

Doyle Community Area Development Plan Final City Council Briefing

October 8, 2019





Presentation Overview

- Plan Overview
- Demographics
- Stakeholder Input – Interviews, Open Houses
- Framework Plans
- Implementation Plan
- Questions



What is an Area Development Plan?

- Establishes the **stakeholders' vision or goals** for a particular part of a community and a coordinated approach to achieving the vision that is lead and/or supported by stakeholders
- Focuses in **more detail** than possible during a citywide comprehensive planning process
- Identifies area needs and gets stakeholders **involved and engaged**
- Serves as the basis for **creation of city programs, incentives, and/or special districts** that are important to achieving the vision for the specific area (not the whole city)
- Helps stakeholders **focus on a common goal and work together** to implement their desired improvements for the neighborhood



Kerrville 2050 Comprehensive Plan

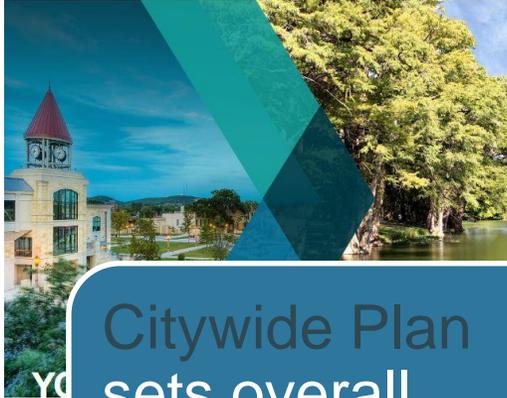
- **COMMUNITY AND NEIGHBORHOOD CHARACTER**
 - **GUIDING PRINCIPLE 6:** Celebrate and honor the character of each neighborhood and its culture; revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures
 - **ACTION ITEM 6.7:** Create neighborhood area plans appropriate to the uniqueness of particular parts of the City

How does this plan relate to Kerrville 2050?



Comprehensive Plan

June 26, 2018



Citywide Plan sets overall community direction

- Vision
- Guiding Principles
- Development Pattern
- Action Steps

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Area Plan applies direction to specific areas

- Area Vision or Identity
- Policy Direction
- Capital Improvements
- Action Priorities

- the impacted site does not have any I-35 deficiencies or depicting all proposed changes to bring their I-35 deficiencies into compliance with the Lewisville City Code, as amended. The requirements for an I-35 modified plan are as provided in subsection 6-77(f).
- (2) Within 60 days after the city provides written notice to the owners of a major impact site of the need for compliance, the owners shall submit an engineering site plan to the city depicting all proposed changes to bring their entire property into full compliance with the Lewisville City Code, as amended. The requirements for an engineering site plan are as provide in subsection 6-73(e) of the Lewisville City Code.
- (3) If an I-35 modified site plan or engineering site plan requires variances to bring the impacted site into compliance, such variances may be approved by the city council or the board of adjustment, depending on the type of variance sought. The city manager, or her designee shall also be authorized to approve the following reductions and minor changes for I-35 deficiencies without further city council approval:
- A reduction of parking that is less than or equal to 15 percent of required parking calculated using the standards in place on the date of the most current engineering site plan approval or latest building expansion;
 - A reduction of landscaping engineering
 - Minor changes to developer noncompliance size increases with the city of nonconformity the on-site capacity; ch widened to requirements
- (e) I-35 modified site pl

Implementation priorities and tools guided by area plan

- Public Investment
- Private Investment
- Facility Design
- Community Involvement



Project Goals

- Preserve existing neighborhood character
- Encourage investment to stabilize the neighborhood, prevent deterioration and loss of property value
- Identify stakeholder priorities
- Provide for infill development/redevelopment that is consistent with the existing community character
- Avoid placing unnecessary burdens on owners wishing to make improvements to their properties



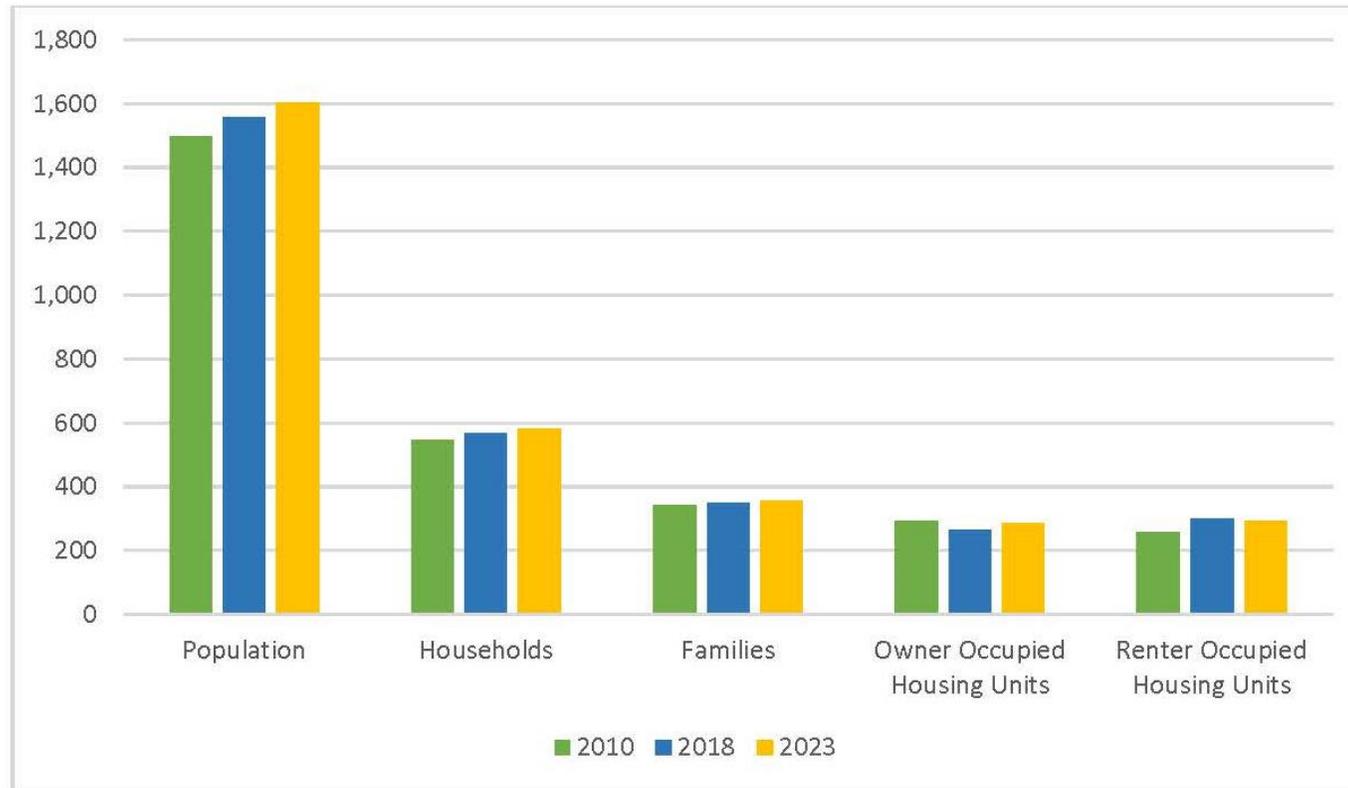
Planning Process

- May 2019
 - Stakeholder Interviews
 - Community Open House 1
- August 2019
 - Stakeholder Interviews
 - Community Open House 1
- September 2019
 - Community Open House 3
- October 2019
 - City Council Presentation and Adoption of Doyle Community Area Development Plan

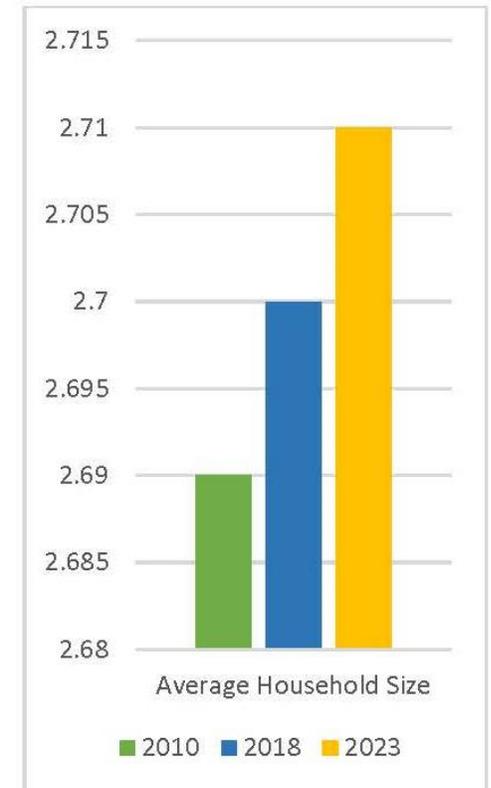
Demographics



Demographic Summary



Source: ESRI

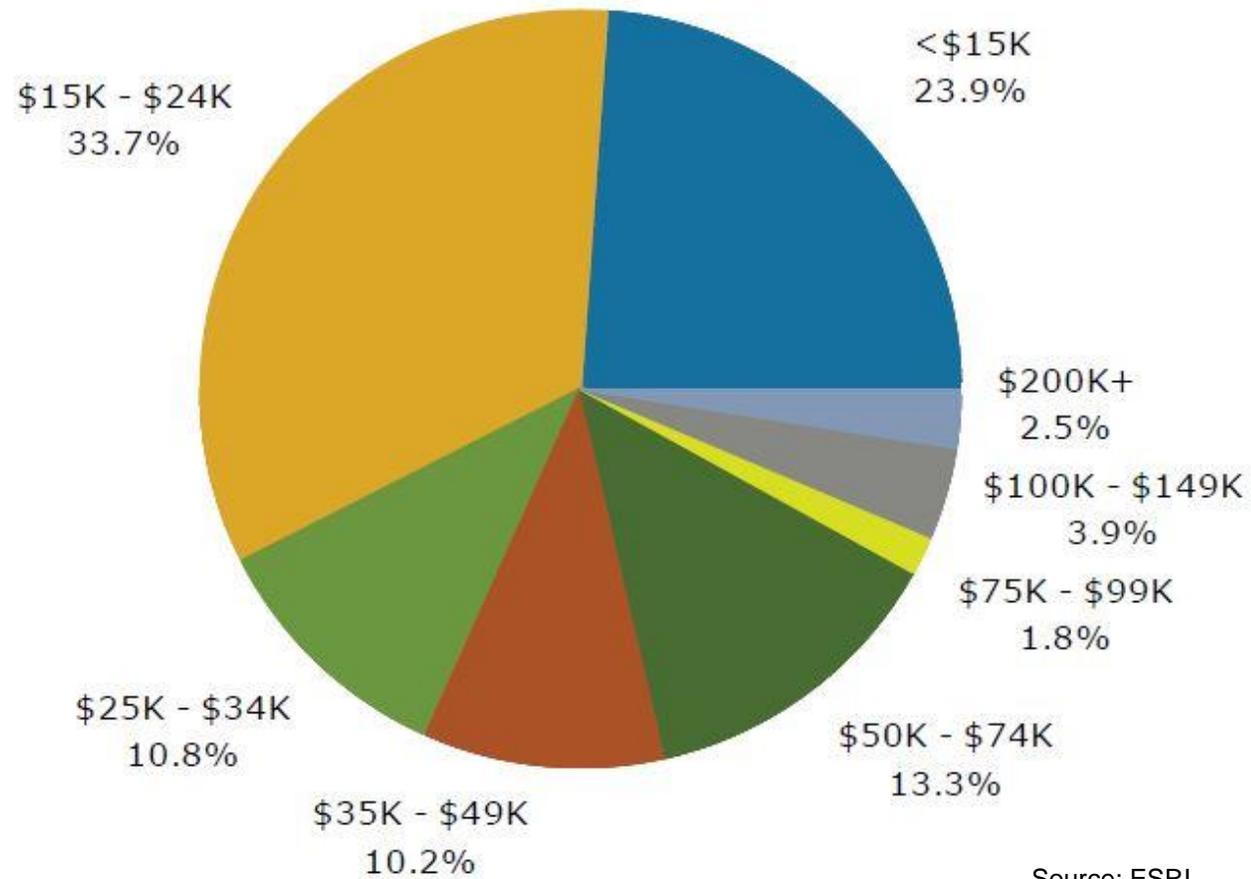


Source: ESRI



Income

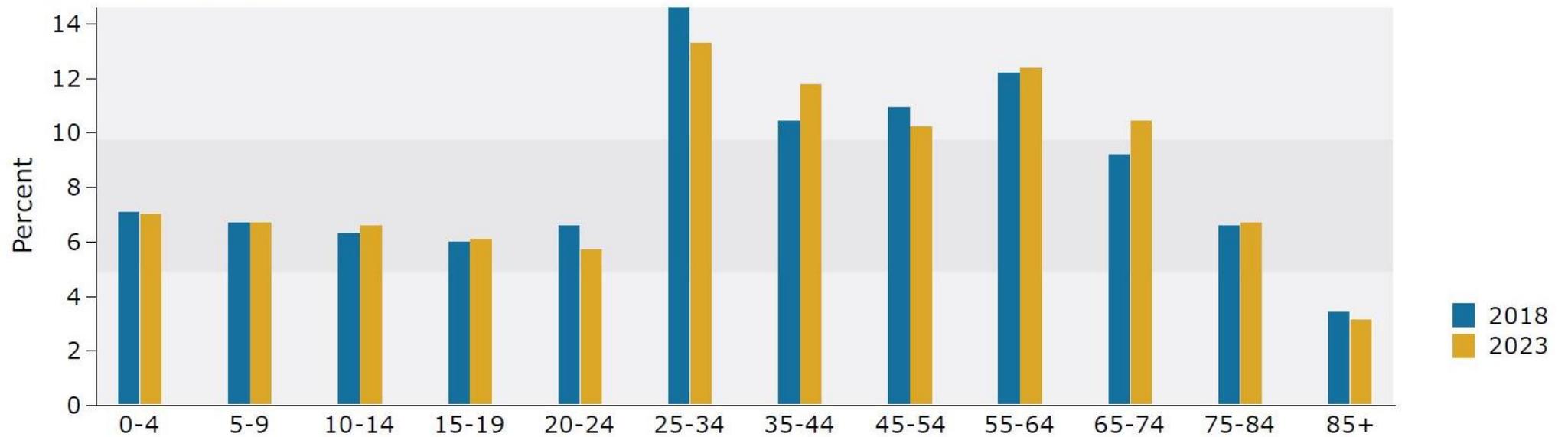
2018 Household Income





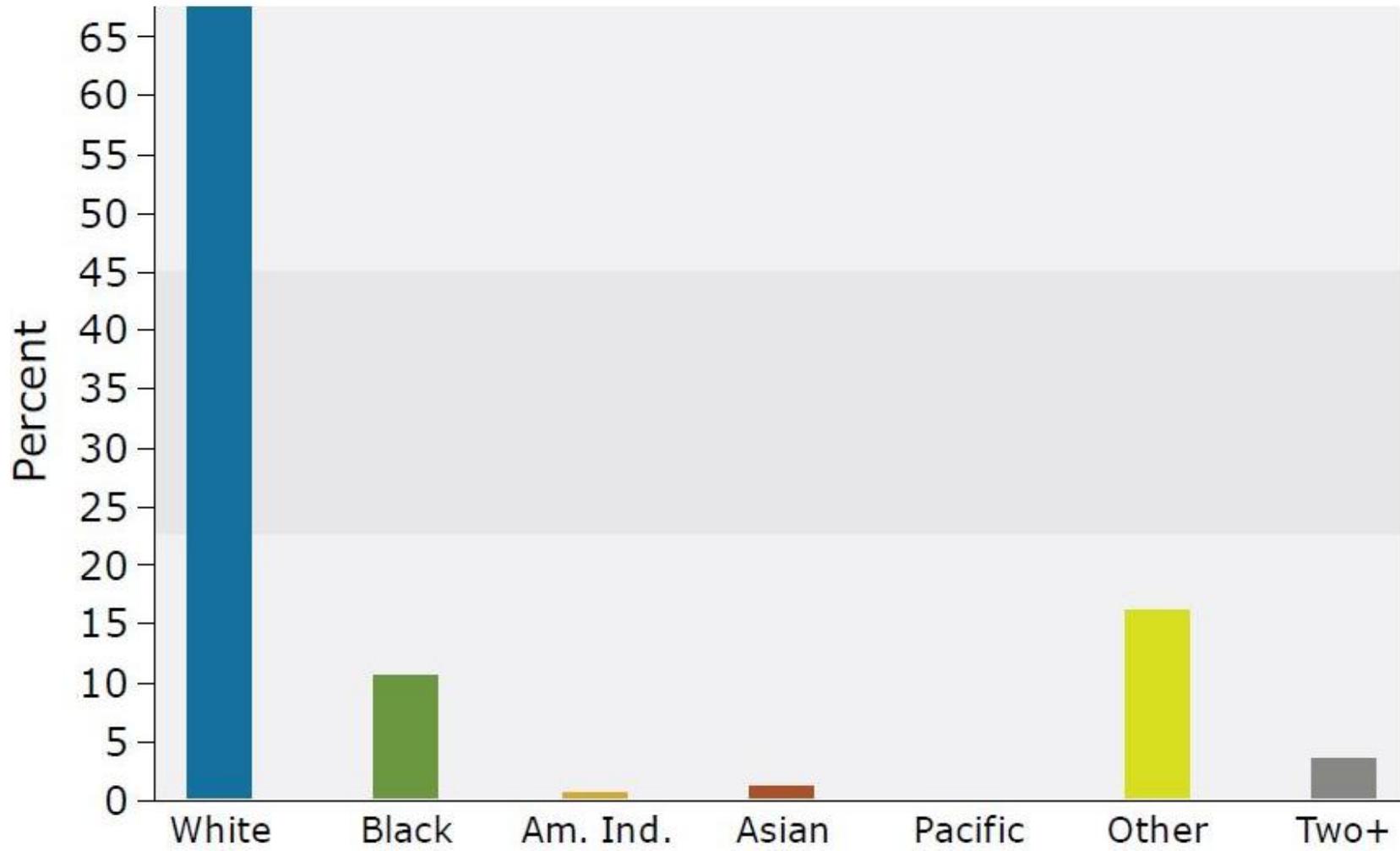
Age

- Median Age - 37.1 (2010), 37.4 (2018), 38.7 (2023)
- Population by Age Category:



Source: ESRI

Race/Ethnicity (2018)



2018 Percent Hispanic Origin: 57.2%

Source: ESRI



Stakeholder Input – Interviews

- Purpose:
 - To gain insight from persons with special knowledge and insight on the study area/study topic
- Process
 - Interviews Conducted on May 30 and August 1, 2019
 - 7 interview sessions
 - 15 individuals interviewed
 - Residents
 - Representatives of Doyle area institutions



Stakeholder Input – Open Houses

- Purpose:
 - To advise the community of the study process
 - To gather input about issues and priorities
 - To present concepts for review and input
- Open Houses:
 - Conducted on May 30, August 1, and September 26, 2019

Open House 1 Station Topics

- Kerrville 2050
- Facilities and Infrastructure Issues
- Priorities for the Future
 - Infrastructure
 - Services
 - Financial
 - Amenities
 - Development
 - Capacity Building
- General Comments





Open House 2 Station Topics

- Project Background
- Carver Park
- Doyle Community Center
- BUILD Health Initiative
- Priorities
 - Infrastructure
 - Neighborhood Character
 - Community Building
 - Housing and the Economy
- Framework Plans
 - Streets and Sidewalks
 - Stormwater/Drainage Improvements
 - Connectivity
- Additional Comments





Open House 3 Station Topics

- Framework Plans
 - Streets and Drainage
 - Connectivity (sidewalks and trails)
 - Neighborhood Character (neighborhood identity, open space, potential infill housing)
- Implementation Plan
- General Comments





Stakeholder Input (Summary)

- Poor infrastructure is the number one concern of community members
- Operations at the City Yard are incompatible with the rest of the neighborhood
- Carver Park should be improved and maintained to the same standard as other parks in Kerrville
- Doyle Community Center building and grounds need improvement
- The neighborhood wants to maintain the overall character of the Doyle area

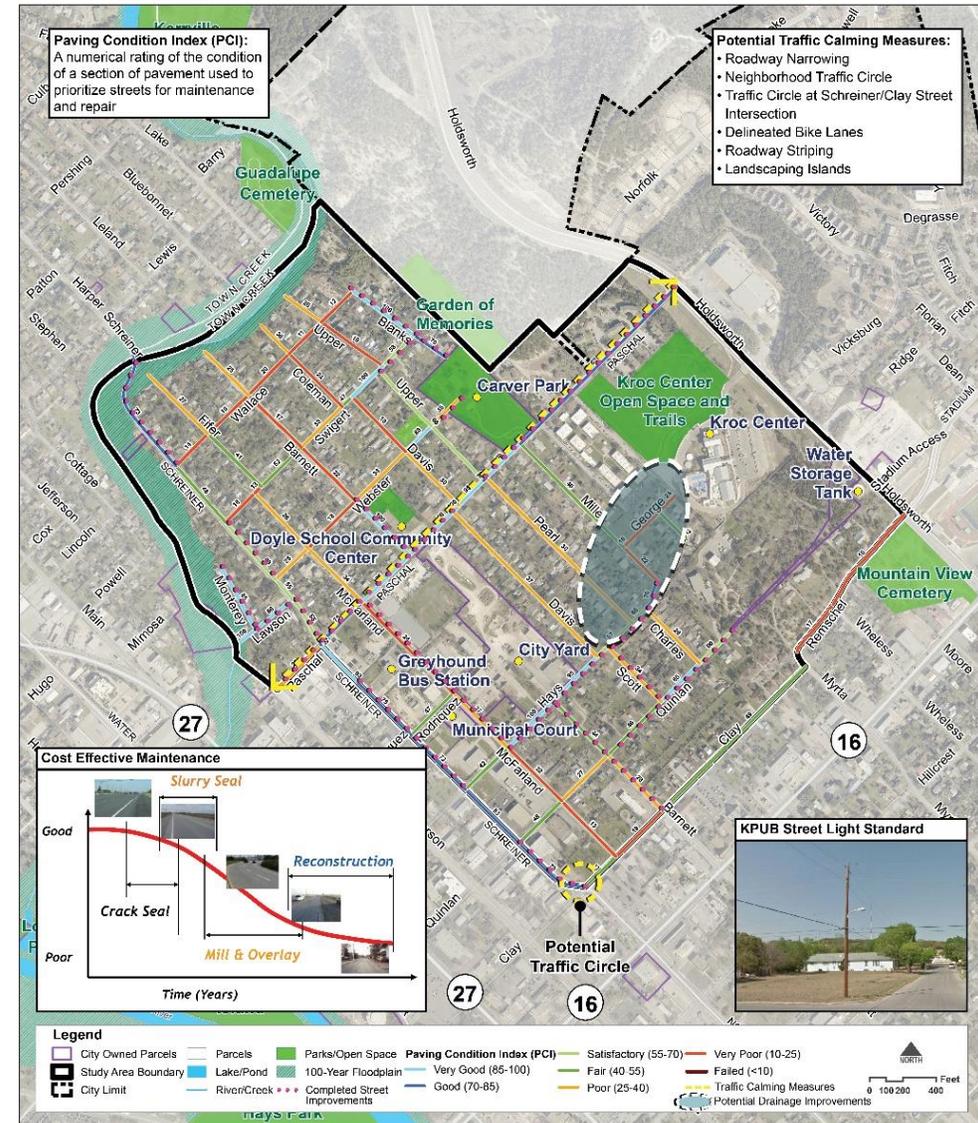


Stakeholder Input (Summary)

- There is a desire for more inclusion and greater participation from community members, particularly from younger people, newer residents
- Lack of maintenance on some properties is affecting other properties nearby
- Some community members need assistance maintaining their property due to age, disability, and/or limited resources
- More housing options are needed (a better variety of housing types and affordable housing)
- Local—“mom and pop”—businesses would be preferable in the Doyle area as opposed to national or regional chains

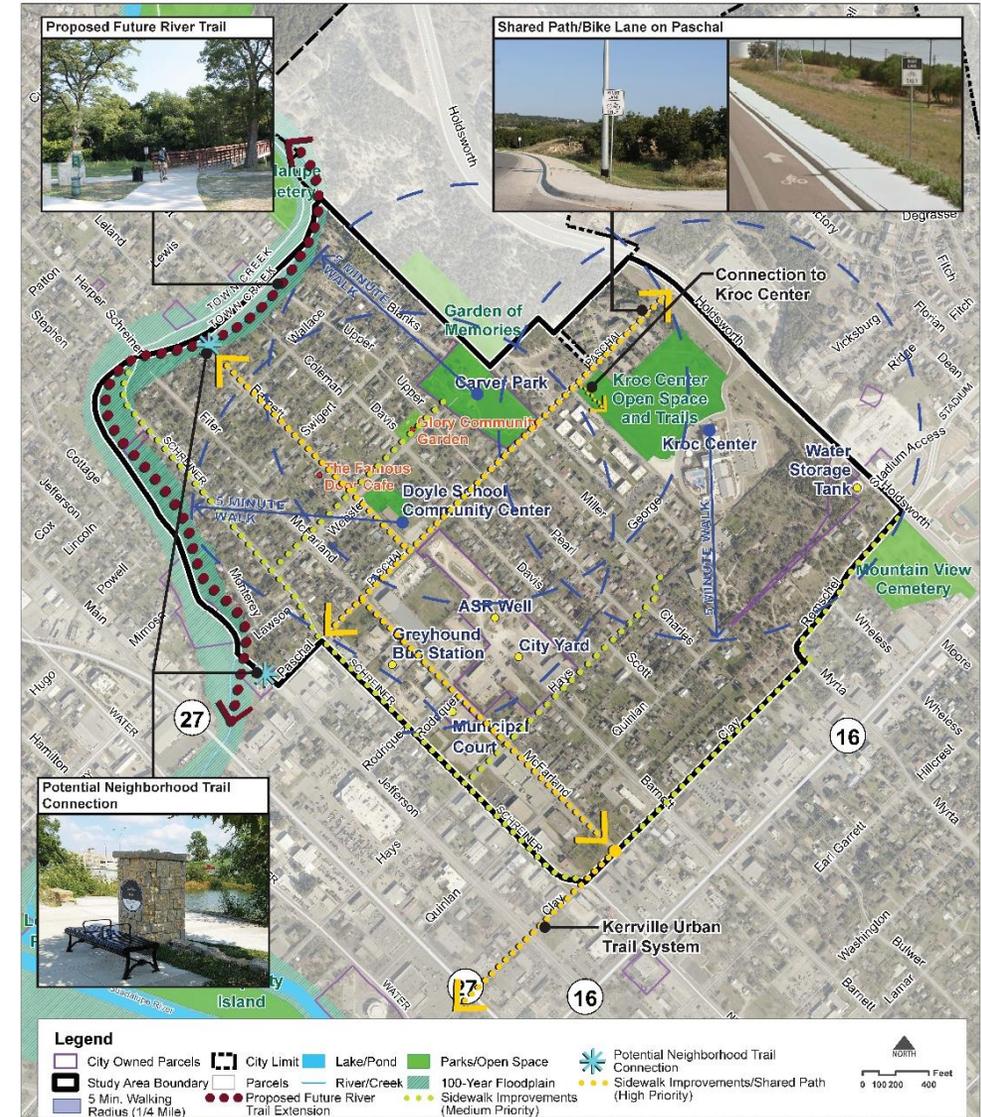
Framework Plan – Streets & Drainage

- Highlights:
 - Completed street improvements
 - Streets ranked by Paving Condition Index (PCI)
 - Locations for potential traffic calming measures
 - Area for potential drainage improvements



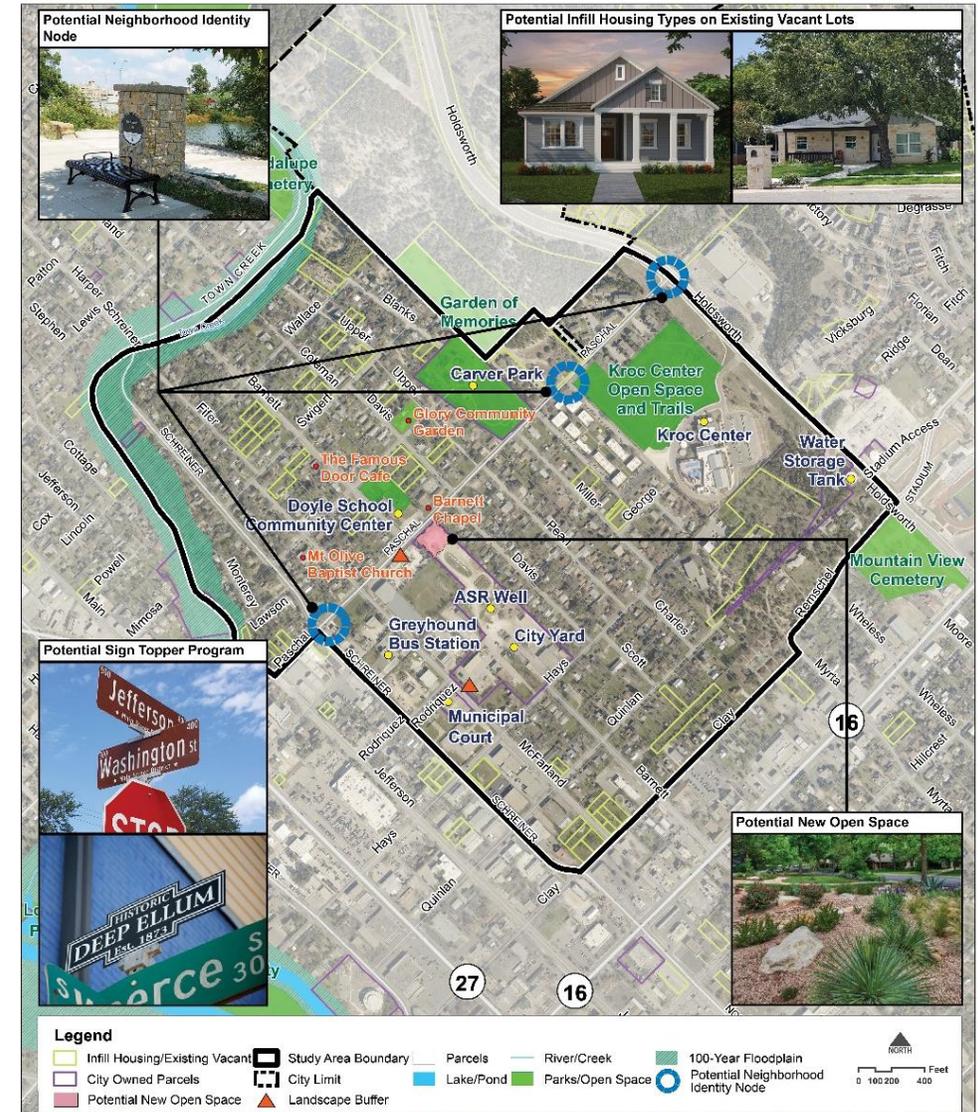
Framework Plan – Connectivity

- Highlights:
 - Potential sidewalks/shared paths
 - Potential bike lane
 - Potential connections to future River Trail



Framework Plan – Neighborhood Character

- Highlights:
 - Potential neighborhood identity nodes
 - Potential new open space and landscape buffers at City Yard
 - Potential infill housing locations





Carver Park

- Potential Enhancements to be Evaluated:
 - Additional security lighting
 - Additional parking
 - Splash playground upgrades
 - Extended splash playground hours
 - Restroom improvements
 - Basketball pavilion improvements
 - Theodore Martin commemorative feature
 - Ballfield fence
 - Entry feature signage
 - Pest/Insect treatment program



Implementation Plan



Implementation Plan Overview

- Based on:
 - Stakeholder Interviews
May 30 and August 1, 2019
 - Open House 1, Open House 2, Open House 3
 - May 30, August 1, and September 26, 2019
 - Kerrville 2050 Comprehensive Plan



June 26, 2018





Refinement of Issues

- Issues identified by the community were refined and organized into seven categories for purposes of the Implementation Plan:
 - Infrastructure
 - Streets
 - Sidewalks and Trails
 - Streetlights
 - Stormwater/Drainage
 - Services



Refinement of Issues

- Neighborhood Character
 - History/Sense of Place
 - Property Maintenance
- Parks and Open Space
- Doyle Community Center
- Community Building/Community Relations
- Housing and Economics
 - Housing
 - Economics

Implementation Matrix Excerpt

	GUIDING PRINCIPLE	ACTION ITEM	TIMING	RELATIVE PUBLIC SECTOR COST	RESPONSIBLE PARTIES
KERRVILLE 2050					
C6	Celebrate and honor the character of each neighborhood and its culture; revitalize neighborhoods and create gathering places within them while avoiding the displacement of citizens and their cultures				
C6.7		Create neighborhood area plans appropriate to the uniqueness of particular parts of the City	U	\$\$ per area plan	City with consultant help
I INFRASTRUCTURE					
I	STREETS				
I1	Evaluate existing conditions on Paschal Street, including speeds, pedestrian issues, and enforcement, and create a plan for improved safety				
I1.1		Seek to reduce through truck traffic (dual axle) and commercial buses on Paschal Street	S	\$	City, TXDOT, Greyhound Bus Co.



Timing, Public Sector Cost

TIMING		RELATIVE PUBLIC SECTOR COST	
U	Underway	\$	A project or action which can be completed at a relatively low cost usually because a large part of the work will be done by the City using Staff resources
S	Short-term; 0-5 years	\$\$	Projects or actions such as planning, engineering or urban design studies costing up to approximately \$150,000
M	Mid-term; 6-10 years	\$\$\$	Projects or actions such as land acquisition or construction which may involve costs between \$150,000 and \$1 million
L	Long-term; more than 10 years	\$\$\$\$	Major projects or actions with approximate costs of more than \$1 million

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