

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



Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on November 24, 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 20th day of November 2020, prior to 6:30 PM

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.Continued discussion for proposed changes to the 2010 Comprehensive Plan Future Land Use Map.

- Discuss of the East Gateway District character area
- Next Steps: schedule of events and procedure to receive comments

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:

11/24/2020

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:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Continued discussion of the Future Land Use Map (Proposed)

Meeting Date: 11/24/2020

Date time: 6:30 PM

Subject/Recommendation: Continued discussion for proposed changes to the 2010 Comprehensive Plan Future Land Use Map.

- Discuss of the East Gateway District character area
- Next Steps: schedule of events and procedure to receive comments

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

- Staff Memo
- Future Land Use Map - 11/9/20 (DRAFT)
- Gateway Node



CITY OF KYLE

Community Development Department



November 24, 2020

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

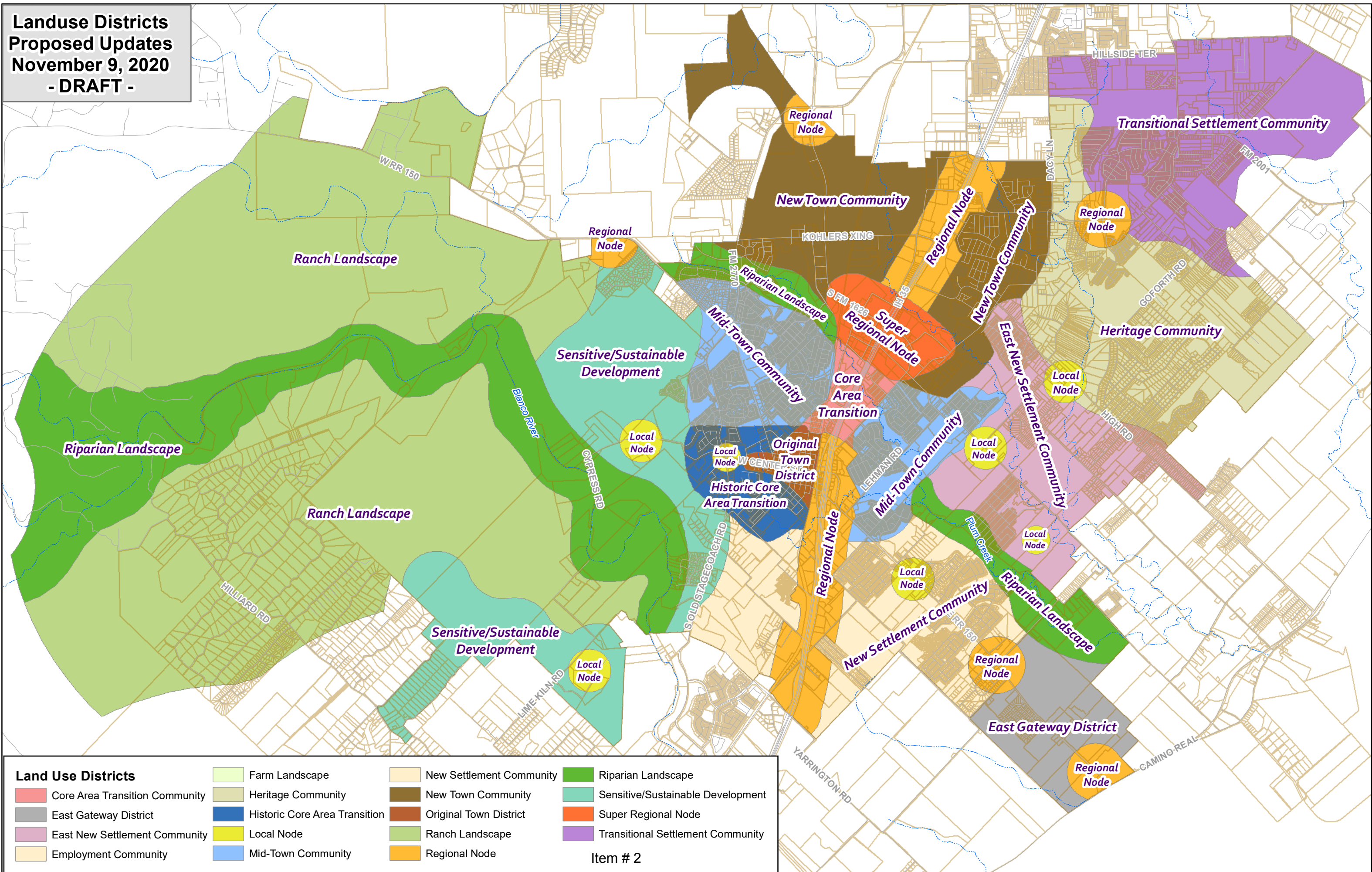
Dear Commissioners:

At Kyle's last Planning & Zoning Commission regular voting meeting on November 10, staff presented the map amendments agreed upon in October; in addition, discussion followed on a few additional customizations that made the changes proposed more consistent. That draft was accepted as a working draft document suitable for public comment.

The language amendments were not complete at the November voting meeting but have been largely completed for this meeting. The major text amendment was the creation of the East Gateway District character area language, which itself and its associated map boundaries will be added to the 2010 Comprehensive Plan Future Land Use Map amendment project document. That language is attached to this memo for your review.

Staff expects to have that draft (both map and language amendments) available for public comment in the month of December, and for that reason will discuss next steps on tonight's agenda as well.

**Landuse Districts
Proposed Updates
November 9, 2020
- DRAFT -**



Land Use Districts

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

EAST GATEWAY DISTRICT

CHARACTER

The East Gateway district should contain resilient, high-quality development projects that lend credibility to the idea that Kyle is an emergent full-service community that focuses on its future. Its location along two major state corridors (Highways 21 and 150) should be capitalized upon as an ideal location for high-activity uses such as upscale office/commercial, local and regional retail, and high-density multifamily land uses in a mixed-use activity area that not only employs Kyle's working population, but provides life and vitality along these transportation routes from early morning until well into the evening. The character of the built environment should be paramount in consideration of the sense of place, utilizing a high-grade componentry and concentrating on creating spaces that draw-in the motoring public, as well as providing pleasant areas for the employees and residents of the district. Class 'A' office uses would serve as the main attractant of daytime users, and ample access to retail and service uses would support not only the daytime population but also the local and regional residents after working hours and on weekends. The concentration of commercial office square footage in the District should create a significant work force destination that will be vital to the employment goals of the city's economic development master plan goals. The availability of high-classification automobile infrastructure provides the desirable condition of a district easily accessible by both local, in-town workers and those living outside the city. The successful development of this District should generate high-grossing taxable real estate, and secondary value in those uses and businesses that capitalize on the local permanent population and daytime work force.

Intent

The purpose of the East Gateway District is to create a workforce empowerment zone that fosters ancilliary uses which support those employees located therein. Situated at the intersection of Texas Highways 150 and 21, these high classification roadways are best suited to bring in out-of-region employees/patrons with the least impact to Kyle's local street network. Emergent employment opportunities should be targeted by city staff and external site selectors alike, highlighting complimentary commercial/retail uses and opportunities for increased value capture. In light of the rural, greenfield nature of the district, appropriate transitions to the surrounding community should be considered mandatory when examining the cross-section of the developed neighborhoods. The anchor of the East Gateway District should be employment and long-tenure activity

throughout the day, and the import of daytime population created by those positions, and the East Gateway District should have the highest quality design aesthetic of all the city's character areas.

Jurisdiction

The East Gateway District is located along the eastern and western frontage of Highway 150, as well as the entire southbound frontage of Highway 21 inside the city's corporate limits and extra-territorial jurisdiction. The Highway 150/21 Regional Node exists within and above the boundaries of the East Gateway District.

Authority

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the East Gateway District.
- Not Recommended: Development plan is not appropriate for the East Gateway District.

Preferred: R-1-3, R-1-T, R-2, R-3-2, R-3-3, CC, NC, O-I, MXD, R/S

Conditional: E, R-1-A, R-1-C, HS, PUD

Not Recommended: A, UE, R-1-1, R-1-2, R-3-1, RV, T/U, C/M, W