

LONG RANGE PLANNING COMMITTEE MEETING

The Long Range Planning Committee of the City of Kyle, Texas met on May 12, 2011 at 7:00 p.m. at Kyle City Hall, with the following persons present:

Chair Lila Knight
Vice-Chair Kyle Toomire
Committee Member Kay Rush
Committee Member Susan Meckel
Committee Member Jerry Kolacny
Committee Member Dennis Rose
Planning and Zoning Commissioner Samantha Bellows
Planning Director, Shira Rodgers

CALL MEETING TO ORDER

Chair Knight called the meeting to order at 7:00 p.m.

REVIEW AND DISCUSS:

Chair Knight stated that the first thing to look at is some of the purposed changes to the land use map. First is the elimination of the Employment District from the Comprehensive Plan and the main reason for doing this is to push some employment to the south. Shira Rodgers stated not only to the south and that Planning and Zoning should add an Employment District in other areas in New Town Community, Heritage Community and New Settlement as well. Chair Knight stated that she knew water was an issue up in that area as well and asked Committee Member Rush what were her thoughts on this. Committee Member Rush stated that the issue in that area is Monarch Water and that they have them already in stage 3. She also stated that it is an ideal spot because of the I-35 access and not in the center of town. Committee Member Rush also suggested that the Employment District be used correctly with the different sections that it would move to. Chair Knight stated that is one of her problems with the concept of doing away with the Employment District and doing a zoning that is Employment will work in some areas, but not in all areas such as the Farm District. If you look at the character intent of the Farm District Employment Center does not work in that area and is concerned that it does create more of a shotgun approach to putting Employment Centers which can be extremely large throughout the whole city and Employment Centers really should be in areas where you have the transportation base for them. Committee Member Rush stated she does not want to see them change it to the point of where we purpose something that goes before P&Z that is not appropriate. She also stated that you don't want to push the strip mall concept abutting up to residential because of an issue that they are having with an apartment complex that is adjacent to residential and every property on that abuts to the complex has put their house up for sale and does not want to cause an issue further down the road. Shira Rodgers stated if you look at the map you can see where those districts are to be inserted and like Chair Knight stated it really doesn't go with Farm District. Chair Knight suggested to sit this to the side for the meantime and go through the other districts to discuss the changes for those and see where they may or may not fit in addition to the other changes.

Chair Knight began discussion on the Old Town District. The Old Town District what was being proposed is the addition of conditional mixed use. She stated that she didn't think it would be a good idea as the zoning ordinance currently stands because it allows buildings up to ten (10)

stories in height plus higher if there is a parking garage attached. Shira Rodgers stated that's why it is conditional. Chair Knight asked why would it be allowed as conditional because she has never seen Planning and Zoning say no to anything. Shira Rodgers said that if someone wanted to come downtown with a ten story building and Planning and Zoning would say no to that request. Chair Knight asked why would it be conditional in the first place. Shira Rodgers stated because on the east side it would be ideal for a mixed use and that is part of the Old Town. Committee Member Rush asked if there was anyway to use the railroad tracks like a barrier for the mixed use. Shira Rodgers stated that it could not because the land use plan Old Town goes on the other side. Chair Knight stated that potentially we have other things to use like neighborhood commercial which might be a better fit. Shira Rodgers stated she is going to give feed back, so whatever they want to recommend to P&Z she will take the recommendation to them. Chair Knight stated that the Old Town area along I-35 is not a node and she thinks a node in that area is needed to allow greater flexibility on the east side of IH-35. Shira Rodgers stated that she agrees with Chair Knight and the Long Range Planning Committee can make an amendment to add nodes. Shira Rodgers asked if they would want to see a regional node or local node because local node would be more of a neighborhood commercial/office. Committee Member Rush stated that it would make sense to have that area as a local node because you have school and residential on the back side. If you go to regional node it would be a large commercial development. Chair Knight stated that it should be regional because it states regional nodes along IH-35 at the northern and southern boundaries should be designed as entry way's into Kyle with elements that are symbolic to Kyle and serve to attract IH-35 travelers to Kyle, and she stated it makes sense to have a middle regional node that sends people into the downtown area. Shira Rodgers stated she agreed because you have one on the north side of town and one on the south end of town and then you have the super regional, but nothing in the middle. Chair Knight stated that the node will need to be a smaller scale in order to transition to downtown. Committee Member Meckle stated going back to the discussions from the comprehensive plan process you have regional nodes on the ends because you want it to be identifiable with Kyle and she feels that regional nodes say Kyle in just like every other big city and we are going to line our interstate up and down with the same kind of regional commercial node that are in every other big city and thought preserving the mid section and having a local node would be distinguished. Shira Rodgers stated that if you look at that regional node now or if you look at Old Town and what is actually allowed rather it recommended or conditional it does not allow any high tax based generator, it is all residential, town homes and multi-family and does not feel like that is the best appropriate use for that area. Chair Knight stated that one thing that they can do to insure that whatever is built over there looks appropriate to the center of town is that it is within the corridor conditional use, so that anything that is brought forward under goes an architectural review, so it can give the city some control over the appearance. Committee Member Rush asked if it should architectural design should blend with downtown. Chair Knight stated that it should, however there is not a specific written design guide lines. Committee Member Meckle stated that she was trying to go back to the public process meeting for the comprehensive plan to make sure that they are not coming up with better ideas now and disregarding the public process. Chair Knight stated that is another topic of discussion on the agenda for tonight and does not feel they should be making decisions without including public input before taking recommendations to Planning and Zoning.

Chair Knight opened the floor for a motion to consider adding a regional node in the Old Town District east of IH-35.

Committee Member Kolacny stated that he could see adding a local node, but would not encourage a regional node.

Chair Knight asked if she had a second to add a regional node.

No one seconds the motion. Motion failed.

Chair Knight asked the Committee Members if there is a different motion they would like to consider. Committee Member Rush stated that the node is appropriate with 150 being realigned with IH-35. Shira Rodgers stated that the local node is more intense than the regional node. Chair Knight stated that it was because of the zoning categories attached. Shira Rodgers stated that the Dairy Queen, Goodyear and Auto-zone is existing and would be considered to be in a regional node, but retail services is not a recommended or conditional use in that area of town. Committee Member Kolacny asked if a local node would be sufficient in that area. Shira Rodgers stated that the regional node is for property along IH-35 or on major corridors. The local nodes are described to be local neighborhood services.

Chair Knight asked for a motion. Commissioner Bellows made a motion to recommend adding a regional node on the east side of IH-35 in the Old Town Community and taking away mixed use. Committee Member Kolacny seconds the motion. All votes aye. Motion carried.

Chair Knight asked everyone to look at the map that encompasses Old Town the current zoning uses does not allow single family. Chair Knight suggested adding R-1-1 and R-1-2 to Old Town as a recommended use. Committee Member Kolacny stated that he is in support of that request.

Committee Member Kolacny made a motion that R-1-1 and R-1-2 be added as a recommend use to Old Town District. Committee Member Rush seconds the motion. All votes aye. Motion carried.

Chair Knight stated that the CBD-2 ordinance really needs a small revision and could be done quickly and would like to assign it to Commissioner Bellows since she is with Planning and Zoning. Chair Knight stated that the way the ordinance is written there is zero setbacks on the lots, but you can only have a 80% maximum coverage on the lot. Shira Rodgers stated that she is bringing that change to Planning and Zoning to change the chart.

Chair Knight began discussion on New Settlement District and stated that the area is very large. Chair Knight stated that this is the area is where employment community is being considered to be added as a recommended use as well as mixed use and as conditional it is being recommended that warehouse and construction manufacturing be added as a conditional use. Committee Member Toomire stated as he recalls it talks about larger tracts of land for housing for some of the medical people coming in. More of a higher end of housing possibilities for more space and this would be a great place to steer them. Committee Member Rose stated that he has heard from people in the San Marcos area asking when was the city going to have higher end places to live. Chair Knight stated that would be more like Urban Estate with is a conditional use. Chair Knight stated as other Committee Members that Employment District does not seem to fit. Committee Member Rose stated that he is comfortable with Employment District, but what kind of Employment District are they talking about. He also stated that he is hoping to see high end jobs in the area. Chair Knight stated that the number one item on the agenda was to eliminate the Employment District and were not getting very far in the discussion, so they decided to do the other zoning categories to see how they felt about including Employment to other districts. Committee Member Kolacny wanted to know where the changes are coming from. Shira Rodgers stated Planning and Zoning Commission and now that the Long Range Planning Committee is formed the Planning and Zoning Commission is now deferring to the Long Range Planning Committee to discuss and make recommendations to Planning and Zoning. Committee Member Toomire stated that the Employment Community does not work currently as on the map because of Monarch. Committee Member Toomire stated is not currently comfortable having Employment Community as a zoning category because of what the community expressed at three separate meetings. However, he does realize that where it is shown on the map does not work and can they place it somewhere else to make it work. Committee Member Meckle stated what they talked about with Employment Center is when you look at a map you have IH-35 and 45 going across, 183 coming down and 21 being improved your that closer to the airport and larger

population in the immediate area of Austin and in a lot of ways it makes sense to be there. Shira stated when she looks at Employment District on the map she doesn't see anything in there that is different than any other district on the map. Committee Member Kolacny stated that they should be encouraging the City of make these lands available to potential developers. Shira Rodgers stated that maybe Employment should be listed as a conditional use and not a recommended. Chair Knight agreed with that statement. Chair Knight also stated that she does not feel like warehouse and construction manufacturing is not a good idea because there are a lot of neighborhoods and end up with warehouse or construction manufacturing next to a neighborhood with no transition. Committee Member Toomire asked if they are talking about getting rid of the Employment District and extending Heritage up why and putting everything that was in that district why get rid of that district. Shira Rodgers stated there is nothing in that district that suggest that it is Employment and any different from Heritage. It's mainly residential, townhomes, and multi-family with warehouse and construction manufacturing in it and that's not Employment.

Chair Knight moved to remove warehouse and construction manufacturing as a conditional use in the New Settlement. Commissioner Bellows seconds the motion. Chair Knight, Vice-Chair Toomire, Committee Member Rush, Committee Member Meckle, Committee Member Rose and Commissioner Bellows vote aye. Committee Member Kolacny votes nay. Motion carried.

Chair Knight asked if the committee thought that mixed use is a good use for the area. Shira Rodgers stated that mixed use is vertical not horizontal. Chair Knight stated that mixed use may work as conditional because there may be certain areas within these areas that it would be appropriate. Committee Member Kolacny stated he could see mixed use being conditional.

Committee Member Kolacny made a motion that Mixed Use be added as a conditional use for the New Settlement area. Chair Knight seconds the motion. All votes aye. Motion carried.

Chair Knight opened the floor for discussion of the Heritage Community. Chair Knight stated the Heritage Community almost takes them back to Employment Community because in the changes with Employment District out the Heritage District is enlarged to encompass all of it. Chair knight stated that she would like to table the Heritage District and suggested that the Committee read about the Heritage District.

Chair Knight started discussion on New Town Community and wanted to know thoughts on adding Mixed Use and Employment Center as a recommended use. Commissioner Bellows stated that based on the draft she is in favor of the Mixed Use. Chair Knight stated that this is one that works the best in this area as long as it doesn't impose on the Amberwood neighborhood. Shira Rodgers stated a lot of the area is within the PUD and in the PUD these two uses are allowed. Committee Member Rush stated that she feels that Mixed Use in Employment District makes sense. Committee Member Toomire stated he liked having employment center on the map is because it keeps that at the forefront for everyone to pursue. Chair Knight stated that she agreed and maybe they need to get away from calling it Employment District and call it Business District. Shira Rodgers stated they could keep the Employment District on the map and have Business District added the Employment District.

Commissioner Bellows moved to recommend Mixed Use and Business District to the New Town District. Chair Knight seconds the motion. Chair Knight, Vice-Chair Toomire, Committee Member Rush, Committee Member Meckle, Committee Member Rose and Commissioner Bellows vote aye. Committee Member Kolacny votes nay. Motion carried.

Chair Knight stated she would like to take some of the information back to the neighborhoods and thought the best way to do that is to go to the HOA's and if any of the Committee Member's could go and explain what changes are being purposed in the areas. Committee Member Toomire

suggested to visit different areas that they are actually discussing. Everyone is in an agreement and will discuss at a later date.

ADJOURN

Commissioner Bellows made a motion to adjourn. Chair Knight seconds the motion. All votes aye. Motion carried.

The Long Range Planning Committee Meeting adjourned at 8:45 p.m.

Lila Knight, Chairperson