

CITY OF KYLE

Planning and Zoning Commission Workshop Meeting



Kyle City Hall, 100 W. Center Street, Kyle, TX 78640
The public can watch remotely at: Spectrum 10;
<https://www.cityofkyle.com/kyletv/kyle-10-live>. One or more members of the governing body may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the governing body will be present at Kyle City Hall.

Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on April 26, 2022, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, 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 22nd day of April, 2022, prior to 6:30 P.M.

1. Call meeting to order
2. Roll Call
3. Citizen Comments
 - A. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are 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.
4. General Discussion
 - B. Discussion Regarding Code Amendments to the M-1, M-2 and M-3 Zoning Districts.
 - C. Discussion Regarding Public Restrooms Near Mary Hartson Square Park.

D.Discussion Regarding Code Amendments to the Food Truck Ordinance.

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



The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are 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.

Meeting Date: 4/26/2022
Date time:6:30 PM

Subject/Recommendation: The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are 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.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

M-1, M-2 and M-3 Zoning Districts

Meeting Date: 4/26/2022

Date time:6:30 PM

Subject/Recommendation: Discussion Regarding Code Amendments to the M-1, M-2 and M-3 Zoning Districts.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- ☐ Pattie Snidow Email

Manufactured Housing information for future discussions

Pattie Snidow <psnidow3@gmail.com>

Tue 4/12/2022 4:04 PM

To: 'Alex Guerra' <ag1052@yahoo.com>; William Atkinson <watkinson@cityofkyle.com>; Debbie Guerra <dguerra@cityofkyle.com>

 1 attachments (36 KB)

HUD foundtions standards for manufactured housing_zip was removed from this message;

Hello,

Based on the suggestion of our Commission chair, I am submitting information from which we may want to draw our criteria for building standards and Zoning definitions for M1 M2 or M3, rather than say "in accordance with HUD building standards," which was my original proposal.

Please share with the entire commission for future reference and as a resource to them and for our future discussions. Commissioner McCall has specifically requested the permanent foundation standards I was discussing.

From HUD site [HUD's Office of Manufactured Housing Programs \(OMHP\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

What is a manufactured home?

A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis.

What is the difference between manufactured and modular homes?

Manufactured homes are constructed according to a code administered by the U.S. Department of Housing and Urban Development (HUD Code). The HUD Code, unlike conventional building codes, requires manufactured homes to be constructed on a permanent chassis. Modular homes are constructed to the same state, local or regional building codes as site-built homes. Other types of systems-built homes include panelized wall systems, log homes, structural insulated panels, and insulating concrete forms.

MANUFACTURED HOME CONSTRUCTION AND SAFETY PROGRAM

[Manufactured Housing and Standards: Construction and Safety Program | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

The Office of Manufactured Housing Programs oversees the construction statutes, standards, and regulations of manufactured housing and provides consumers with resources related to the purchase, installation, and maintenance of a manufactured home. In addition to these programs, there is recourse for homeowners to resolve complaints through the State Administrative Agency or through dispute resolution.

Permanent Foundation Guide for Manufactured Housing

[Permanent Foundations Guide for Manufactured Housing Guidebook \(4930.3G\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Respectfully submitted,

Patricia Snidow

P&Z Commissioner



CITY OF KYLE, TEXAS

Public Restrooms near Mary Hartson Square Park

Meeting Date: 4/26/2022
Date time:6:30 PM

Subject/Recommendation: Discussion Regarding Public Restrooms Near Mary Hartson Square Park.

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Code Amendments to the Food Truck Ordinance

Meeting Date: 4/26/2022
Date time:6:30 PM

Subject/Recommendation: Discussion Regarding Code Amendments to the Food Truck Ordinance.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- ☐ Proposed Food Truck Amendments

Sec. 11-176. - Temporary food vendors.

It shall be unlawful for temporary food vendors to operate within the city limits , without having first applied for and obtained a permit from the city building department as provided for in this section. It shall be unlawful for a temporary food vendor permit holder to fail to comply with any condition of such permit.

(1) *Permit requirements.* To receive and hold a permit for a temporary food vendor operation, the applicant/permittee must meet each of the following minimum requirements:

g. Temporary food vendors are permitted in "RS" retail services, "CBD-1" and "CBD-2" central business districts and "E" entertainment zoning districts only, where each of the following conditions are met:

3. The temporary food vendor ~~is located no closer than 50 feet from thoroughfares~~ may be located anywhere on site:

- a. The serving window may face into property;
- b. The serving window may face onto public ROW if an ADA compliant sidewalk is available. Customers must leave sufficient room for ADA accessibility and the sidewalk must be at least 6' wide;
- c. A temporary food vendor may use public parking with City permission; however, the vendor must not utilize the area as a drive thru. Temporary barriers are required to delineate the space between the vendor and the street;
- d. If adjacent to single-family and two-family residential, the location of the temporary food vendor may not be closer than 4-feet of such property line;
- e. A temporary food vendor may not be located in an area not also allowed in Sec. 11-177.
- f. A temporary food vendor is not required to construct or provide a publicly accessible restroom associated with it's permit.

~~4. Except in the CBD-2 zoning district, temporary food vendors may not be located within 150 feet of another temporary food vendor on the same lot, except that two temporary food vendors may cluster (be within 150 feet of each other on the same lot) but the buffer then becomes 300 feet for any other temporary food vendors;~~

~~5. Except in the CBD-2 zoning district, the temporary food vendor shall be located no closer than 150 feet from a property used or zoned for residential purposes.~~

Sec. 11-177. - Food courts.

(a) Notwithstanding conflicting provisions located elsewhere within this article, on any recorded lot ~~of greater than 20,000 square feet~~ that meets the minimum lot dimensions per

the associated zoning district, located in a nonresidential district, a food court can be established. "Food court" for the purposes of this article is a dedicated and permanent facility at which mobile food vendors may set up and operate, in accordance with the terms and provisions of this article.

- (b) Food courts must provide:
 - (1) Permanent pad sites for the locations of food vendors, with drive aisles of sufficient size and dimension to service the units with waste water servicing and install and remove the units in accordance with their temporary nature;
 - (2) Dedicated potable water and electricity connections for each pad site;
 - (3) Tables and chairs of sufficient number for patrons' use;
 - (4) Permanent off-street parking availability (including inter-parcel parking agreements) of no fewer than four spaces per operating vendor except no such requirement in CBD-1 and CBD-2;
 - (5) Permanent lavatory and hand washing facilities of sufficient number as determined by the building official using the International Code Council's recommendations as a guide; and
 - (6) Adequate permanent lighting (if operated after sunset) as determined by the building official, which shall also be compliant with the city's lighting ordinances.
- (c) Food courts will ~~provide front, side, and rear yard setbacks of 25 feet~~ not require setbacks for all permanent and temporary structures, except for intersection sight line distances and landscape buffer yards of no less than ~~30~~ 4 feet in depth along any property line adjacent to a property zoned or used for single and two-family residential purposes.
- (d) Signage will be displayed in accordance with 11-176(1)n.
- (e) Vendor density will not exceed ~~12 units per acre~~ the practical limitations of the site layout (i.e., fire code, drive aisles, parking, landscaping, detention, etc).
- (f) Permanent structures will meet all underlying district requirements for location, bulk and exterior materials.
- (g) Permits to operate as a vendor at any food court will be issued in accordance with the terms and requirements of section 11-175, less and except directly conflicting provisions with operations in a food court circumstance.