16. He is a resident of Kensington Trails. He is a commercial real estate appraiser. He stated that it would take FEMA approval to take five acres out of the flood plain. He said no one had mentioned traffic issues. Mr. McAweeney continued that there is forty-mile-per-hour traffic on Dacy Lane, and RVs do not pull out that fast. He expressed concern for accidents, a need to address speed, and perhaps widening the entrance and exits.

With no one else wishing to speak, and no objections to closing citizen comments, Mayor Webster closed citizen comments at 8:26 p.m.

#### IV. Recognition

2. Chamber of Commerce Week proclamation. ~ *Todd Webster, Mayor*  
Item No. 2 Cover Sheet

Mayor Webster brought forward Item No. 2 and presented a Mayoral Proclamation to the Kyle Area Chamber of Commerce. Julie Snyder spoke about the 18% growth of the Chamber membership in the last three years, and its correlation with the work of the entire city.

Mayor Pro Tem Fogley stated that he is a member of the Kyle Chamber, and spoke in support of the Chamber with promoting business. Council Member Wilson said the Chamber brings value and support to Kyle and that the members work to build up the community. He thanked the Chamber. Council Member Mitchell stated that he has been a member of the Kyle Area Chamber of Commerce since he moved to Kyle. He stated that the people of the Chamber are wholly vested in the City and each other.

#### VI. Consider and Possible Action

16. (First Reading) An Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of assigning original zoning to approximately 13.81 acres (Dena Campbell) and 11.91 acres (Debra Shea Green) for a combined total of approximately 25.72 acres of land from Agriculture 'AG' to Recreational Vehicle 'RV' for properties located at 1942 Dacy Lane and 2000 Dacy Lane, in Hays County, Texas. (Dena Campbell and Debra Shea Green - Z-17-016) ~ *Howard J. Koontz, Director of Planning and Community Development*

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*Planning and Zoning Commission voted 6-1 to recommend denial of the request.*

- Public Hearing

Item No. 16 Attachments

Mayor Webster brought forward Item No. 16 for discussion. Mr. Koontz presented the item.

Mayor Webster opened the public hearing at 8:44 p.m. With no one wishing to speak, and no objections to closing the public hearing, Mayor Webster closed the public hearing at 8:45 p.m.

Mayor Pro Tem Fogley moved to deny an Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of assigning original zoning to approximately 13.81 acres (Dena Campbell) and 11.91 acres (Debra Shea Green) for a combined total of approximately 25.72 acres of land from Agriculture 'AG' to Recreational Vehicle 'RV' for properties located at 1942 Dacy Lane and 2000 Dacy Lane, in Hays County, Texas. Council Member Mitchell seconded the motion.

There was discussion on the motion. Council Member Arabie mentioned that this zoning category provides the ability to know the land use whereas other zoning categories have multiple land uses. He said the flaw in government is that the Council votes on land use without knowing what those projects may look like. Mayor Webster commented that the Council regularly receives the "Not in my backyard" argument. He stated that he has not seen this Council vote based on the "Not in my backyard" argument, but rather it votes based on the request, and the property around it.

Mayor Webster requested a roll call vote. Mayor Pro Tem Fogley voted aye, Council Member Arabie voted aye, Council Member Tenorio was absent, Council Member Mitchell voted aye, Council Member Wilson voted aye, Mayor Webster voted aye, and Council Member Selbera voted aye. All votes aye; motion carried 6-0.

### V. Presentation

3. Progress report on all road bond projects including latest project cost estimates. ~ *Leon Barba, P.E., City Engineer*  
Item No. 3 Cover Sheet

Mayor Webster brought forward Item No. 3 for discussion. Mr. Barba presented the item.

### VI. Consider and Possible Action

4. Presentation and acceptance of Matrix Police Department Audit Report. ~ *James R. Earp, Assistant City Manager*  
Item No. 4 Attachments

Mayor Webster brought forward Item No. 4 for discussion. Mr. Earp presented an overview of the report.

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Council Member Arabie moved to accept the findings of the Matrix Consulting Group Police Department Audit Report. Mayor Pro Tem Fogley seconded the motion. All votes aye; motion carried 6-0.

5. Consideration of Resolution approving a resolution by the Board of Directors of the Alliance Regional Water Authority (ARWA) and approving other related matters with respect to the issuance of Contract Revenue Bonds, Series 2017B in an amount not to exceed \$8,995,000.00 on behalf of the City of Kyle for its share of the regional water supply project costs. ~ *J. Scott Sellers, City Manager and Graham Moore, PE, Executive Director, ARWA*

- Public Hearing

Item No. 5 Attachments

Mayor Webster brought forward Item No. 5 for discussion. Graham Moore, Executive Director of the Alliance Regional Water Authority, presented the item. Director of Finance Perwez Moheet stated that the City would be contractually obligated to these bonds.

Mayor Webster opened the public hearing at 9:48 p.m. With no one wishing to speak, and no objections to closing the public hearing, Mayor Webster closed the public hearing at 9:49 p.m.

Council Member Mitchell moved to approve a Resolution approving a resolution by the Board of Directors of the Alliance Regional Water Authority (ARWA) and approving other related matters with respect to the issuance of Contract Revenue Bonds, Series 2017B in an amount not to exceed \$8,995,000.00 on behalf of the City of Kyle for its share of the regional water supply project costs. Mayor Pro Tem Fogley seconded the motion.

There was discussion on the motion. Council Member Wilson stated that the regional approach has improved the relationships between the partners. He gave an example of San Marcos helping Kyle calculate a billing issue with GBRA that involved San Marcos being undercharged and Kyle being overcharged. Council Member Selbera thanked Council Member Wilson for his excellent work on the HCPUA, now the ARWA. Council Member Mitchell gave support for this item, as it will provide water for the growth in the most financially responsible way that the City can through this partnership. He too thanked Council Member Wilson for his work on this project. Mayor Webster thanked Mr. Moore for his support.

All votes aye; motion carried 6-0.

6. Consider approving an agreement with Hays County, Texas appointing the Hays County Tax Assessor-Collector for billing and collection of all assessments associated with the Bunton Creek Public Improvement District. ~ *J. Scott Sellers, City Manager*  
Item No. 6 Attachments

Mayor Webster brought forward Item No. 6 for discussion. Mr. Sellers presented the item.

Council Member Selbera moved to approve an agreement with Hays County, Texas appointing the Hays County Tax Assessor-Collector for billing and collection of all assessments associated

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with the Bunton Creek Public Improvement District. Council Member Arabie seconded the motion. All votes aye; motion carried 6-0.

7. Authorize award and execution of Purchase Order for AQUATECH LABORATORIES, Bryan, Texas in an amount of \$36,500.00 for routine laboratory analysis for the drinking water system bacteriological samples and the permit required samples for the wastewater treatment plant. ~ *J. Scott Sellers, City Manager*  
Item No. 7 Attachments

Mayor Webster brought forward Item No. 7 for discussion.

Council Member Wilson moved to authorize award and execution of Purchase Order for Aquatech Laboratories, Bryan, Texas in an amount of \$36,500.00 for routine laboratory analysis for the drinking water system bacteriological samples and the permit required samples for the wastewater treatment plant. Council Member Mitchell seconded the motion. All votes aye; motion carried 6-0.

8. Authorize award and execution of Purchase Order for SHERIDAN CLEARWATER, LLC, Austin, Texas in an amount of \$330,000.00 for sludge pressing and solids disposal from sludge generated at the wastewater treatment plant. ~ *J. Scott Sellers, City Manager*  
Item No. 8 Attachments

Mayor Webster brought forward Item No. 8 for discussion. Mr. Sellers presented the item.

Council Member Selbera moved to authorize award and execution of Purchase Order for Sheridan Clearwater, LLC, Austin, Texas in an amount of \$330,000.00 for sludge pressing and solids disposal from sludge generated at the wastewater treatment plant. Council Member Wilson seconded the motion. All votes aye; motion carried 6-0.

9. Authorize award and execution of Purchase Order for NAPCO, Spring, Texas in an amount of \$184,600.00 for sodium bisulfite and bleach used in the treatment of wastewater at the wastewater treatment plant. ~ *J. Scott Sellers, City Manager*  
Item No. 9 Attachments

Mayor Webster brought forward Item No. 9 for discussion. Mr. Sellers presented the item.

Council Member Wilson moved to authorize award and execution of Purchase Order for Napco, Spring, Texas in an amount of \$184,600.00 for sodium bisulfite and bleach used in the treatment of wastewater at the wastewater treatment plant. Mayor Pro Tem Fogley seconded the motion.

Council Member Selbera asked how many gallons. Mr. Biemer stated from the audience, 75000 gallons of bleach and 65,000 or so sodium bisulfite.

All votes aye; motion carried 6-0.

10. Award a contract in an amount not to exceed \$156,400.00 to UTILITY SERVICE COMPANY, Perry, Georgia, lowest and most responsible bidder, to perform all work



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required for the Yarrington Road Ground Storage Tank No. 2 and the Dacy Lane Elevated Storage Tank. ~ *J. Scott Sellers, City Manager*  
Item No. 10 Attachments

Mayor Webster brought forward Item No. 10 for discussion. Mr. Sellers presented the item.

Council Member Selbera moved to approve a contract in an amount not to exceed \$156,400.00 to Utility Service Company, Perry, Georgia, lowest and most responsible bidder, to perform all work required for the Yarrington Road Ground Storage Tank No. 2 and the Dacy Lane Elevated Storage Tank. Council Member Arabie seconded the motion.

There was discussion on the motion. Council Member Mitchell asked if they could move the water line that covers "Kyle". Mr. Sellers stated that it was cost prohibitive, and he requested to cap it himself, but was refused.

All votes aye; motion carried 6-0.

11. Approve Supplement No. 1 to K. FRIESE & ASSOCIATES, INC., Austin, Texas in the amount of \$34,490.00 for a total contract amount not to exceed \$238,115.00 for additional engineering services associated with the Center Street Village wastewater improvements project. ~ *J. Scott Sellers, City Manager*  
Item No. 11 Attachments

Mayor Webster brought forward Item No. 11 for discussion. Mr. Sellers presented the item.

Council Member Arabie moved to approve Supplement No. 1 to K. Friese & Associates, Inc., Austin, Texas in the amount of \$34,490.00 for a total contract amount not to exceed \$238,115.00 for additional engineering services associated with the Center Street Village wastewater improvements project. Council Member Selbera seconded the motion. All votes aye; motion carried 6-0.

12. A Resolution of the City Council of the City of Kyle, Texas accepting the Cool Springs Subdivision Phase 1 improvements; finding and determining that the meeting at which this Resolution is passed was noticed and is open to the Public as required by law. ~ *J. Scott Sellers, City Manager*  
Item No. 12 Attachments

Mayor Webster brought forward Item No. 12 for discussion. Mr. Sellers presented the item.

Council Member Selbera moved to approve a Resolution of the City Council of the City of Kyle, Texas accepting the Cool Springs Subdivision Phase 1 improvements; finding and determining that the meeting at which this Resolution is passed was noticed and is open to the Public as required by law. Mayor Pro Tem Fogley seconded the motion.

There was discussion on the motion. Mayor Pro Tem Fogley stated that the development is going to provide not executive level homes, but higher level than cookie-cutter homes, which is needed in Kyle. Mr. Sellers addressed Council Member Arabie's concerns, stating that LaSalle, now

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Waterstone, which in the City's CCN (service area), has committed the city to 7600 LUE, a San Marcos MUD. They will be building a series of lift stations to flow through Cool Springs. Mr. Sellers responded to Council Member Selbera's question related to wastewater service for Quail Ridge, stating that this project will accommodate those infrastructure issues. He spoke about the stormwater route from Quail Ridge as going through Rick Coleman's property, which Mr. Coleman has agreed to. Mayor Webster asked for clarification that San Marcos approved 10,000 LUEs MUD in our service area. Mr. Sellers confirmed that is correct.

Council Member Arabie moved to approve a Resolution of the City Council of the City of Kyle, Texas accepting the Cool Springs Subdivision Phase 1 improvements; finding and determining that the meeting at which this Resolution is passed was noticed and is open to the Public as required by law. Council Member Wilson seconded the motion. All votes aye; motion carried 6-0. The original motion was not voted on.

13. Plum Creek Phase 1, Section 12B, Lots 2 and 3 - Short Form Final Plat (SFP-17-003) 7.1784 acres; 2 commercial lots located off of Kohler's Crossing and Cromwell Drive.  
~ J. Scott Sellers, City Manager  
*Planning and Zoning Commission voted 7-0 to recommend approval of the plat.*  
Item No. 13 Attachments

Mayor Webster brought forward Item No. 13 for discussion. Mr. Sellers presented the item.

Council Member Mitchell moved to approve Plum Creek Phase 1, Section 12B, Lots 2 and 3 - Short Form Final Plat (SFP-17-003) 7.1784 acres; 2 commercial lots located off of Kohler's Crossing and Cromwell Drive. Council Member Arabie seconded the motion. All votes aye; motion carried 6-0.

14. (Second Reading) An Ordinance of the City Council of the City of Kyle, Texas to amend the city's official code of ordinances, to create the office-institutional (o/i) zoning category; establishing a purpose and findings; prescribing allowable uses and structures in the district; prohibiting certain incompatible land uses and structures; establishing allowances for certain accessory uses and structures; establishing lot and building regulations; defining certain conditions and limitations within the district; presenting site development regulations; establishing building façade, screening, parking, and lighting requirements.  
~ J. Scott Sellers, City Manager  
*Planning and Zoning Commission voted 4-1 to recommend approval with the amendments outlined in staff report.*  
Item No. 14 Attachments

Mayor Webster brought forward Item No. 14 for discussion.

Council Member Selbera moved to approve an Ordinance of the City Council of the City of Kyle, Texas to amend the city's official code of ordinances, to create the office-institutional (o/i) zoning category; establishing a purpose and findings; prescribing allowable uses and structures in the district; prohibiting certain incompatible land uses and structures; establishing allowances for certain accessory uses and structures; establishing lot and building regulations; defining certain

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conditions and limitations within the district; presenting site development regulations; establishing building façade, screening, parking, and lighting requirements. Council Member Arabie seconded the motion.

There was discussion on the motion. Council Member Mitchell asked whether it includes the amendments. City Attorney Frank Garza confirmed.

All votes aye; motion carried 6-0.

15. (First Reading) An Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of assigning original zoning to approximately .13 acres of land from Single Family Residential 'R-1' to Central Business District-2 'CBD-2' for property located at 201 Miller Street. (Comanche ASH Three, LLC. Z-17-018) ~ *Howard J. Koontz, Director of Planning and Community Development*  
*Planning and Zoning Commission voted 7-0 to recommend approval of the request.*

- Public Hearing

Item No. 15 Attachments

Mayor Webster brought forward Item No. 15 for discussion. Mr. Koontz presented the item.

Mayor Webster opened the public hearing at 10:14 p.m. With no one wishing to speak, and no objections to closing the public hearing, Mayor Webster closed the public hearing at 10:14 p.m.

Council Member Selbera moved to approve an Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of assigning original zoning to approximately .13 acres of land from Single Family Residential 'R-1' to Central Business District-2 'CBD-2' for property located at 201 Miller Street. Mayor Pro Tem Fogley seconded the motion. All votes aye; motion carried 6-0.

17. Consider three (3) waiver requests by Tom Curran, Doucet + Chan & Associates for Cool Springs Subdivision Revised Preliminary Plan. ~ *Howard J. Koontz, Director of Planning and Community Development*

- Reduction of lot area, pursuant to Section 53-33 (1)(b)
- Revised standard for front building setback lines
- Request to utilize up-to-date Impervious Coverage Standard

Item No. 17 Attachments

Mayor Webster brought forward Item No. 17 for discussion. Mr. Koontz presented the item. Tom Curran spoke on behalf of Doucet and Chan to address Council questions.

Council Member Selbera moved to approve two (2) waiver requests by Tom Curran, Doucet + Chan & Associates for Cool Springs Subdivision Revised Preliminary Plan: Reduction of lot area, pursuant to Section 53-33 (1)(b); and Revised standard for front building setback lines. Mayor Pro Tem Fogley seconded the motion.

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There was discussion on the motion. Council Member Arabie stated he does not believe the waiver will vastly change the architecture of the neighborhood. He said he is not in agreement with the 25%, and sees the lots that are challenging, but said that they could have done something else with those and it would be fine. He stated that he is not opposed to the development.

Motion carried 5-1 with Council Member Mitchell dissenting.

18. (First Reading) An Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of rezoning approximately 0.407 acres of land from Single Family Residential 'R-1' to Single Family Residential-3 'R-1-3' for property located at 300 W. Allen Street, in Hays County, Texas. (Angel and Dalila Rangel Z-17-017) ~ *Howard J. Koontz, Director of Planning and Community Development*  
*Planning and Zoning Commission voted 5-2 to recommend approval of the request.*

- Public Hearing

Item No. 18 Attachments

Mayor Webster brought forward Item No. 18 for discussion. Mr. Koontz presented the item.

Mayor Webster opened the public hearing at 10:36 p.m.

Angel Rangel registered a position of for Item No. 18, but did not wish to testify.

Celia Israel, friend of the Rangels, the applicants, spoke in favor of this zoning request. She stated that the applicant wishes to build two homes on the lot, which currently has nothing on it. The homes would be in walking distance to the CBD.

With no one else wishing to speak, and no objections to closing the public hearing, Mayor Webster closed the public hearing at 10:37 p.m.

Council Member Selbera moved to approve an Ordinance amending Chapter 53 (Zoning) of the City of Kyle, Texas, for the purpose of rezoning approximately 0.407 acres of land from Single Family Residential 'R-1' to Single Family Residential-3 'R-1-3' for property located at 300 W. Allen Street, in Hays County, Texas. Mayor Pro Tem Fogley seconded the motion.

There was discussion on the motion. Council Member Mitchell stated that there was opposition on the Planning and Zoning. He spoke about the comprehensive plan and the recommended uses. He stated that each of those uses is not as appropriate as R-1-3, and he finds it to be consistent with the comprehensive plan by interpreting what the plan is trying to say.

All votes aye; motion carried 6-0.

19. Consider an agreement with Enterprise Fleet for procurement and disposal of City of Kyle fleet. ~ *James R. Earp, Assistant City Manager*  
Item No. 19 Attachments

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Mayor Webster brought forward Item No. 19 for discussion. Mr. Earp introduced Kirby Watson who presented the item. Mr. Sellers spoke about an alternative plan for an internal fleet management program.

Council Member Arabie moved to approve an agreement with Enterprise Fleet for procurement and disposal of City of Kyle fleet. Council Member Selbera seconded the motion.

There was discussion on the motion. Council Member Mitchell asked whether they are approving only the pilot program. Assistant City Manager James Earp stated that this will start the few vehicles replacement, but that there is money in the budget to replace vehicles, which could in turn be used for this program. Council Member Mitchell stated that if this program were approved, his desire would be for it to come back in a year with feedback before continuing the program. Mr. Earp stated that City Staff would have their experiences on maintenance and the vehicles to share, as well as the financials. He also said that this would likely be addressed during the budget season. Mr. Mitchell asked Mr. Earp after having studied the 10-year cost analysis, whether at worst it is cost-neutral, which Mr. Earp confirmed. Mr. Earp stated that the master lease agreement was marked confidential and was not in the packet, although the amendment to the agreement was provided in the packet. He stated that Council would be voting on the agreement with the amendment.

All votes aye; motion carried 6-0.

20. Consider approval of Addendum Number 4 to Agreement by and between the City of Kyle and Mountain Plum, Ltd. and Plum Creek Development Partners, Ltd. ~ *J. Scott Sellers, City Manager*  
Item No. 20 Attachments

Mayor Webster brought forward Item No. 20 for discussion. Mr. Sellers presented the item and later introduced Terry Mitchell of Momark Development, who presented on the plan and the Development Agreement.

Council Member Selbera moved to approve Addendum Number 4 to Agreement by and between the City of Kyle and Mountain Plum, Ltd. and Plum Creek Development Partners, Ltd. Council Member Mitchell seconded the motion. All votes aye; motion carried 6-0.

21. Consider acceptance of a PID application and petition submitted by Intermandeco GP, LLC for property bounded by Opal and Roland Lane in Kyle, Texas, and amending paragraph 1.06 of the Development Agreement between the City of Kyle and Driskell Family with Intermandeco adopted 8/1/17. ~ *J. Scott Sellers, City Manager*

Mayor Webster brought forward Item No. 21 for discussion. Mayor Webster mentioned that most of the citizen comments on this item were directed to the Development Agreement, which is not what is before the Council tonight; rather, it is the financing mechanism. Mr. Sellers presented the item. He also explained item no. 22 and its requirement for a special meeting to hold the public hearing, which will be held on the morning of Saturday, November 4, 2017. Cary Cobb spoke

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about the project and made himself available for Council questions. Brett Corwin spoke about lot sizes.

Council Member Arabie moved to accept a PID application and petition submitted by Intermandeco GP, LLC for property bounded by Opal and Roland Lane in Kyle, Texas, and amending paragraph 1.06 of the Development Agreement between the City of Kyle and Driskell Family with Intermandeco adopted 8/1/17. Council Member Selbera seconded the motion.

There was discussion on the motion. Mr. Sellers thanked James Earp for all his work on this development. He also stated that the wastewater infrastructure would go down the frontage road to the Southside lift station. He stated these PID-funded improvements would be sized appropriately to handle the entire region.

All votes aye; motion carried 6-0.

22. Consider approval of a Resolution of the City Council of the City of Kyle, Texas, calling a public hearing on the advisability of the improvements and creation of Kyle Public Improvement District No. 1 within the City of Kyle pursuant to Chapter 372, Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. ~ *J. Scott Sellers, City Manager*  
Item No. 22 Attachments

Mayor Webster brought forward Item No. 22 for discussion. Mr. Sellers presented the item.

Council Member Arabie moved to approve a Resolution of the City Council of the City of Kyle, Texas, calling a public hearing on the advisability of the improvements and creation of Kyle Public Improvement District No. 1 within the City of Kyle pursuant to Chapter 372, Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. Council Member Selbera seconded the motion. All votes aye; motion carried 6-0.

Council Member Arabie left the dais at 11:51 p.m. and did not return.

23. Authorize award and execution of a Purchase Order to FSG SIGNS, Austin, Texas in an amount not to exceed \$210,996.00 which includes \$172,236.00 for gateway signs and \$38,760.00 for wayfinding directional signs. ~ *J. Scott Sellers, City Manager*  
Item No. 23 Attachments

Mayor Webster brought forward Item No. 23 for discussion. Mr. Sellers presented the item.

Council Member Wilson moved to authorize award and execution of a Purchase Order to FSG SIGNS, Austin, Texas in an amount not to exceed \$210,996.00 which includes \$172,236.00 for gateway signs and \$38,760.00 for wayfinding directional signs. Council Member Selbera seconded the motion. All votes aye; motion carried 5-0. Council Member Arabie was absent.

24. Reconsideration of vote and Possible Action on An Ordinance of the City of Kyle, Texas, amending Sec. 41-82 "Rural Subdivision Standards" and Sec. 41-136 "Lots", of the City of Kyle Code of Ordinances, by amending the minimum lot area requirements in the City

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of Kyle's extra territorial jurisdiction, and removing existing conflicting subdivision standards. ~ *Travis Mitchell, Council Member*  
Item No. 24 Attachments

Mayor Webster brought forward Item No. 24 for discussion and gave the floor to Council Member Mitchell.

Council Member Mitchell moved to approve an Ordinance of the City of Kyle, Texas, amending Sec. 41-82 "Rural Subdivision Standards" and Sec. 41-136 "Lots", of the City of Kyle Code of Ordinances, by amending the minimum lot area requirements in the City of Kyle's extra territorial jurisdiction, and removing existing conflicting subdivision standards. Council Member Selbera seconded the motion. All votes aye; motion carried 5-0. Council Member Arabie was absent.

25. Update on TML Conference. ~ *Daphne Tenorio, Council Member*  
Item No. 25 Cover Sheet

26. Review of Utility Department Ordinance. ~ *Daphne Tenorio, Council Member*  
Item No. 26 Cover Sheet

Mayor Webster moved to postpone Item Nos. 25 and 26. Council Member Selbera seconded the motion. All votes aye; motion carried 5-0. Council Member Arabie was absent.

### VII. City Manager's Report

27. Update on various capital improvement projects, road projects, building program, and/or general operational activities where no action is required. ~ *J. Scott Sellers, City Manager*  
Item No. 27 Cover Sheet

Mr. Sellers announced his absence for the next two weeks and stated Mr. Earp will be Acting City Manager.

### VIII. Executive Session

28. Pursuant to Chapter 551, Texas Government Code, the City Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The City Council may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.
1. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071.
  2. Possible purchase, exchange, lease, or value of real estate pursuant to Section 551.072.
  3. Personnel matters pursuant to Section 551.074.
  4. Economic Development negotiations pursuant to Section 551.087.
- Item No. 28 Cover Sheet

There was no executive session.

29. Take action on items discussed in Executive Session.  
Item No. 29 Cover Sheet

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IX. ADJOURN

Mayor Webster moved to adjourn. Council Member Selbera seconded the motion. All votes aye; motion carried 5-0. Council Member Arabie was absent.

With no further business to discuss, the City Council adjourned at 11:59 p.m.

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R. Todd Webster, Mayor

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Attest: Jennifer A. Vetrano, City Secretary



By allowing these lots to be rezoned from agricultural to RV, we are setting a poor precedent for the rezoning and development of similar properties in the area.

These lots are located in an area prone to severe flooding, example being the Halloween flood of 2015. We got 12" of rain in only 2 hours, causing the waters of the soil conservation pond to cover this property and the adjacent land, travelling a 1/4 mile distance to my back fence. This flood also had the Dacy Ln bridge underwater for 4 days.

By saying yes for the rezoning of this property, you are paving the way for others to be converted and be put at risk as well. Whether to RV, residential, or commercial, the risks are the same. The area will be flooded because it has been flooded.

When you are making this decision, don't just make it with just this property in mind. Consider what this decision means for future property development and zoning in the City of Kyle.

**Statement of Concern Kyle Resident:**

It is not in the best interest of the city to knowingly permit a zone change to trailer park on a lot that is in a flood plain. This subjects the business owners, managers, employees and residents of the trailer park to bodily/physical risks and opens to the city to liabilities it should not want to accept particularly given the owners propensity to sue the county and its employees.<sup>1</sup>

I am very concerned about the safety of my wife, five young children and the Kensington Trails community with possible addition of temporary residents living in extremely-low-income conditions occupying a space 25 acres large and only 200 meters from our home.

I am very concerned about noise control at and around the park. This lot is in a valley and the other side of the valley is ½ of Kensington Trails which will be the recipient of noise violations.

I am very concerned about the safety of all motorists on Dacy lane if trailers are pulling into this lot and emerging from it right after the 45-mph downhill curve around the water tower and adjacent to the Seton Pkwy road that runs behind the hospital.

I am concerned about the impact/potential abuse of future city park lands that are already zoned/planned for behind Seton hospital and on the east side of the soil conservation area by the residents of a trailer park on Dacy lane.

I am very concerned about the home values of Kensington Trails that would be lowered by the zoning change from agriculture to a trailer park.

**Reasonable Requests:**

1. I request that the city produce a traffic study
  - a. Specifically, a study that addresses the risks entering/egressing trailer traffic at that area on Dacy lane which will be adjacent to a city park in the future, is next to a bridge and at the bottom of a relatively steep hill, has heavy pedestrian traffic and has no shoulder/merge lane.
2. I request that the city consider the flood plain and liabilities therein.
  - a. Specifically, I request that the city consult with Office Manager Breanna Garrett of River Ranch RV Resort in New Braunfels about the socio-economic impacts of evacuating her trailer park in 1998, 2015 and 2017 due to flooding.<sup>2</sup>
3. I request that the city council consider the additional city resources – specifically police – that will be required for the enforcement of city ordinances of a trailer park.
  - a. Specifically, I request that the city consult with Temple, Texas Mayor Marion Grayson who this May stated on a similar zoning proposal in Temple “is concerned that without enough resources to enforce city ordinances it would become a trailer park.”<sup>3</sup>
4. I request that the city council develop an ordinance on tiny homes, if there is not one already.
  - a. Specifically, at a minimum, that trailer parks only accept tiny houses if they were built by a certified recreational vehicle or mobile home manufacturer.<sup>4</sup>

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<sup>1</sup> As part of Ms. Campbell’s lawsuit against Hays Co. and its employees (1999, No. 03-02-00673-CV) suit, this lot was determined to be in a flood plain. This lot, as many of us witnessed in 2015 is in a flood plain. These lots, as still displayed via current interactive FEMA and city maps are still in a flood plain.

<sup>2</sup> [news4sanantonio.com/news/local/new-braunfels-activates-eoc-rv-park-renters-move-to-higher-ground](https://www.news4sanantonio.com/news/local/new-braunfels-activates-eoc-rv-park-renters-move-to-higher-ground)

<sup>3</sup> [www.tdtnews.com/news/article\\_629ae704-390e-11e7-a86c-4f5ea42aa2d9.html](http://www.tdtnews.com/news/article_629ae704-390e-11e7-a86c-4f5ea42aa2d9.html)

10/17/2017

5. I request that the city deny the zoning change proposed as that is in the best interest of Kyle and its residents.

**General statement for P&Z Board:**

I'd also like to note generally that this proposed trailer park furthers the appearance of a socio-economic divide between I-35 WEST and I-35 EAST in Kyle. There are lots of examples but to name a few, WEST I-35 gets an upscale coffee shop, medical specialty offices across from their performing arts center and a private school whereas EAST I-35 gets gas stations, a plasma bank and a Goodwill.

**Reference:**

The City of Kyle shall hold a public hearing on a request by Dena Campbell (13.81 acres) and Debra Shea Green (11.91 acres) to assign original zoning to a combined total of approximately 25.72 acres of land from Agriculture 'AG' to Recreational Vehicle 'RV' for property located at 1942 Dacy Lane and 2000 Dacy Lane, in Hays County.

Andrew Cooke  
Deaf Carl  
10/17/2017

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<sup>4</sup> [kxan.com/2017/08/02/too-many-tiny-homes-not-enough-places-to-park-them/](http://kxan.com/2017/08/02/too-many-tiny-homes-not-enough-places-to-park-them/)

Thank You Members at the Council, My Name is Michael D. Smith & I own the property @ 514 Covent Drive. Directly

Behind My house is the Ryan TRACT, ~~which sits in the Flood~~

~~plain~~. October 30<sup>th</sup> 2015 <sup>from my Back Porch,</sup> watched as 12" of Rain fell in our surrounding area in the matter of 2-3 hours. The Entire Basin Accumulated water up to my Back Fence Before the Rain

Subsided. ~~The Flood Area~~ One only has to look a few miles North to the Onion Creek watershed, Near East William Canyon, Or

Another "100 Year" flood plain ~~area~~ <sup>Austin</sup> allowed Residential

Development on ~~the~~ they have had to since Restricted Back

Land & Limit USE of Due to how the Surrounding development has

altered the Runoff. Causing ~~millions of dollars in damages~~ <sup>millions in total damages.</sup>

~~I~~ Do Not Envy the Decisions Before you, however, ~~the~~

ReZoning 2 lots which are located ~~in~~ 90-95% directly inside active Flood Zone must be considered very carefully,

Every Single Development uphill from these lots will alter the total amount of Runoff this Basin will see, and not for the Better.

Thank You for your time,

Michael D. Smith

October 17, 2017

to city council -  
From Phyllis Mundahl

We moved to Kensington Trails in 2007 and are originally from Minnesota where we grew up on the lakes. So we were excited to learn that Kensington Trails had access to a pond. At that time, we could walk right onto the property and went to look at the pond. The weeds and brush were overgrown with a sign to watch for snakes. The pond was a disappointment because the shore was not accessible. It was all mud with an old wire fence sticking out of the water. Later on, a sidewalk was added but the brush was never mowed and the pond became a place for people who wanted to use it to hide their activities. Then a lock was put on a gate with a code that we could use. Then a few years ago the gate was locked so we could not enter it.

I have to questions whether the applicant for an RV park would keep the property in nice conditions since I have never seen any serious maintenance of this property. After a few times at the pond, I began to be apprehensive at this property and did not access it again.

The applicant stated at the zoning hearing that this would be an RV resort. We go to an RV resort in Arizona every year. Some of the amenities that we have there are a ballroom used for many activities, kitchens, pickle ball and shuffleboard courts, woodworking shop, craft room, card rooms, exercise rooms, pool room, library, two pools with spas, and a bistro to serve drinks and food around the pools. If the applicant isn't planning at least half of these amenities, I don't think he can call it a resort.

The applicant also stated that no one would be put in danger from the flood plain. If the RV Park attracts \$300,000 RVs as he has stated, they may have to exit in a hurry because we have all heard stories or have seen how fast flood water can rise. And when we traveled in our small RV for ten years, it would take my husband at least a half hour to unhook all lines and get everything buttoned down to be ready for the road. I doubt that most RV owners are going to want to leave their rigs at risk to escape the flood water.

I am objecting to this use of the property on Dacey Lane because I believe it is too close to the elementary school and I question the quality and maintenance of the proposed RV Park. I also believe that this property is not suitable for this use and would be better used as a walking park. Thank you.

My name is Julia Black. I'm a realtor and resident of Kensington Trails almost 10 years now. Before planning & zoning met last week, I received a couple inquiries from neighbors concerned about their property values should this zoning get passed. Like I mentioned last week, I ran the numbers for our subdivision over the last few years.

From 2015 –2016 our values were up 14%, but from 2016-2017 our values went down over 1.5%

What changed? Well we did get a mobile home community expand closer to us as well as an apartment complex nearby.

After I spoke last week, someone from planning & zoning mentioned that the numbers could be isolated, market related or something to that affect. *close*

So I ran the numbers for Amberwood. Our subdivisions are about the same size, have a school, both are located on the east side of 35 and Amberwood recently had 2 apartment developments come in at their entrance!

From 2015-2016 their values were up over 3% and from 2016-2017 their values were up *even more* ~~again~~ over 4.5%

Now, Amberwood didn't experience the significant increase as we did, but their values are still steadily increasing.

I decided to take it a step further and run the numbers for all of Kyle.

From 2015-2016 values *were* ~~are~~ up over 9.5% and from 2016-2017 values are up over 3.5%

Based on these numbers, the market is strong for Kyle and they should be! We are located in one of the fastest growing areas in the US. But what really sets Kyle apart now is our hospital, more retail and the new ACC campus. We are growing by leaps & bounds not just residentially, but commercially, medically & with more affordable higher education opportunities.

But something has changed for our subdivision. Just last year we were one of the most in the demand subdivisions on the east side.

As a Realtor, I hear daily all the positive & negative thing prospects have to say about the surroundings of an area they are looking to invest in.

So I finally ask 2 questions.....what will these *now* ~~potential~~ prospects think when they see this RV park at it's full potential and how will it affect the decisions of those looking to invest here either residentially or commercially?



To Whom It May Concern:

I am in full opposition to the proposed RV Park proposed near the Kensington Trails neighborhood for numerous reasons, not to mention that it is not a good fit for the surrounding area. I sympathize with the owner of the property, and wish him no ill will, but I don't believe that it would be in anyone's best interest to see the property rezoned and converted into an RV Park. I believe the Planning and Zoning Committee that held it's hearing on 10/10/17 would agree with me in their 6-1 opposition as decided.

The location of the proposed park sits partially in a flood zone area. We have seen two to three major rain events in the last 4 years I have lived in Kensington Trails, and the area in which this park is to reside is in this area. With major rain events occurring with more frequently, the placement of this park is far from optimal. It has been brought up that the land would be re-graded to allow more of the area to be above the flood zone. However, this would also mean that the flow of water would be redirected to other areas, causing likely additional flooding issues elsewhere. Along with the threat and danger of flooding, should the park be allowed, the effects of debris to be carried away by floodwaters would be exponentially higher, creating mass pollution to areas that are further downstream. To quote members from the Planning and Zoning Committee, this is the "white elephant in the room".

The effects of pollution are another aspect that seriously needs to be taken into account. As mentioned previously, the obvious physical waste/trash from the proposed RV Park will runoff into the Conservation area at any amount of rainfall, not only the greater rain events that are more frequent. Additional runoff from new construction projects nearby have already shown that the drainage in this area is showing its' effect. I understand the owner will do everything in his power to prevent trash from leaving his property, but I fear that this might be a tough task to follow up on. An RV Park is nomadic by nature, and with zero connection to the land, I fear that not every patron to this park may not share the sense of pride in the City of Kyle that us homeowners feel. Another aspect that tends to be overlooked is noise & light pollution. The topography of the land lends itself to travelling noise levels.

An aspect that should be of everyone's concern is the high likelihood of an increase of crime in the area. As mentioned earlier, an RV Park is nomadic by nature, there is no sense of connection to the land (Kyle). People are staying for an abbreviated time period, and there is no background check as to who they are. This is seriously troubling, especially when you consider that there is a school within about a half mile from this property & a large number of people that walk up and down Dacy Ln. As brought up by another resident in Kensington Trails in the Planning and Zoning Meeting, crime is significantly higher in and around areas with RV Parks. An aspect that seems to go unnoticed is the additional need for Police, Fire and EMS services. It is definitely something that I don't think has been thought out as much as it needs to be.

There's numerous other points I could go into far greater detail, like the increase of traffic on Dacy Ln; the ingress/egress to the street; the loss of foliage/impact on the land & the displacement of the local wildlife. For the sake of brevity, I will only bring up these topics.

The final point I'd like to make is that this proposed RV Park will diminish the property values of Kensington Trails. If Kyle is to grow into a safe, enjoyable, prosperous city, it will need more neighborhoods like Kensington Trails. The East side of Kyle (east of i35) seems to have always been looked down upon when it comes to "nicer" neighborhoods. There are a very small handful of communities that have maintained themselves – that is largely due in part to the residents of these neighborhoods. I know, as someone that has moved here only 3-4 years ago & had extended family that has lived in Kyle for the last 13 years, that the connotation of living on the East side of i35 in Kyle, is not an attractive one. We have begun to tear down that stereotype, and make the East side of Kyle a desirable location for people to live. This RV Park is something that will push that "East Side" connotation back.

I don't believe anyone wants ill will on the owner of the property of the proposed RV Park. We all want him to feel free to do something on his land that will keep his taxes lower – which is the reason why he wants to re-zone for the RV Park in the first place, from what I understand. I would urge him to pursue an agricultural exemption, or find a less toxic use of his land. We are a community that deeply cares about our neighbors and we look out for each other. I don't believe that the rezoning of this land to accommodate the RV Park is in the best interest of the citizens of the owner of the property in question, Kensington Trails, or the City of Kyle.



Janjit (Jay) Chehal  
347 Bloomsbury Dr.  
Kyle, TX. 78640