

**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session August 23, 2011 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Samantha Bellows
Commissioner Cicely Kay
Vice-Chair John Atkins
Chairman Cale Baese
Commissioner Jenny DiLeo
Commissioner Michael Rubsam
Shira Rodgers, Director of Planning

CALL MEETING TO ORDER

Chairman Baese called the meeting to order at 6:32 p.m.

ROLL CALL OF BOARD

Chairman Baese called for roll call. Present were: Commissioners Bellows, Kay, Atkins, Baese, DiLeo, and Rubsam. Commissioner Tenorio was absent.

APPROVAL OF MINUTES:

**PLANNING AND ZONING COMMISSION MEETING – JULY 26, 2011
PLANNING AND ZONING COMMISSION MEETING – AUGUST 9, 2011**

Commissioner DiLeo stated that Commissioner Tenorio's name needed to be removed from the August 9th Planning and Zoning Commission Meeting.

Commissioner Rubsam moved to approve the minutes from July 26, 2011 and August 9, 2011 meeting with the change that Commissioner Tenorio's name be removed from the July 26th meeting minutes. Commissioner DiLeo seconds the motion.

Commissioner Rubsam amends his motion to approve the minutes from the July 26, 2011 and August 9, 2011 meeting with the change that Commissioner Tenorio's name be removed from the August 9th meeting minutes. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Chairman Baese opened the citizens comment period at 6:37 p.m. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Baese closed the citizens comment period at 6:37 p.m.

CONSENT AGENDA:

SHADOW CREEK PHASE 1 SECTION 5 REPLAT OF LOT 1 BLOCK A (SFP-11-005) 18.429 ACRES; 6 RESIDENTIAL LOTS, 2 GREENBELT LOTS, AND 1 COMMERCIAL LOT LOCATED AT THE ENTRANCE INTO THE SHADOW CREEK SUBDIVISION OFF OF WINDY HILL ROAD.

PLUM CREEK PHASE 1 SECTION 6E-1 (FP-11-003) 11.957 ACRES 20 RESIDENTIAL LOTS, 3 COMMERCIAL LOTS, 1 EASEMENT LOT AND 1 PARK LOT LOCATED AT THE SOUTHEAST CORNER OF FM 2770 AND KOHLER'S CROSSING.

Commissioner Bellows moved to approve the consent agenda. Commissioner DiLeo seconds the motion. All votes aye. Motion carried.

SUBDIVISION PLATS:

HIDDEN OAKS SECTION TWO REPLAT OF LOTS 65 AND 66R (SFP-11-003) 1.575 ACRES; 3 COMMERCIAL LOTS LOCATED ON THE WEST SIDE OF FM 2770, JUST NORTH OF FM 150.

Chairman Baese opened the public hearing at 6:40 p.m. and called for comments for or against Hidden Oaks Section Two Replat of Lots 65 and 66R (SFP-11-003) 1.575 acres; 3 Commercial Lots located on the west side of FM 2770, just north of FM 150. There were no comments. Chairman Baese closed the public hearing at 6:41 p.m.

Commissioner DiLeo moved to approve Hidden Oaks Section Two Replat of Lots 65 and 66R (SFP-11-003) 1.575 acres; 3 Commercial Lots located on the west side of FM 2770, just north of FM 150. Vice-Chair Atkins seconds the motion. All votes aye. Motion carried.

ZONING PUBLIC HEARINGS: None

FUTURE LAND USE PLAN AMENDMENTS: None

SITE DEVELOPMENT PLANS: None

CONSIDER AND POSSIBLE ACTION ITEMS: None

ADMINISTRATIVE ITEMS

FUTURE AGENDA ITEMS - None

REPORT ON CITY COUNCIL ACTIONS REGARDING PREVIOUS P&Z ITEMS - None

DIRECTOR AND STAFF COMMENTS - None

COMMISSIONER COMMENTS

Commissioner Bellows and Chairman Baese stated that the conference they attended was very beneficial. Shira Rodgers stated that she would continue to look for conferences for the Planning and Zoning Commissioners.

ADJOURN

With no further business to discuss, Commissioner Bellows moved to adjourn. Chairman Baese seconds the motion. All votes aye. Motion carried.

The Planning & Zoning Meeting adjourned at 7:04 p.m.

Amelia Sanchez, City Secretary

Cale Baese, Chairman

City of Kyle
 Tax Gap Analysis
 09-27-11
 Dennis V. Rose
 Long Range Planning Committee Member

The information in this document comes straight from the City of Kyle Comprehensive Plan under the Tax Gap Analysis chapter (except for my recommendations to the Long Range Planning Committee on page 3). The purpose of this document is to help facilitate discussion within all stakeholders pertaining to the City's Tax Gap Analysis provided by the consultants. Some questions we have discussed in our Long Range Planning Committee are as follows: Do we agree with the consultant's assessment? If not, then what? If so, what is the long term strategy to make up the Tax Gap? Thank you for taking time out of your P&Z schedule to begin exploring City of Kyle's Tax Gap.

The tax gap analysis examines the amount of a municipality's general fund required to support the community's desired quality of life and level of service. Using projected house values, tax rates, and patterns of local retail spending, it is possible to determine the portion of the general fund that will be generated by residents of the municipality. The remaining portion is described as the tax gap, and must be generated by retail activity in the municipality. In order to address the anticipated tax gap, Kyle must draw from regional traffic, identify appropriate locations for specialty retail uses, and explore the impacts of nonresidential density.

A total of approximately 6,300 acres of non-residential uses (retail, office, etc.) would be required to generate the \$22 million needed for the general fund. Analysis of job categories and average household expenditures suggests that the spending patterns of the local population of 90,363 would support approximately 407 acres of retail land. This leaves approximately 5,941 acres of non-residential uses required in Kyle to raise ad valorem tax revenue for the general fund that will not be supported by the local population (Figure 5).

Figure 5: Amount of non-residential land supported by the local population

Acreage of Retail Needed to Close Tax Gap (calculated)	6,348
<i>Build Out Population (projected)</i>	<i>90,363</i>
<i>Square Feet Retail Supported by Local Demand (projected)</i>	<i>3,194,706</i>
<i>Average Floor to Area Ratio of Retail Land Uses (projected)</i>	<i>0.18</i>
Acreage of Local Retail Supported by Residents (calculated)	407
<i>Square Feet Retail Needed from Regional Demand (calculated)</i>	<i>46,582,024</i>
<i>Average Floor to Area Ratio of Retail Land Uses (projected)</i>	<i>0.18</i>
Acreage of Regional Retail Needed to Close Tax Gap (calculated)	5,941

Figure 6: Overview of target general fund for Kyle
 Estimated population of 90,363 in 2040 with a target cost of governance of \$600

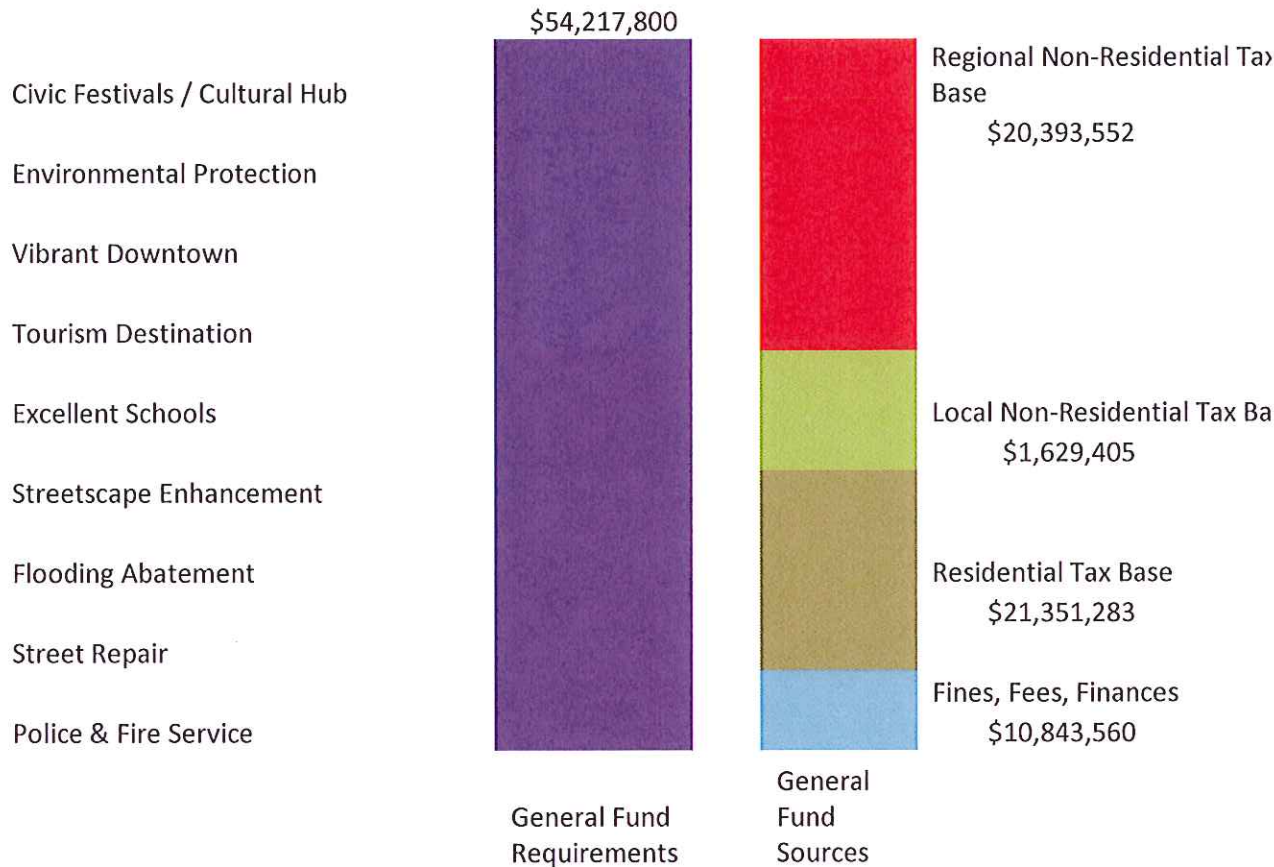


Figure 6 illustrates the target for the general fund in Kyle in each of the key revenue categories. In order to meet this target and obtain the necessary amount of non-residential activity, the City must attract regional spending, from outside Kyle.

Figure 7: Analysis of existing commercial land in Kyle

Acres of Commercial Parcels, I-35 Frontage	3,258
Acres of Commercial Parcels, non I-35 Frontage	1,881
Total Commercial Parcels, Acres	5,139
Total Existing Commercial Parcels, Square Feet	223,854,840
Average Floor to Area Ratio of Retail Land Uses (projected)	0.18
Square Feet Retail at Build out, FAR* = 0.18	40,293,871
Retail Value per square foot (projected)	\$120
Retail Taxable Value (calculated)	\$4,835,264,544
Ad Valorem Tax Value from Existing Commercial Parcels	\$20,501,522

*FAR – Floor to Area ratio

Of note is that Kyle shows less employment in “management, business, and financial operations” and “professional and related occupations” than either the US or Georgetown.

Kyle is underrepresented in both of these proximate traded clusters. Kyle has a larger proportion of occupations in production and construction with associated lower skills and wages. While both cities are dominated by employment in Business Services, Austin's second largest traded cluster is Distributional Services while San Antonio's is Hospitality. **Austin's employment clusters reflect the importance of Information Technology and Education and Knowledge Creation while San Antonio shows strength in Hospitality and Tourism, Financial Services, and Education and Knowledge Creation.** Local clusters of Health Services and Hospitality dominate San Antonio, and Local Commercial Services and Local Health dominate Austin-Round Rock.

Both anchor cities have strengths that could support Hays County and the City of Kyle. Given the dominance of Business Services in both San Antonio and Austin, **Kyle could offer locational advantages for firms wishing to service both markets. As regards local clusters, Health Services is another opportunity.** Caution should be noted in that while San Antonio and Austin do share some significant employment clusters in both traded and local sectors, there are enough differences in their economic form to make thoughtful consideration of each imperative.

Playing off the traded and local clusters of the anchor cities presents a real opportunity for the Kyle to move beyond the impact of retail, accommodation, and food service that is drawn to I-35. **The danger is that the City economy could become bifurcated. By this we mean employment in lower paying retail and manufacturing or distributional jobs generated by I-35 versus the higher skill and paid jobs generated by the anchor cities in health care, business services, and information.**

Recommended Action Items

The following are my recommendations to the Long Range Planning Committee and the City of Kyle. Feedback is welcomed and encouraged!

- 1) Do we all agree with the consultant's Tax Gap analysis? If not, then what?
- 2) Long Range Planning Committee coordinate with P&Z Commissioners on the following items:
 - a. Educating stakeholders (?) on Tax Gap Analysis
 - b. Develop Long Term Tax Gap Mission, Goals and objectives
 - c. Campaign informing of the Mission, Goals and Objectives
- 3) Calculate 2011 existing sq ft. per Retail, Office, Industrial, Multi-Family Residential
- 4) Calculate 2011 populations and number of households, 2012 projections
- 5) Review with consultants data and determine how we stand today

MEMORANDUM

TO: Planning and Zoning Commissioners
FROM: Debbie Guerra, Planning Technician
DATE: September 27, 2011
SUBJECT: CONDITIONAL USE PERMIT
KYLE FAIR AND MUSIC FESTIVAL

INFORMATION:

Request by the Kyle Area Chamber of Commerce and Mary Ann Naumann for a Conditional Use Permit to hold a Kyle Fair and Music Festival from Thursday, October 13, 2011 – Sunday, October 16, 2011 at Thunderhill Raceway, Located at 24801 N. IH-35.

Daily hours of operation:

October 13 - 12:00pm-12:00am

October 14 - 12:00pm-12:00am

October 15 - 11:00am-12:00am

October 16 - 11:00am-11:00pm

STAFF RECOMMENDATION:

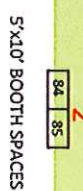
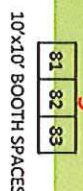
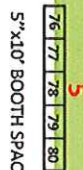
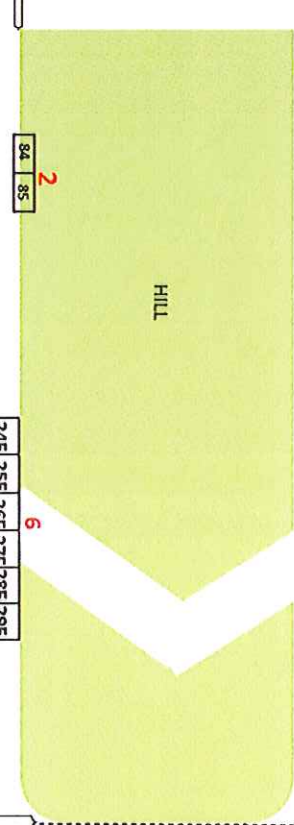
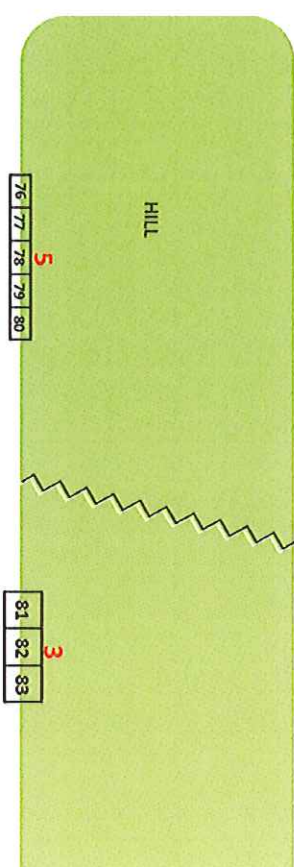
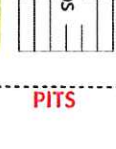
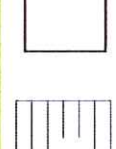
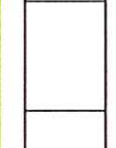
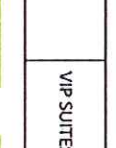
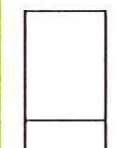
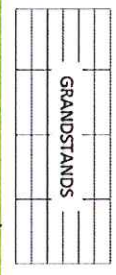
Approve the conditional use permit.

BACKSTAGE/COACH PARKING

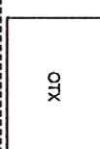
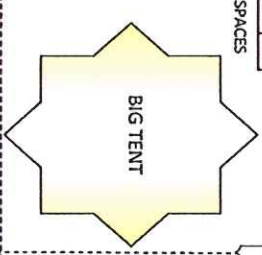
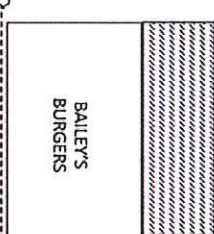
STAGE AREA

RACE TRACK

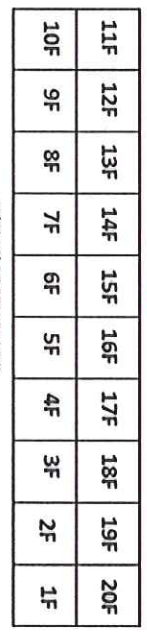
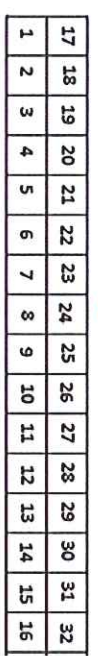
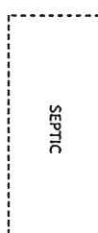
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WALKWAY



MAIN GATE



Parking

Overflow Parking

Parking

CARNIVAL

FENCE

FENCE

PITS