



CITY OF KYLE

Community Development Department



MEMORANDUM

Date: September 20, 2016

To: City of Kyle Mayor & City Council

From: Howard J. Koontz, Community Development Director

Re: Amendment to Kyle's Impervious Surface Ratio Standards, §53-33(l)

Kyle's continued growth is most clearly seen in the construction of new structures, both residential and commercial. New roads, buildings, driveways, parking areas, and sidewalks all introduce impervious surfaces to the previously undeveloped (or in some cases under-developed), pervious landscape. In the usual and customary regulation of development standards in the city limits, staff administers regulations that limit the maximum amount of development allowable on any one parcel. The reasoning behind this is two-fold: there is an environmental component, and an aesthetic component.

The environmental portion of the regulation reserves a certain amount of each lot as pervious, to permit the continued ground water recharge of the land through collection and percolation of stormwater. The aesthetic component is related to the idea that a certain portion of a lot should be held in a natural state; the amount of that portion of the land is decided by the expected sense of place. A dense urban environment may only necessitate five percent or less pervious area, but low-density estate residential should be built at a more appropriate standard, closer to 25% - 50% impervious.

Recently, staff has uncovered a few conditions of zoning that are causing related challenges to development. The definition of impervious surface in the City of Kyle does not include a provision that adequately addresses compacted gravel and similar improved surfaces. In the case of redevelopment, existing sites containing areas of "compacted base" are being credited with pre-existing impervious surface, negating a requirement for infill development to adequately detain stormwater of a post-development site. However, for a new development site, compacted road base would then be considered impervious and improved, and could be interpreted to qualify as improved for the purpose of parking and outdoor storage. This text amendment proposal clarifies the city's position of what constitutes impervious surface and what is pervious, especially when considering surfaces required for parking and drive aisles.

Also, the impervious surface ratio for residential lots does not calculate non-structures in the ratio total. This manifests itself as a problem, because stormwater detention facilities are effectively sized for expected impervious surfaces, but in Kyle usual and

customary paved surfaces like driveways, sidewalks, patios, pool decks, etc. can't be adequately calculated to be contained during a storm event.

Through further clarification of impervious surface and allowable maximums of impervious surfaces, it is expected that more effective stormwater control can be implemented in the development process, and an appropriate density of development can be assigned to each zoning district, as specified in the revised Chart 2.

PLANNING COMMISSION

At their regular September business meeting, the Planning Commission discussed this item at a Public Hearing. Discussion was focused on the idea of whether or not decorative and swimming pools, specifically the water surface area, should be included in the impervious surface ratio. From an environmental standpoint the item was arguable, but it was agreed upon from an aesthetic standpoint that the water surface area did contribute to the sense of built density of a parcel and therefore should remain as an impervious surface for the purpose of this text amendment. Secondly, a point was put forward that any person developing to within 5% of their allowable ISR maximum should have to submit an as-built drawing that reflects the impervious surfaces and declares what the parcel's ISR is at the time of certificate of completion or occupancy, whichever is appropriate. That change has been made, and is included in the version you are reviewing tonight.