

Downtown Kyle Business Survey

1. What is your business name? - Responses

Answer

2. What type of business do you own? - Other responses

Answer

Clinic

Media

Food and beverage

Real Estate Development & Property Management

residential mortgage provider

non-profit

Museum

2. What type of business do you own? - Comments

Answer

Retail and wholesale bakery and restaurant. Full service catering

Chiropractic Clinic

Dessert

Full service Bar and Grill, Families welcome

Our location has 4 office spaces. It currently houses a Tax Prep and Massage Business.

We are associated with the Masters Program in Creative Writing at Texas State University.

The Center is housed in the childhood home of Pulitzer Award winning author Katherine Anne Porter. The house is a National Literary Landmark and listed in the National Register of Historic Places.

Building is owned by the City of Kyle and the Museum is operated by Hays County through the Hays County Historical Commission

Home based bakery, looking to transition to a cafe in the downtown area of Kyle.

3. What types of product(s) or service(s) do you offer? - Responses

Answer

Pies and baked pastries, sandwiches, salads, full service catering, casseroles to go, and 30 wholesale clients

Healthcare/ Chiropractic care

Website, design, newspaper, magazines

Real Estate sales

Business resources for other businesses. And, Visitor Information

Martial arts instruction

Gourmet ice cream

Food, Cock tales Beer Wine, Karaoke, Trivia Night, Sporting events

BBQ Cuisine

Real Estate Services. Selling, Buying, Investing.

Financial Planning, Investment Advisory services, insurance brokerage

Mixed-use retail and commercial neighborhood office/retail property

Home loans for all purposes

We offer Tax Prep, Business Consulting, Notary and Financial Guidance to Kyle and surrounding areas.

We have a writer-in-residence program that offers an opportunity for a young author to create and complete their first professional work.

We also offer a reading series - open to the public at no charge - that brings in renown authors from around the country.

A community meeting space that is available to the public for meetings at no charge.

Museum on the history of the railroad in Kyle. Kyle was first established as a town with the coming of the railroad in 1880.

We also hold various events for children and their families throughout the year.

Custom baked goods for clients

4. What are your business hours? - Responses

Answer

10:30-6:30 m-f Sat 10:30-4

9-5

10-7 in office most days. Available by phone, text or email 24 hours.

8 a.m. - 5 p.m. M/F

4-8:30p m-f

12-8 Tues-sat 12-5 Sunday Closes Monday

Sun-Thurs 11-11, Friday-Sat 11-12

Tuesday-Saturday 11-8 or sold out Sunday 12-7 or sold out

9-6

By Appointment

Workdays

8-5 and weekends by appt

Our hours range between 8am - 7pm Monday - Friday 9am - 3pm Saturday during Tax Season.
10am - 3 pm Monday-Friday off season.

Varies (see no. 3). Our reading series is available on our website at www.kapliterarycenter.com

Tours of the Katherine Anne Porter Childhood Home are available by appointment for individuals or groups.

Each Saturday from 10:00 to 2:00

We plan to expand our hours as more volunteers become available.

Also open by appointment.

We also hold special events throughout the year and coordinate events with the Library, the City and other organizations.

5. How long have you been in business in Downtown Kyle? - Responses

Answer

20 years

2 years

Started in 1903 in kyle. On and off since then

20 years downtown - 25 years in total

15 years

5 years

2 yrs

7 years

In Downtown Kyle for 7 years

3 years

In business: 6.5 year. In Kyle: 1.

Three (3) years

1

Since 2004

19 years

3 years

1 year

6. Please select how you market your business from the choices below. Feel free to add additional information in the comments. - Other responses

Answer

Outside sampling events

PR employees

Professional Associations

Mailers

School sponsorships (several)

website, press releases, twitter

press releases

Vendor events in Kyle

6. Please select how you market your business from the choices below. Feel free to add additional information in the comments. - Comments

Answer

Sponsoring large events w Texas monthly magazine H-E-B Grocery, and Blues on the Green. During theses events we talk about Kyle to increase tourism and promote our company and community

We don't have radio or tv. Only real local media is newspaper

Signage, location, car, word of mouth

Email marketing, Google,

Also: Google advertising, Barton Publications online advertising, networking and I teach educational classes.

I'd be interested in Parade Events in Kyle if I knew about them before they were starting.

7. How are you engaged with downtown efforts? - Responses

Answer

We are in constant contact with our department of economic development and other city and county officials. On the economic development board.

Not sure what this is asking?

Meetings, promotions

Currently, I am not aware of any downtown efforts.
I attend the once a month market

Partnership with the City to engage business

Going to some council meetings, planning on developing property downtown, bought a house downtown to live in.

Haven't had much time to get involved but would like to be more hands on

We've attended meetings, fixed up our facade, added a nice outdoor dining area. Our vision was to grow with downtown.

I've been to one city council meeting on the subject.

Interested in facilitating expansion and development of the downtown business district

Have not been but hoping to see it revitalized

Not much currently.

7. How are you engaged with downtown efforts? - Responses continued

Answer

A representative has attended all of the recent meetings concerning the efforts at Downtown Revitalization. They have also helped members of the community in block-walking to deliver flyers on these meetings to keep people informed about them.
We have been involved in zoning issues along Center Street since restoring the house in the late 1990s.

We have attended recent meetings held on revitalization efforts.
We also hold extended hours during the once a month Market Days downtown.

Chamber member, small business committee, and attempting to become a fixed location in the downtown area to improve the overall quality of life and appeal for our downtown area.

8. Do you partner with other business owners in your downtown? If yes, please describe how. - Responses

Answer

We refer customers to all other businesses

Yes, giveaways.

Yes. Networking. Meetings, friendships, Chamber.

yes. Taxes, Food, Beverage, Ice Pops, Coffee

The Kyle Chamber represents several businesses

Yes some cross promotion

Besides FB mentions, not much else

We aren't "partnered" with anyone but support all

Good relationship and supportive

No.

We promote expansion of all downtown businesses

We get much of our catering from Texas Pie Company

No. But we have held "pie" events with the City.

I have provided baked goods for numerous business

9. What do you like about other downtowns? - Responses

Answer

Dont really compare

I love downtowns like Georgetown that are filled with cute shops, restaurants, lights and architecture.

Depends on downtown. Better restaurants. Better retail. City seems to work on getting word out better in other towns. Quit just using social media. Make an effort, city staff.

Vibrant shops, settings within the shops or restaurants, activity, design, friendly people. There is actual community relationships. For some reason, there is not any actual reciprocity. If you sponsor something, no one comes in, as a result of it.

Family friendly, safe, sense of community, food/beverage options, shopping, character

Density of businesses, green space, walkability.

Walkability. No residences along square. Variety of shops

There is typically a lot of foot traffic with a variety of options for entertainment

things I have noticed about the top downtowns:

1. Partner with associations to preserve and enhance the downtown area for BUSINESSES.
 2. Market Days
 3. Festivals with business involvement - downtown Kyle does some things but there is VERY poor communication with business owners
 4. Walkable
 5. Maintained website
- Invested citizens/Local Support

That depends on which downtown we are talking about.

Visual "city-centers" organized around common city-business infrastructure that promote both an identity and ease of access.

Walkability, great shops and restaurants, asthetically pleasing to the eye. Quaint

There is more things to engage people in other downtowns. Kyle's downtown is void of anything other than Bars and a few Restaurants. Even the Historical sites are not inviting.....oh wait are there any?

Like New York City? lol (which I adore)

I assume you mean similar downtowns. I believe it is important to determine the characteristics that make one's own downtown unique and special and go from there. One of our current issues that people are looking to other places as a model for what Kyle "should be." It's a formula that rarely works.

We love other towns that have restored their railroad depots. Our group has visited many of these towns.

Walking area, shops, restaurants, "hometown" feel, outside seating at cafes.

10. What do you love about Downtown Kyle? - Responses

Answer

Our 100 plus year old building. The quaint small town charm.
The pie Capital of Texas initiative. The pie in the Sky hot air ballon festival. Our community and customers

Honestly, I feel that there is a lot of improvement opportunities. However, I certainly feel like there is a lot of potential for a great downtown area. I like the layout of downtown square. It gives opportunity for the area surrounding the square to be developed into a thriving and gorgeous town square.

City hall is downtown and drives the business and that is big to us who are already here. Friendships, working on look of downtown,

The Square. I visit it 2-3 times a day with my dog. It's pleasant, shaded, in the middle of life sounds.
The Pie Co.

Community feel when we're able to bring people down.

Dojo Kyle! Being able to walk to La Ola, getting my haircut at center st salon, eating at pizza classics, milts, pie co, Chinese buffet, walking the dog around downtown.

It's slowly starting to change

The old town feel

Charmhistorical significancePotential

I can have an office on the corner of Center and Main Street and only be a 15 minute drive from where I live.

The City of Kyle has the existing rudimentary parts and pieces (i.e., City Hall, Community Square, newspaper, new/old successful businesses, etc. etc.) to develop it's own unique charm and style.

nothing...it looks like a dump. Store fronts look drab , absolutely nothing draws people in. Even the new businesses on side street look dull

The foot print although small has charm. I do like the new sidewalks , mostly the brick accents as I think the knockouts at the corners took up entirely to many parking spaces.
I love the old Court house space.

Walkable.

Public square is a small, intimate and quiet space

Businesses are very warm and friendly.

Historic buildings make the area unique, unlike the franchise-type places of "Anywhere USA."

Small town "feel" that is no longer apparent anywhere else in Kyle.

We love its historic character and the friendly attitude of all the businesses.

The park area is nice, but everything in downtown needs a facelift. It would be nice to stay "homey", but it all needs cleaned up.

11. What are some of the challenges you face in Downtown Kyle? - Responses

Answer

Parking. Markets on the square inhibit parking for our customers. Vendors occupy a lot of customer parking during these events.

Bar clients deface and vandalize our property.

I'm challenged mentally by the uncertainty of the future of downtown. If the focus of development of a central gathering place shifts to the other side of town, as it seems to be doing, it would be tough to envision keeping our business in downtown permanently.

City staff doesn't understand what businesses really do here. They are sort of condescending.

Variety of services, food, shops, etc. The business district should be expanded. Make the streets one block off Center St. one way to provide space that will allow for the construction of sidewalks & parking and reduce traffic on Center St. For some reason, there is not any actual reciprocity. If you sponsor something, no one comes in, as a result

Current business close at 5. Challenging when Kyle doesn't have the population to service during the day/week. Need breakfast/food/drink options that create a "gathering" family feel.

No Growth kick back from residents

Needing a larger facility. Why do they shut parking down for 2-3 days in advance of market days???

Too much residential that pushes back against change. No signage for businesses away from center street. The train stops too often

Not a lot of foot traffic, not much to draw people downtown for lunch, and evening

1. Parking
2. Traffic
3. Train stopping on tracks
4. Not walkable - Parking, sidewalks, shops
5. Communication with city/PARD (not knowing about movies in the park, market days - given just a couple weeks to prepare for Christmas lights)
6. It's a neighborhood

The income range of local residents is below my target demographic, so few of my clients live near my office.

Continued, well-defined, commercial land-use zoning conversion adjacent to Center Street is needed to develop a unique downtown development-style around "the square" will give the City of Kyle its own unique character.

People do not want to come here....want to be up at Kohler where it is light, bright and vibrant

The struggle between Residential and Commercial space. The restrictions placed on signage. The Chamber or lack of their involvement with Businesses in Downtown. I've not been visited once by them.
Parking!

11. What are some of the challenges you face in Downtown Kyle? - Responses continued

Answer

There is very little retail and too many bars.
City Council members have ideas for downtown that are very different from those who live here.
Traffic congestion - but only at certain times of the day.
Lack of events to bring people to the area during evenings and during the day on weekends.
Lack of promotion of the area.

We need more volunteers to help us in keeping longer hours of operation at the Depot. We are working on it.
We are very pleased that children and their parents are beginning to discover the Depot.

The train and traffic are not good for businesses downtown. It prohibits the "pedestrian" area/feel for downtown, as the pollution from cars stuck waiting on trains makes being outside at the park, or if there were an outside eatery, rather unpleasant, not to mention the noise.

12. What makes your community unique? - Responses

Answer

It's small town charm. The Kyle Pie Capital initiative, pie in the Sky hot air ballon festival, Texas Pie Company

It's unique to have a town of this size that has managed to still maintain a small town feel and all of the benefits of a small town. I love that for the most part, the businesses all support each other.

Certainly not pies. Maybe the history.

It's dying when the rest of the economy is thriving. We're the fastest growing city and the quickest dying downtown. The TDA is a program based on Tourism and & Economic Dev. I'm sure you understand the value of this statement. There is greater interest. The Dynamics of no growth, no change & unpredictability at the city process deter business.

Growing community with small town feel

What community? At the dojo? Or what makes the downtown community unique?

9

1. Historic Buildings
2. Amazing music venue
3. Beautiful park on the square
4. Close to Austin
5. Close to river access
6. Charm

12. What makes your community unique? - Responses continued

Answer

Every community has it's own character, the problem is some cities try to be something they're not and in up losing their inherent charm/character in the process.

I don't think y'all take advantage of the Historical side enough.

Downtown public square with the Old City Hall
Historic Railroad Depot
Potential to restore unique historic buildings (tax credits)
City Hall
Wonderful historic homes and churches surrounding the downtown
Important people in the history of Texas, who left their imprint on the town

We are the only town in Hays County that still has its historic railroad depot. It has been beautifully restored to its original condition and is a Recorded Texas Historic Landmark (built in 1917). The downtown area still has the feel of what it was like during the early years of the town, even though Kyle has experienced tremendous growth.

Currently nothing. We need new trendy boutiques and cafes - reasons for people to visit us!! We are the Pie Capital of Texas, and we have one Pie shop...

13. What else should the TDA Downtown Assessment Team know about your business and downtown? - Responses

Answer

We genuinely love this town and the downtown area, while still maintaining hope for an even better future for our downtown.

Don't move city hall. Support existing businesses here and don't give tax breaks to the new guys. We've been here a while.

Rather than diverting traffic around Kyle, as Plum Creek and the new FM 150 does, there should be signs directing traffic to the area that support local businesses. That the "original" part of Kyle should not become the suburb to Plum Creek! Businesses & residence Lack Reciprocity. Donations & Memberships requested and then forget you exist.

There is a desire to revive.

I'm excited about downtown developing. I'm in it for the long haul. I think downtown is going to be the unique small businesses, and uptown is going to be the chain businesses or the businesses with deeper pockets. Both will be nice to have in town.

We'd like for the square to be used more often for a variety of events and with more frequency. Better lighting along the square. Bar goers like to drink in the dark parking lots and leave beer bottles everywhere on weekend nights

13. What else should the TDA Downtown Assessment Team know about your business and downtown?

- Responses

Answer

The TDA Downtown Assessment Team knows all there is to know about downtown Kyle, all I can say is the neighborhood retail businesses we lease to and potential business owners tell us they are attracted to the "hometown feel" of downtown Kyle.

There are ways to keep that "feel" with new CBD development and the re-purposing of real estate.

Downtown is a unique place for small businesses. Certain requirements should be reduced so that a small business can thrive without having to jump through the same size hoops that a Major Corp does. We are mostly Families trying to provide service or retail to our neighbors and friends. Not a Corp GIANT with deep pockets and endless time.

Unlike most businesses, we are not here as a true business to make a profit. Our goals are to support the community as an advocate, to provide an opportunity for learning and appreciation of the arts for the community, and to be a liaison to Texas State University.

We are really looking forward to working with the Downtown Assessment Team.

We are a very supportive community of small business owners. I hope we stay that way, and don't let all the big name brands in... They can go pay the exorbitant rent prices over near Kyle Crossing. Let downtown be quaint, pedestrian, relaxing, safe, beautiful and fun for everyone.