

# CITY OF KYLE

## Notice of Special City Council Meeting



A JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION, 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 the governing body of the City of Kyle, Texas will meet at 6:30 PM on May 23, 2023, at A JOINT MEETING WITH THE PLANNING AND ZONING COMMISSION, Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, for the purpose of discussing the following agenda.

Posted this 19th day of May, 2023, prior to 4:00 p.m.

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### **I. Call Meeting to Order**

### **II. Citizen Comment Period with City Council**

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

### **III. Consider and Possible Action**

1. Discussion between the Planning and Zoning Commission and the City Council with facilitation by Verdunity, the City's Comprehensive Planning Firm, regarding managed growth strategies for the City of Kyle 2030 Comprehensive Plan Update. ~ *Will Atkinson, Director of Planning*

### **IV. Executive Session**

2. 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, settlement agreement, or to seek the advice of the City Attorney and Attorneys concerning legal issues pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct.
  2. Possible purchase, exchange, lease, or value of real estate pursuant to Section 551.072 to deliberate the purchase of real property for public purpose.
  3. Personnel matters pursuant to Section 551.074.
  4. Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City.
3. Take action on items discussed in Executive Session.

## **V. Adjourn**

*At any time during the City Council Meeting, the City Council may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held.*

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Kyle City Hall is wheelchair accessible. Individuals who require auxiliary aids, interpretive services, and/or other services for this meeting should submit a request at <https://www.cityofkyle.com/contact> or call (512)262-1010, 48 hours in advance of the meeting.



# CITY OF KYLE, TEXAS

## Comprehensive Plan Growth Management Discussion

**Meeting Date: 5/23/2023**

**Date time:6:30 PM**

**Subject/Recommendation:** Discussion between the Planning and Zoning Commission and the City Council with facilitation by Verdunity, the City's Comprehensive Planning Firm, regarding managed growth strategies for the City of Kyle 2030 Comprehensive Plan Update. ~ *Will Atkinson, Director of Planning*

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

- Growth Management Presentation



# Growth Scenarios

Kyle Comprehensive Plan

AJ Fawver & Marshall Hines  
May 23, 2023

# Project Timeline

## Comprehensive Plan



2022	2023			
<b>1. Assess</b>	<b>2. Explore</b>	<b>3. Organize</b>	<b>4. Prioritize</b>	<b>5. Adoption</b>
<b>OCTOBER - DECEMBER</b>	<b>JANUARY - MARCH</b>	<b>APRIL - JUNE</b>	<b>JULY - AUGUST</b>	<b>SEPTEMBER - OCTOBER</b>
<ul style="list-style-type: none"> <li>• Trip 1 Kickoff</li> <li>• Land Use Fiscal Analysis</li> <li>• Surveys &amp; Analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Future Land Use/Mobility</li> <li>• Growth Scenarios</li> <li>• Trip 2 Growth, Land Use</li> <li>• Parks/Public Space</li> </ul>	<ul style="list-style-type: none"> <li>• Plan Writing &amp; Layout</li> <li>• Idea &amp; Strategy Assembly</li> <li>• Trip 3 Growth, Land Use</li> <li>• Trip 4 Implementation</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation Table</li> <li>• Tracking &amp; Reporting Results</li> <li>• Final Plan Draft</li> </ul>	<ul style="list-style-type: none"> <li>• Final Plan Adoption</li> <li>• Community Summit</li> <li>• Trip 5 Adoption Meetings</li> </ul>

# Today's Discussion

What led us to where we are today

- Received feedback on pattern and nature of growth intended by council, P&Z, and staff, via work sessions
- Received feedback on place types, character, and the form of the built environment from public, via open houses and from staff and officials via work sessions
- Received feedback on appropriate locations for various development types from P&Z and staff, via discussion and refinement of draft Future Land Use Map

# Today's Discussion

## Presentation and Feedback on Scenarios

- Growth Scenarios are intended to represent two ends of a development spectrum tailored to Kyle's population demands
- 25K new residents by 2030, as provided by staff, with concurrence that the city can meet this service demand
- Scenario 1 assumes that development pattern remains largely unchanged
- Scenario 2 presumes that more diverse housing is allowed throughout the city, and that growth is pushed to happen principally within the existing footprint of built infrastructure



# Purpose of Today's Discussion

To get feedback to refine and build a final growth scenario

- This is *not* a binary choice.
- We will start by asking which scenario you lean towards based on the presentation of tradeoffs.
- Then we will ask what parts of each scenario appeal to you - and which ones don't.
- This will help us craft a final scenario which is part of the Comprehensive Plan that is representative of the feedback we have heard throughout this trip, and tonight.



# Scenario 1

## Existing Development Pattern

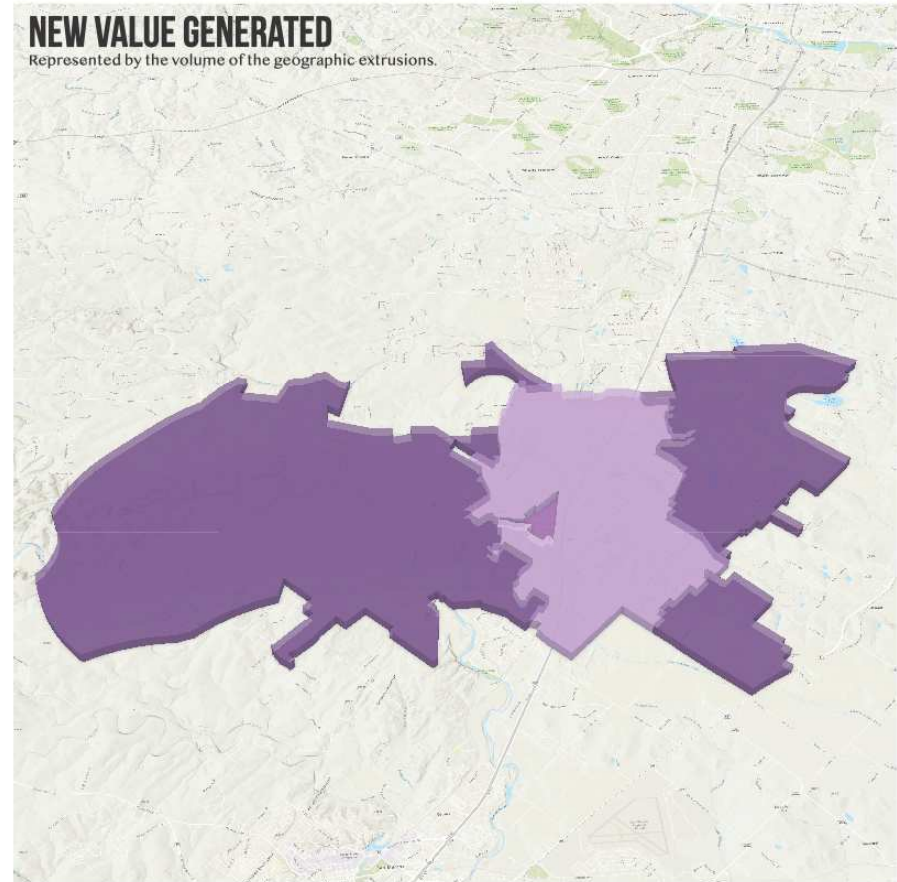


# 2030 Scenario 1

Suburban Pattern, Unmanaged Growth, Infrastructure Independent



ADDED POPULATION	<b>25K</b>
NEW VALUE GENERATED	<b>\$3.4B</b>
SERVICE COSTS INCURRED YEARLY	<b>\$27M</b>
CONTRIBUTION PER HOUSEHOLD	<b>\$3,000</b>
DEVELOPMENT PATTERN	Largely Suburban, and Rural, with heavily auto-oriented business based around auto corridors such as I-35 and Kyle Parkway, and Kohlers Crossing
NEW LAND AREA DEVELOPED	<b>4 mi<sup>2</sup></b>
TAX RATE NEEDED TO BREAKEVEN	<b>.79</b> 56% Higher than the current tax rate
NET REVENUE AT CURRENT RATE	<b>-\$9.7M</b>



# Scenario 2

## Mixed Pattern, Infrastructure Dependent



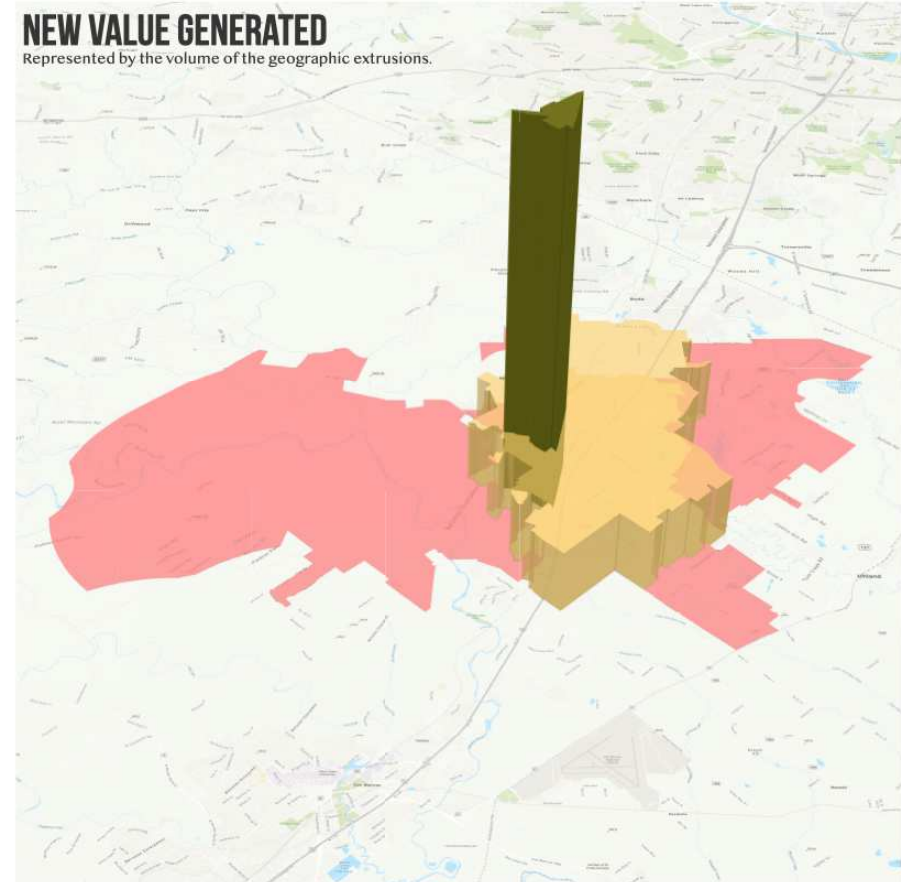


# 2030 Scenario 2

Mixed Pattern, Managed Growth, Infrastructure Dependent



ADDED POPULATION	<b>25K</b>
NEW VALUE GENERATED	<b>\$6.3B</b>
SERVICE COSTS INCURRED YEARLY	<b>\$20M</b>
CONTRIBUTION PER HOUSEHOLD	<b>\$2,200</b>
DEVELOPMENT PATTERN	<i>Mix of traditional neighborhoods with appropriate scaled uses woven throughout the city.</i>
NEW LAND AREA DEVELOPED	<b>2 mi<sup>2</sup></b>
TAX RATE NEEDED TO BREAKEVEN	<b>.32</b> 38% Lower than the current tax rate
NET REVENUE AT CURRENT RATE	<b>\$11.9M</b>



# Recognizing Tradeoffs



## Scenario 1



Principally populated by single-family homes



Additional infrastructure necessary to serve larger geographic area



Commercial development in larger, dedicated pockets, generally focused around major roadways

## Scenario 2



Allows for a broad mix of housing types



Existing infrastructure sufficient to serve a smaller total area



Commercial development at a smaller scale spread through existing and new neighborhoods

## Scenario 1



Driving required to get from place to place



Larger number of rural and estate sized lots, and homes



Housing costs driven primarily by structure and lot size

## Scenario 2



Driving optional to get from place to place



Higher proportion of compact neighborhood pattern



Housing costs reflective of an inventory that meets the needs of a larger cross section of population

**Thank you.**



# CITY OF KYLE, TEXAS

## Executive Session - Convene

Meeting Date: 5/23/2023

Date time:6:30 PM

**Subject/Recommendation:** 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.

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**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available



# CITY OF KYLE, TEXAS

Reconvene

Meeting Date: 5/23/2023  
Date time:6:30 PM

**Subject/Recommendation:** Take action on items discussed in Executive Session.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available