

# CITY OF KYLE

## Long Range Planning Committee Meeting

Kyle City Hall  
100 W. Center Street



Notice is hereby given that the Long Range Planning Committee of the City of Kyle, Texas will meet at 7:00 PM on September 18, 2014, in the Upstairs Conference Room at Kyle City Hall 100 West Center Street, Kyle TX 78640 for the purpose of discussing the following agenda.

Posted this the 15th day of September prior to 7:00 PM.

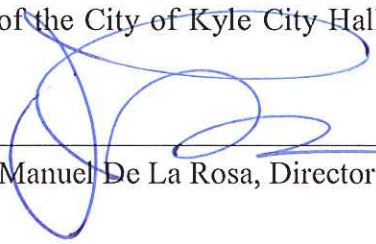
**NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.**

1. Call Meeting to Order
2. Consider adopting the minutes from the July 17, 2014 meeting.
3. Citizen Comments.
4. Discuss and possible action on recommending the implementation of open space and natural resource conservation and restoration measures.
5. Discuss and possible action on scheduling a joint meeting with the Parks and Recreation Committee on agenda item #4.
6. Adjourn

\*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.

**Certificate**

I certify that the above notice of the Long Range Planning Committee Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:

  
\_\_\_\_\_  
Manuel De La Rosa, Director of Planning

9/15/14  
\_\_\_\_\_  
(Date)

Long Range Planning Committee  
Minutes July 17, 2014  
Kyle City Hall

Present: Lila Knight, Susan Meckel, Dennis Rose, Jerry Kolacny, Pat Fernandez, Will Atkinson, Amy De Fillipi, Jerry Luttrell, Alfred Zambrano

Staff: Manny de la Rosa, Debbie Guerra, Steve Clamons

Knight opened the meeting at 7:05. There were no citizens comments.

As we have a new planning director, each of the committee members and the planning director introduced themselves.

The Long Range Planning Committee reviewed and made recommendations to the Planning and Zoning Commission regarding revisions to the boundaries of the existing overlay districts as follows:

**The FM 1626 Overlay District**

Luttrell made a motion, seconded by Atkinson, to recommend terminating the FM 1626 Overlay District at the intersection with Marketplace (rather than IH-35). The committee voted unanimously in favor of the motion.

**The Goforth Road Overlay District**

Luttrell made a motion, seconded by Zamora, to recommend the proposed changes to the Goforth Overlay District as indicated on the map included in the back-up materials. All members of the committee voted unanimously in favor of the motion.

(NOTE: new boundaries would include those parcels on the east side of Goforth Road from the intersection of Goforth Road and Masonwood to the intersection of Goforth Road and Bluestem Street, after which it includes those parcels on both sides of Goforth Road to the eastern city limit boundary. It includes all non-residential real property within four hundred (400) feet of the outer most edge of the street right-of-way. Goforth Road is also known as County Road 157, County Road 151, Bunton Road, and Bunton Lane).

**Old Highway 81 Overlay District**

Fernandez made a motion, seconded by Meckel, to recommend the proposed changes to the Old Highway 81 Overlay District as indicated on the map included in the back-up materials with the following amendment: to include those parcels directly south of the intersection of Old Highway 81 and South Street (up to and including the property occupied by Tyler's Towing). All members of the committee voted unanimously in favor of the motion.

#### **The FM 150 East Overlay District**

Fernandez made a motion, seconded by Luttrell, to recommend the proposed changes to the FM 150 East Overlay District as indicated on the map included in the back-up materials. All members of the committee voted unanimously in favor of the motion. (NOTE: new boundaries extend from the intersection of FM 150 East and Lehman Road on the west to the the city limit boundary on the east. It includes all non-residential real property within four hundred (400) feet of the outer most edge of the right-of-way of FM 150 East.

#### **The Center Street Overlay District**

Luttrell made a motion, seconded by Fernandez, to combine the Center Street Overlay District with the Central Business District Overlay District. All members of the committee voted unanimously in favor of the motion.

#### **The Central Business District Overlay District**

There was considerable discussion among the committee members regarding how extensive the boundaries of this district should be. Most felt that since this will only impact commercial redevelopment, it will help protect the existing residential properties to include as much as possible of the existing old town. Knight made a motion, seconded by Zambrano, to recommend proposed changes to the Central Business District Overlay District to include all of the original Old Town city limits and to extend west along Center Street from the intersection of Rebel Drive west to the city limits. All members of the committee voted unanimously in favor of the motion.

#### **The Rebel Drive Overlay District**

Meckel made a motion, seconded by De Fillipi, to recommend the proposed changes to the FM 150 East Overlay District as indicated on the map included in the back-up materials, but as amended by the committee members. All members of the committee voted unanimously in favor of the motion.

#### **I-35 Overlay District**

Knight made a motion, seconded by Fernandez, to recommend the ordinance be changed to state that where this particular overlay district overlaps with any of the other

existing overlay districts, the other overlay districts will take precedence over the I-35 Overlay District (i.e. the following overlay districts take precedence over the I-35 overlay district: Goforth Overlay District, FM 150 East Overlay District, CBD Overlay District, and Old Highway 81 Overlay District). There were no changes proposed to the boundaries of this overlay district.

All members of the committee voted unanimously in favor of the motion.

NOTE: if the Center Street Overlay District is retained, it should also be listed.

Knight introduced the next agenda item, the **Open Space** component of the Comprehensive Plan. Susan Meckel led the discussion. Committee members discussed strategies for the implementation of open space in Kyle. Among the discussion were the benefits to the watershed provided by open space that served as a buffer to our creeks. There was a discussion of the existing Parks Ordinance and whether it fully allowed for open space to be incorporated into the planning of projects. Mr. de la Rosa mentioned establishing a Land Trust which he had previously accomplished in another city, which many of the committee members thought was a great idea. Members also discussed how to incentivize small parcels for wildlife management with city annexation. The committee discussed whether or not it would be productive to hold a workshop with the Parks and Recreation Committee. Mr. de la Rosa will get a list of those committee members for us. He also suggested the Long Range Committee compile a list of recommendations to take to the Planning and Zoning Commission. The Committee will continue to work on this issue at the next meeting.

The item to introduce and discuss the ETJ Management Plan was tabled due to the late hour.

The next meeting of the committee will be Thursday, August 21st.

The committee was adjourned at 9:15 pm.

## **IMPLEMENTATION OF OPEN SPACE PLANNING ELEMENT (With emphasis on natural resource conservation)**

### FUTURE LAND USE

Plan for open space within new development

- Proactively procure open space and seek funding opportunities and programs

Work with existing landowners interested in preserving open space and natural habitat

- Tax relief/incentives; partnering programs/grant applications
- Be mindful when reviewing/approving adjacent land use projects

Outline preferred practices and recommendations for new development to incorporate open space

- Ask/require property dedication for open space as part of development review process

Plan and budget for appropriate BMPs for infrastructure, impervious cover, and transitional areas (natural-to-developed) to minimize impacts to natural systems

### OPEN SPACE PLAN

Plan and proactively procure open space

- Work with willing/interested property owners to secure land for open space
  - Include non-public access protected property to maintain healthy habitat
  - Ensure public access lands are managed to prevent degradation of natural resources

### PUBLIC FACILITIES PLAN

Set the example for environmentally smart construction

- Minimize impervious cover; install purple pipe; rainwater catchment systems; low-flow and low energy devices
- Budget and procure funds for innovative technology and appropriate BMPs to protect natural resources
- Create a recycling center for citizens to dispose of recyclable goods (fats, oils, grease, solid waste, construction waste, organic waste); consider composting facility)

Create multipurpose/multi-use facilities

- Partner with other entities i.e. school district, community neighborhoods, municipal, county and state agencies

### TRANSPORTATION PLAN

Plan for connectivity and pedestrian or non-motorized modes of mobility with low impact to natural resources

Plan, budget and apply for creative funding for BMPs to minimize transportation impacts

- Water quality protection
- Ozone/air quality protection
- Noise reduction
- Light pollution reduction

### URBAN DESIGN PLAN

Design and implement policy/regulations to guide BMPs for urban design that is protective of natural resources and open space

- Buffers to environmental features such as creeks, streams, waterbodies, floodplains, habitat, agricultural use lands, and transition zones
  - Vegetative filter strips
  - Light pollution reduction (signage and light ordinances?)
  - Noise pollution reduction

Stormwater and wastewater detention/retention and treatment and beneficial reuse

- Purple pipe for beneficial use on site or to responsible users
- Stormwater and wastewater management facilities that function as enhanced biological treatment and provide open space and habitat
  - Constructed wetlands and water quality ponds
  - Discharge of storm or wastewater at the head of developments to serve as onsite water amenities for THAT development rather than creating discharges downstream
  - Riparian preservation, restoration, and protection practices to minimize erosion and impacts to water quality

Require aesthetically pleasing landscapes using native species

Setbacks to roadways and public areas

Consider a hilltop/view ordinance

### DOWNTOWN REVITALIZATION PLAN

Encourage preservation of open space and heritage trees, plants

Incentivize reduced impervious cover

Consider vertical development to preserve green space

Purple pipe

### TAX GAP ANALYSIS PLAN/ECONOMIC DEVELOPMENT

Actively partner in funding opportunities for innovative technology and treatment of stormwater and wastewater infrastructure and preservation of habitat

Analyze cost of remediation and mitigation or retrofitting as might be appropriate for future phases or as required by regulation in cases of potential future impairment of resources

Use aesthetic and quality of life enhancement to determine value of property amenities and understand that enhanced quality of resources and quality of life improves property value

Once natural habitat/open space is established, maintenance can be minimal when done correctly (native species, appropriate BMPs) and can reduce capital expense in future phases

### REGIONALIZATION EFFORTS

Work with existing plans and recommendations

- EPA approved Watershed Protection Plan for Plum Creek
- Hays County Strategic Plan
- Neighboring cities (Buda, Umland, Austin) master plans (consolidate efforts/resources/areas for planning)
- Support and enhance connectivity of open space across multiple political jurisdictions

Communicate with developers

- Existing plans, recommendations, guidelines
- Ability to assist with planning, procuring, executing various component

### COMMUNICATION

The Comprehensive Plan was created and adopted as a result of a lengthy process including extensive public input. In order to ensure the elements of the plan are being considered and implemented as intended, it is imperative that Council, P & Z, and the Long-term Planning Committee work openly and diligently with two-way communication regarding proposed changes to the plan, and protocol be developed and followed to address changes regarding all areas of the Comprehensive Plan.