

SPECIAL CITY COUNCIL MEETING MINUTES

The City Council of the City of Kyle, Texas met in a Special Joint Session with Planning and Zoning on February 22, 2022 at Kyle City Hall with the following persons present:

Mayor Travis Mitchell
Mayor Pro Tem Robert Rizo
Council Member Dex Ellison
Council Member Yvonne Flores-Cale
Council Member Daniela Parsley
Council Member Michael Tobias
Scott Sellers, City Manager
Amber Lewis, Assistant City Manager
Grant Bowling, Video Production Specialist
Jennifer Holm, City Secretary
William Atkinson, Senior Planner
Debbie Guerra, Planning Technician
Planning & Zoning Chair, Alex Guerra
Planning & Zoning Vice Chair, Megan McCall
Planning & Zoning Commissioner, Matthew Chase
Planning & Zoning Commissioner, Patricia Snidow
Planning & Zoning Commissioner, Brandon James*

I. Call Meeting to Order

Mayor Mitchell called the meeting to order at 7:03 p.m. Mayor Mitchell asked the city secretary to call roll.

Present were: Mayor Mitchell, Mayor Pro Tem Rizo, Council Member Ellison, Council Member Flores-Cale, Council Member Parsley, and Council Member Tobias. A quorum was present. Council Member Bradshaw was absent.

II. Citizen Comment Period with City Council

Mayor Mitchell opened citizen comments at 7:03 p.m. With no one wishing to speak, Mayor Mitchell closed citizen comments at 7:03 p.m.

III. Consider and Possible Action

1. Council and Planning & Zoning joint meeting item regarding roles, goals, and vision for 2022.

Mayor Mitchell brought forward Item No. 1 for discussion and gave the floor to Mr. Sellers.

Discussion ensued between the Council and Planning and Zoning Commission regarding the plans for a new Comprehensive Plan.

Mayor Pro Tem Rizo talked about the will to seek community input and the right company to create a comp plan. Mayor Mitchell asked what level of involvement Planning & Zoning wanted

*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.

to participate in the comp plan. Council Member Ellison stated the Council would not have a task force. Ms. Lewis mentioned that the RFQ is due March 10th.

Council Member Flores-Cale stated the Comp Plan will be the city for years to come.

Commissioner James asked how the council would like feedback presented. Mayor Pro Tem Rizo said he would like feedback in the form of an email. Council Member Ellison said he would like to see streamlines through Mr. Sellers and feels it would be more formal so they can all be on the same page. Council Member Flores-Cale is concerned that they may lose the personal communication. Mayor Mitchell said they could bring a recommendation to the city council. Mr. Sellers talked about Planning and Zoning being very instrumental in the comp plan and said staff would be with them every step of the way to help the Planning and Zoning Commission and Council to help.

Mayor stated he'd like to hear from city council on things to go into the comp plan. Mayor Mitchell said that city council will pick the vendor. Mayor Pro Tem Rizo would like feedback periodically. Council Member Tobias requested updates while Planning & Zoning Commission is going through the process.

Commissioner Chase would like the city council to be involved in process and receive feedback from the city council.

Commissioner James said all of us are citizens and would like to know what the city council views are. Mayor Mitchell talked about it working better to receive feedback from the Planning & Zoning Commission. Matt would like feedback, if no, then Commissioner James said he liked the idea of charettes. Council Member Ellison said he would like to have the chair give a brief update to the city council once a month and get feedback from the city council.

Discussion moved into the Downtown Master Plan. Mr. Sellers affirmed the Consultant BGK Architects had already been hired.

Mayor Mitchell clarified that the downtown masterplan is attached to the comp plan. Council Member Ellison said P&Z will be working with two firms and mentioned the comp plan and downtown masterplan. Mayor Pro Tem Rizo spoke of reenergizing this part of the City for families. Council Member Tobias talked about the square being a big success.

Mayor Mitchell talked about the downtown plan and the master transportation plan and said the comprehensive plan was the guiding document and it is also spelled out in the charter for P&Z to address. Mayor Mitchell said that the vendor should present to Planning & Zoning Commission first and then to the city council. Council Member Tobias left at 7:50 p.m. and returned 7:52 p.m.

Discussion moved on to Architectural Standards. Commissioner James talked about the Streetscape providing continuity. Matt ditto, interested in architectural standards... Mayor Mitchell talked about elevating standards by Special districts and overlays. Strengthen code. Mayor Pro Tem Rizo, said each Vybe district will be unique.

Discussion moved on to Minimum Number of Stories for Commercial Buildings. Mr. Sellers discussed coming up with a plan to see number of stories, and setbacks. And can be part of overlays.

Discussion moved on to Open Space Requirements for Commercial Projects Recent vision workshop in Frisco – mixed use development had open spaces or pocket parks. Rizo carbon footprint to keep people in areas. Pattie – create productive green spaces.

Discussion moved on to Remove Hardiplank from Masonry Standards. Mr. Sellers talked about elevation of quality and standards. Commissioner Chase talked about Hardiplank helping with cost and stucco not doing well in Texas. Mr. Sellers discussed various building material options and concerns. Mayor Mitchell said 90% developed residentially is Hardiplank low entry. The cost and quality of various material, price point, and affordability debated. Commissioner Snidow would like to see townhomes and condos. Council member Flores-Cale said she was concerned with putting limitations on opportunities. Mayor Mitchell said there needed to be some combination and consider other factors.

Discussion moved to Food Truck Ordinance. Mayor Pro Tem Rizo said he would like to incorporate food trucks through-out the City.

Discussion moved on to Downtown bathrooms in Mary Kyle Hartson Park. Will Atkinson asked if it would it be appropriate to open the Krug building for public bathrooms. Mayor Pro Tem Rizo said he is worried about opening the building. Commissioner Snidow talked about the business improvement district. Mr. Sellers said the business district could be taxed to provide services to downtown. Mr. Sellers spoke to the council and commissioners about the necessity to provide restrooms and handwashing stations and the various options of providing services.

Discussion moved on to the Rail District. Work with rail district.

Discussion moved on to Require types of restaurants/retail in PUD (and restrict uses). The importance of service nodes discussed.

Mayor Mitchell talked about two action items.

1. RFQ process - staff will bring recommendation to Council and P&Z will take the lead with public engagement (walking hand in hand with the consultant).
2. Downtown master plan – Consultant will provide an update to P&Z mid-term and P&Z will give update to Council.

Mayor Mitchell mentioned that an action item, P&Z will be the meeting type for all charrettes and public outreach events. Mayor Mitchell said Council would be involved but what meeting would be called would be P&Z. He also spoke of the Downtown Master Plan and zoning.

The Council and Commissioners collectively discussed recommendations and how those would be presented moving forward. Planning and Zoning are to meet and possibly schedule a workshop between Council and P&Z if needed. It was recommended that the Chair provide updates to Council for feedback. The general consensus was the council and P&Z Commission collectively agreed with the processes to follow and with clear direction.

Council Member Ellison mentioned the Duties and Powers of Planning and Zoning outlined in Section 2.73 of the City Charter.

Mayor Mitchell mentioned the American Planning Association Conference and talked about the desire to see involvement with professional development and the benefits thereof.

IV. Adjourn

Mayor Mitchell moved to adjourn. Council Member Flores-Cale seconded the motion. No vote was held.

With no further business to discuss, the City Council adjourned at 9:22 p.m.

Attest:



Travis Mitchell, Mayor



Jennifer Holm, City Secretary