

# CITY OF KYLE

## Planning and Zoning Commission Workshop 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. City Council members 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 Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on October 27, 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 23rd day of October, 2020, prior to 6:30 P.M.*

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1. Call meeting to order
  2. Roll Call
  3. 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.

#### 4. General Discussion

B. Discussion of the commissioners' research of the 2010 Comprehensive Plan character areas and Future Land Use Map assignments, with the goal to provide direction for staff to make the first draft of edits for public consideration.

#### 5. Adjournment

\*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting."

# CITY OF KYLE, TEXAS



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.

**Meeting Date:**

**10/27/2020**

**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

## 2010 Comprehensive Plan Future Land Use Map

**Meeting Date: 10/27/2020**  
**Date time: 6:30 PM**

**Subject/Recommendation:** Discussion of the commissioners' research of the 2010 Comprehensive Plan character areas and Future Land Use Map assignments, with the goal to provide direction for staff to make the first draft of edits for public consideration.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Staff Memo
- FLUM 4th meeting discussion items
- Current Landuse Districts



# CITY OF KYLE

## Community Development Department

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October 27, 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 our last meeting on October 13, it was decided that each of the planning commissioners would accept responsibility for a detailed review of two or sometimes three of the character areas descriptions in the 2010 Comprehensive Plan, and compare/contrast that information with the application of that information on the Future Land Use Map.

At this work session, the P&Z with the assistance of city staff should review the product of that review, and discuss in open session the strengths and weaknesses of the information discovered. Attached to this introduction is a summary of the reviews from each commissioner, which should serve as a primer of what the conversation will entail for each of the areas.

As was included in your packet two weeks ago, there is a blank FLUM map attached to this item. Staff encourages the commissioners to take notes on the map and make a personal draft map to share with the entire body as we debate the policy moving forward.

PAUL SCHEIBMEIR'S SUMMARY:

- I don't see where in our comprehensive plan we make any sort of land use provisions to help establish areas where manufacturing or light industrial type work could occur.
- The Comprehensive Plan, in my opinion, is helping facilitate the wasting of our most valuable real estate where manufacturing or light industrial could be located.
- Start over and develop a new comprehensive plan that takes into account the city's stated objectives?
- We need to address the critical gaps in manufacturing and industrial readiness.

PRISCILIA HARRELL'S SUMMARY:

- Original Town District character to stay the same: No changes.
- Core Area Transition District character needs to read 'Historic District'.
- Take out the Core Area Transition district entirely.
- Combine the Original Town District & Historic Core to make it the Downtown Historic District?
- Mid-Town District: no changes.

MEGAN MCCALL'S SUMMARY:

- Page 121 of the existing Comprehensive Plan, land use section, states: "a small urban grid was established for the street pattern in Downtown Kyle, which confers order and organization to the built form. This blend between the order of the historic town and the response to environmental systems and agricultural land uses has resulted in an identity unique to Kyle."
- Core Area Transition District - This area is a transitional zone north of Original Town and Regional Node, south of the Super Regional Node. The land use to the west and east is Mid-Town Community. This land use description was updated in 2017 and should remain as written.
  - discussion on the intent of the Core Area as "an urban environment that serves as an identifying function for the City of Kyle."
- Vertically mixed-use developments are well suited for [the core area transition]: is this happening?
- Local Node – The text in the Node / Local Node section seems appropriate, but should be confirmed before moving forward.

- Map Amendment: I would recommend that the West area of the recently added ETJ be designated as Ranch / Riparian Landscape / Ranch land use.
  - Is it possible to designate any of this new ETJ area as a conservatory or a conservation area?

MICHELE CHRISTIE'S SUMMARY:

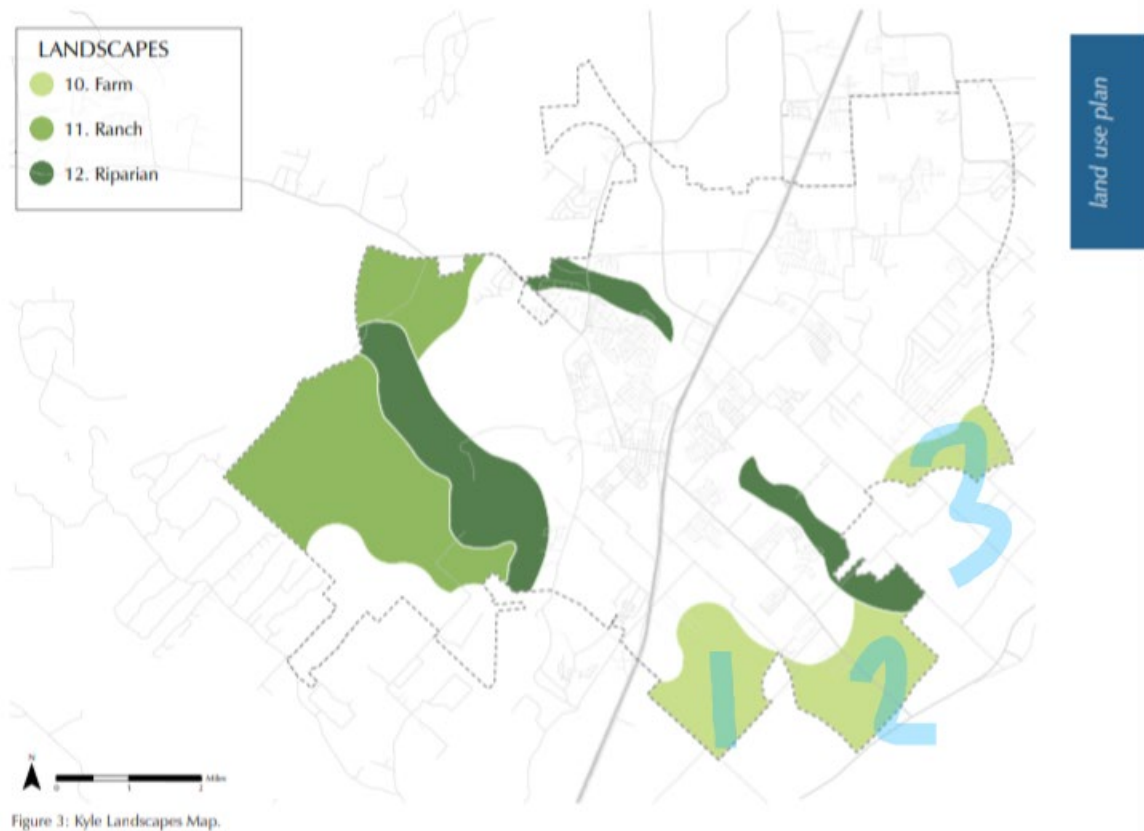
- Map Amendment:
  - The area to the west should be an extension of Ranch Landscape and Riparian Landscape, matching the adjacent land use.
  - The areas next to the Transitional Settlement Community (2) and Heritage Community (1) should also bear the same land use as the neighboring area.
  - The area on the east side of Kyle that is surrounded by Riparian, East New Settlement Community and Farm should bear the name of East New Settlement.

REBECCA VOSS' SUMMARY:

- Farm Landscape: The Farm Landscape District on the West side of town is working, however, within a short time this same area will not be working due to the development & future development in the area.
- On the East side of town I feel the Farm Landscape is working due to the lack of development in the area.
- New Town District: The New Town District on the West side of town is not working due to how it's being developed & what is being proposed to be developed.
- On the East side of town, the New Town District is working because it still remains mainly as a residential area with pockets of Retail/Services.

ALEX GUERRA'S SUMMARY:

- For the New Settlement District, the only recommended zoning category is Office/Institutional. All others are either conditional or not recommended.
- Questions/thoughts about the Farm Landscape.
  - In the picture below I have numbered the 3 Farm Landscape areas for reference:

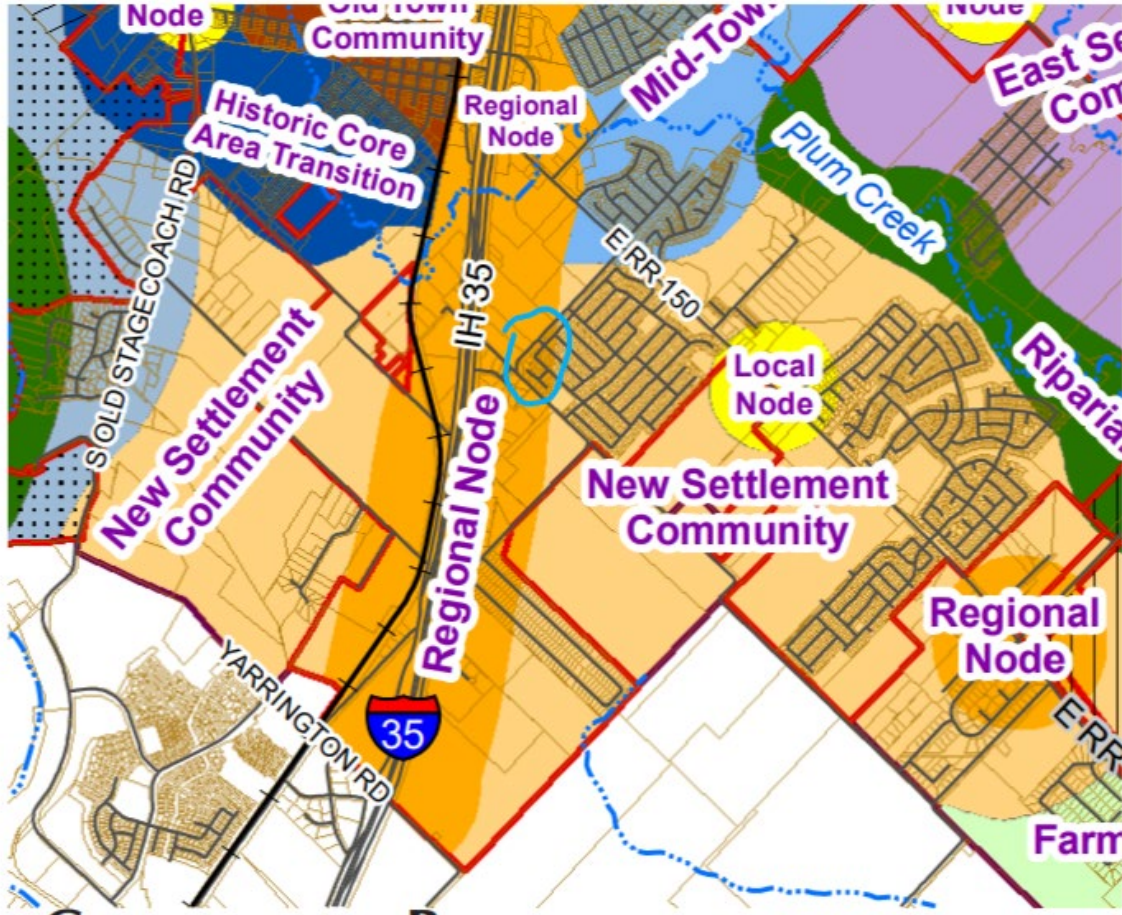


- For farm area #1 in the map above, am I correct in my understanding that this area is mostly the San Marcos ETJ? If I understand the map correctly this area is part of and/or near the future Waterstone development in the San Marcos ETJ.

New Settlement District:

- Map Amendment:
  - First, I suggest we update the map for the New Settlement District to include the corner of Post Oak that is currently in the Regional Node along IH35.





- I suggest the New Settlement District be extended to include the Farm Landscape to the East (farm landscape area #2 from the farm map included). The New Settlement district should include the Farm Landscape area except for the area nearest 21 which should be a Node.
- The New Settlement District has no recommended zoning categories except for Office/Institutional. Could we include some of the more common residential zoning categories?

**APPLICATION**

The following chart displays existing zoning categories and their applicability to the New Settlement District.

Zoning Category	Abbreviation	Use Qualification	Zoning Category	Use Qualification
Agricultural District	A	Not Recommended	Office/Institutional	Recommended
Central Business District 1	CBD-1	Not Recommended	Community Commercial	Conditional
Central Business District 2	CBD-2	Not Recommended	Neighborhood Commercial	Conditional
Construction/Manufacturing	C/M	Not Recommended	Mixed-Use	Conditional
Entertainment	E	Conditional		
Hospital Services	HS	Not Recommended		
Manufactured Home	M-1	Not Recommended	Conditional by Development Agreement	
Manufactured Home Subdivision	M-2	Not Recommended	McCoy D.A:	R-1-2, R-3-3, R/S
Manufactured Home Park	M-3	Not Recommended	Pecan Woods D.A:	R-1-1, R-1-2, R-1-A, R-1-T, R-1-C, R-2, R-3-1, R-3-2, R-3-3, MXD, R/S, NC, CC
Single-family Residential 1	R-1-1	Conditional		
Single-family Residential 2	R-1-2	Conditional		
Single-family Attached	R-1-A	Conditional		
Residential Condominium	R-1-C	Conditional		
Residential Townhouse	R-1-T	Conditional		
Residential Two-family	R-2	Conditional		
Multi-family Residential 1	R-3-1	Conditional		
Multi-family Residential 2	R-3-2	Conditional		
Apartments Residential	R-3-3	Not Recommended		
Retail/Service	R/S	Conditional		
Recreational Vehicle Park	RV	Not Recommended		
Transportation/Utilities	T/U	Conditional		
Urban Estate District	UE	Conditional		
Warehouse	W	Conditional		

land use plan

East Settlement District

- First, I am unfamiliar with the East Settlement District has a conditional zoning recommendation for R-2-3. Should that say R-1-3 instead? If so is it conditional or recommended? The R-2-3 is listed as conditional but on the next page R-1-3 is listed as recommended?

# East Settlement District

## CHARACTER

Located in the east central region of Kyle's jurisdiction, the East Settlement District incorporates lands both inside and outside the city's corporate limits. The existing landscapes are largely livestock and row crop agriculture, systematically being turned-over into low density single family detached ex-urban home sites. In the district it is important to preserve the current agricultural view sheds as a reminder of Kyle's recent and legacy agricultural heritage. The secondary benefit of this rural conservation of the East Settlement is that preservation of these lands is beneficial for stormwater management, the control of sediment and siltation in creekways, and it helps maintain local water and air quality. Development patterns should evoke an agricultural setting, with significant open spaces, native landscaping, and alternative stormwater management in the form of street-side ditches and interconnected swales, rather than traditional curbs, gutters, and concrete stream channels.

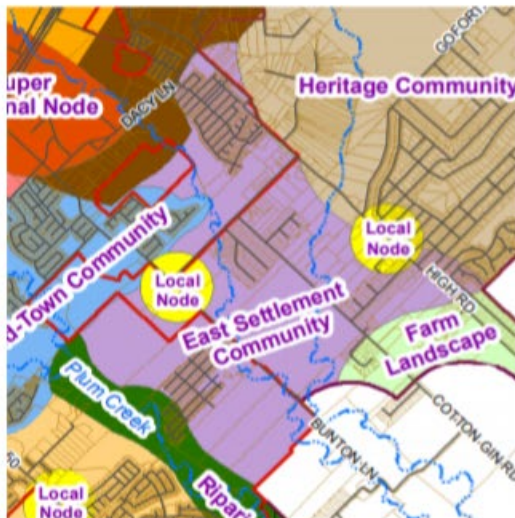
## INTENT

The purpose of the East Settlement District is to accommodate future growth and development that has proven successful elsewhere in Kyle, while preserving the agricultural context of this District. To this end, land development patterns should respect sensitive growth management practices, in a demonstrated effort to assimilate into the existing build infrastructure and land form patterns.

## JURISDICTION

The East Settlement District is found in the southeast portions of Kyle and its Extra Territorial Jurisdiction. The Landscape is bordered by the Heritage Community, Mid Town and Riparian Districts.

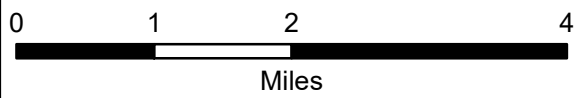
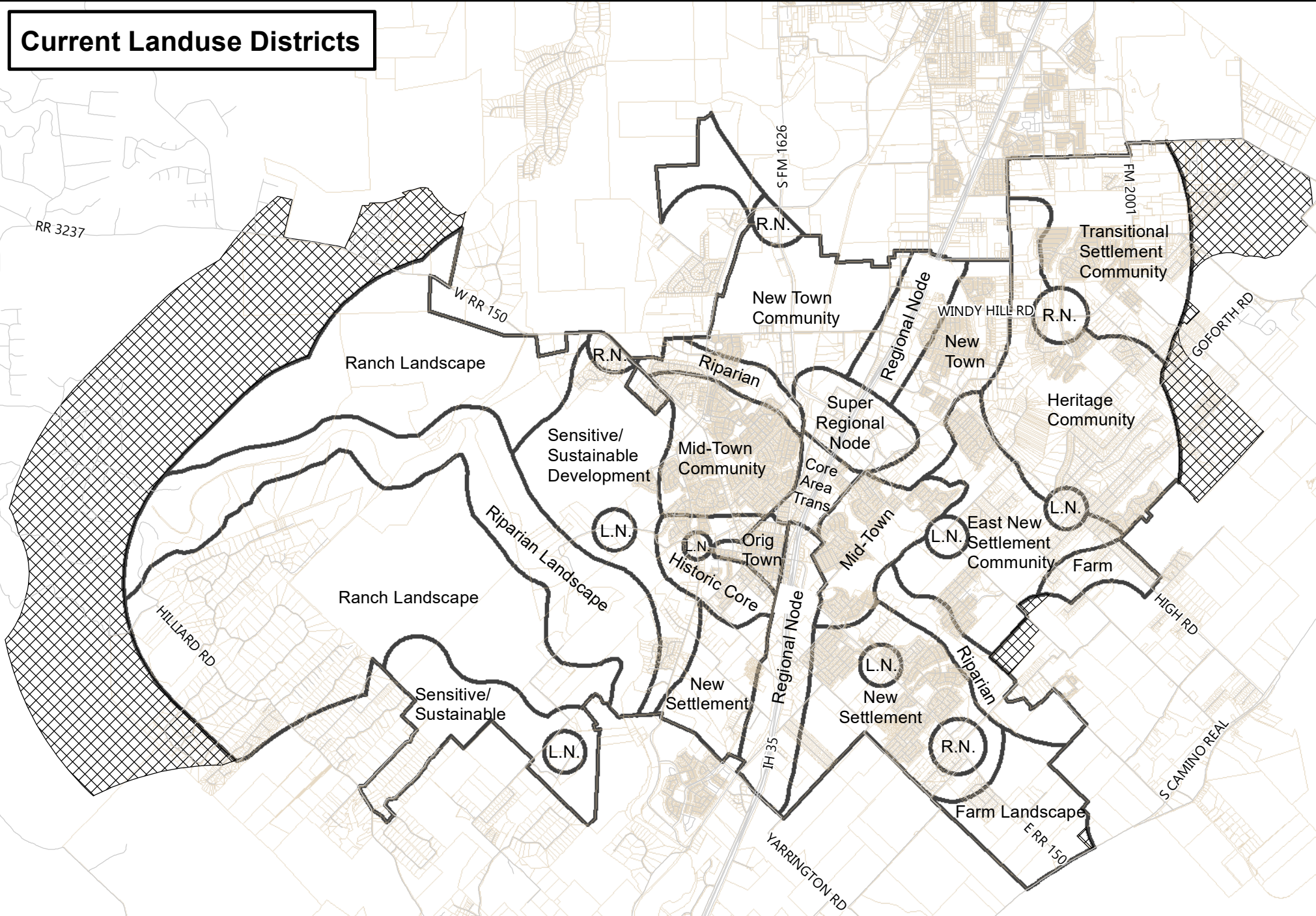
Zoning Category	Abbreviation	Use Qualification
Urban Estate	UE	Recommended
Single-family Residential-1	R-1-1	Recommended
Single-family Residential-2	R-1-2	Recommended
Single-family Residential-3	R-2-3	Conditional
Single-family Attached	R-1-A	Conditional
Residential Two-family	R-2	Conditional
Residential Condominium	R-1-C	Conditional
Neighborhood Commercial	NC	Conditional
Community Commercial	CC	Conditional
Residential Townhouse	R-1-T	Conditional
Manufactured Home	M-1	Conditional
Manufactured Home Subdivision	M-2	Conditional



- Map Amendment:

- The Farm Landscape area (#3 from the first map I included) is adjacent to the East Settlement District. Since the East Settlement District has a focus on preserving the agricultural context of the area, I suggest we extend the East Settlement District to include the Farm Landscape area to the East.

# Current Landuse Districts



Recently added ETJ

Item # 2



Parcel Lines