



CITY OF KYLE

Community Development Department



Date: January 3, 2016
To: City of Kyle Mayor and City Council
From: Howard J. Koontz, AICP, Community Development Director
Re: Text Amendment related to single family residential construction

An increase in single family home construction under the terms of Kyle Ordinance #824 has resulted in a similar increase in complaints from home builders seeking exceptions or amendment to the terms of #824.

In October 2014, the Mayor and City Council, following recommendation from the Planning Commission, adopted an ordinance meant to clarify a design aesthetic requirement, repeated through Kyle's Zoning Ordinance in multiple single-family residence districts. The design standard was inserted to require greater diversity of single family home façade treatments, and remove the automobile-dominated appearance of homes in Kyle. That standard was adopted as Ordinance #824, and it serves to reinforce Kyle's requirement that homes need to have a split front façade, where the front-loaded garage portion of the home sits back five feet from the non-garage portion.

Opposing positions have put forward concerns about the lack of home designs available to meet the letter of the ordinance, and the perceived unappealing result of a home façade with an over-sized wall section protruding in front of front-facing garage doors. Further, the policy doesn't make individual concessions for larger home widths, nor recognize the effect on smaller home widths, but is instead applied equally to all home types.

Staff has been directed to make amendments and clarifications to not only Ordinance 824, but some of the bulk standards contained in Chapter 53, the City's Zoning Ordinance. All of these changes are noted in the text exhibits attached to this memo, and will be explained and compared/contrasted through a presentation at the item's Public Hearing.

Up until the Special Called Meeting of the Planning Commission on November 22 where this item was first presented and debated, staff had honored the two core tenants of the single family design aesthetic: that (1) garage openings be set-back from the front wall of the home by no less than five (5) feet, and (2) that the garage opening façade be

more narrow than the non-garage façade. Those tenants are maintained in the code language that was submitted at the November meeting.

Following the evening's discussions and Public Hearing, the Commission voted to postpone their recommendation to City Council, to further contemplate the issue and, perhaps where appropriate, offer additional options or code language, and pick the item up again at the December 13 regular business meeting.

In the interim, with significant input from the builder community, staff has prepared additional revisions and edits to the amended copy submitted for the November 22 meeting. With changes arguably too numerous to present as ~~strike-thru~~ and underline format, the new edit is presented in full for your review and comment.

It should be noted that these standards are relevant to front-loading, single family detached home structures only. No such restrictions as contained in these standards are applicable to side loaded, rear loaded, or rear-detached garage products.

Because the length and complexity of this policy has grown with each new edit, staff is considering (and will likely implement-) the idea of replacing this policy document with a "style guide". The style guide would feature architectural styles and accessory attributes consistent with what Kyle expects from quality structures, and development at-large. The style guide would provide direction for our home building clients, and the resultant applications would be:

- (1) Reviewed by planning staff, and confirmed with a recommendation by the Planning Commission for construction; or
- (2) Reviewed and confirmed for construction by staff, with appeals for those with standing to be heard by the Planning Commission.

At their regular December 13th business meeting, the Planning Commission heard and discussed many issues surrounding this proposal, and talked at length about this issue. Ultimately, their recommendation was favorable toward the language presented here, but their expectation for this policy to be replaced with a "residential home construction style guide" is high, and the Commission further recommends that the style guide be developed and implemented without delay.