



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Mayor & Council

FROM: Howard J. Koontz- Director of Planning & Community Development

DATE: Tuesday, April 7, 2020

SUBJECT: Discussion of Home Design

On November 19, 2019, the Mayor and Council asked staff to bring forward edits to the Residential Style Guide, in order to affect a higher standard of residential development. Planning Staff brought edits forward to the Planning & Zoning Commission on January 14, 2020. The Commission recommended approval of Planning Staff's edits, 5-1. Staff brought the same edits and the Commission's recommendation vote to the Mayor & Council on January 21, 2020. The City Council took no issue with portions of the edits, except for the change in the alley loading requirements. Please see a summary of the discussion below.

RECOMMENDATION

At the March 10, 2020 Planning & Zoning Commission meeting, the Commission had no objections to the changes made (no discussion). Staff seeks approval of the changes below.

TEXT OF THE ZONING ORDINANCE

Sec. 53-930(3) – Neighborhood design and improvements.

Added for 3/10/2020

- (3) Install amenities which serve a dual purpose. Stormwater management detention (dry ponds) can be utilized as sports fields, as Kyle on average only experiences 49 days per year of measurable precipitation. Retention ponds (wet ponds) can be designed as a source of local irrigation, and also as a focal point or gathering place for a passive recreation park or trail. Street-side tree plantings are generally required every fifty (50) feet on center, depending on the species; street trees serve as traffic calming, provide shade and cooling for pedestrians, provide protections in the form of a buffer between pedestrians and vehicle traffic, and

recent studies show the shade provided by the over-story canopy actually shades the sidewalk and road pavement, which reduces the expansion and contraction cycle of the hard surfaces, leading to longer time periods between necessary resurfacing (street infrastructure resiliency). Easements for underground utilities which cannot be built upon with structures can be used for trail systems and bike/pedestrian connections. The applicant/developer will work with easement owners to allow trail networks. If this is not possible, the applicant/developer will construct a trail network when found appropriate.

***The Mayor & Council had no objection to the above edits (in blue).**

*** Added flexibility based on tree species.**

Added for 3/10/2020

- (7) Short-term off-street parking should be provided. 90-degree and angled off-street parking spaces located throughout a residential project allow for occasional, temporary parking without taking up room in a private driveway, nor blocking travel lanes in violation of Kyle's life safety requirements for the unobstructed widths of streets. The provision for excess parking off-street also allows streets to be paved with less width required, which fulfills a traffic calming design function, reduces site-wide impervious surface area, and lowers overall development costs.

***Commissioner McHutchion has concerns relating to streets being too narrow in Plum Creek. Plum Creek was designed and built prior to the current fire code requirements. Current code allows streets to be as little as 28-feet wide. Fire code states that if the street is less than 32-feet wide, parking is limited to one side of the street only. This allows adequate room for emergency vehicles to pass.**

Another way to help solve this concern is to incorporate more short-term off-street parking (Sec. 53-930(7)). Both the street width and the off-street parking will be addressed as part of the construction plan review.

Staff believes that the code adequately accounts for street parking, and no changes are necessary.

Sec. 53-933 Same --- Siting

(a)

Respect the scale of homes along the same block. Do not place two homes of disparate scale/height alongside one another without appropriate separation, as that breaks up the predominant rhythm of the block from a pedestrian scale. No structure may exceed the height of an adjacent structure by more than one floor. Similarly, front building setbacks shall be complimentary along the block.

Added for 3/10/2020

(b)

Alley loading is required for all homes on lots less than [65](#) feet in width*, and should be encouraged for all new housing projects, similar to the housing pattern established in Kyle's downtown. The greatest and most obvious benefit to this development style is a much-reduced reliance on front-loaded, auto-oriented dwelling units.

*Cul-de-sac lots notwithstanding. [New homes that are built in pre-existing subdivisions, can be reviewed and approved by staff for alternative compliance.](#)

***This to account for subdivisions that do not have infrastructure or design to allow alley loaded homes, or certain architectural garage designs.**

(c)

Detached garages or other accessory structures must be located in the rear yard.

(d)

[Front facing, attached](#) garages are not allowed in any one- or two-family zoning district. Driveways will provide adequate room for parking without the need to block any sidewalks.

(e)

In no case, should the enclosed garage be the portion of the home closest to the front property line. A designation of front wall can be given to a load-bearing wall that defines an inhabitable area on-grade. This designation does not require the front wall to be fully enclosed, but it shall dominate the non-garage opening portion of the front elevation, such as the load-bearing portion of a covered front porch, or the load-bearing portion of a front porch where there is a covered balcony overhead. Uncovered areas in front of the home will not count as a front wall. Final determination of what does and does not constitute the designation of front wall shall be determined by the planning director ("director") or designee.

(f)

Corner lots at the intersection of streets with different classification shall take vehicular access from the more minor of the two intersecting streets, if not alley or rear loaded.

***Sec. 53-933(b)(d) currently says that all lots less than 50' in width requires alley loading. Staff's recommendation is to set the bar at 65' due to the lot width minimums per zoning districts (R-1-3 = 50', R-1-2 = 50'). This is an effort to require developers to do more than the minimum. Per the Council discussion on January 21, 2020, a majority of the discussion centered on greater flexibility between 50'-65' wide lots (not just alley loaded). The Council was generally ok with, front facing detached garages, side loading garages, and other unique housing ideas, that do not create garage dominating architecture. Additionally, they discussed perhaps a percentage of lots per project, could be alley loaded. Sec. 53-933(e) simplifies the design requirements of front-loaded homes by removing the reference for Ord. No. 928. Ord. No. 928 is extremely complicated and cumbersome to administer. The Mayor & Council had no objection to the removal of the reference.**

Sec. 53-934. - Same—Materials/construction.

(a)

All homes will feature exteriors of a masonry material on all sides. This includes brick, natural stone, stucco, cementitious siding/panels, or other approved masonry cladding. Doors, windows, door and window casings, porch decking, roofs, and other architectural accent features are not required to be made from masonry materials.

(b)

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials, including a combination of wood, cement, and plastic fibers, may be considered for selected, specific uses, as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment.

(c)

The application of faux veneer panels as a primary cladding, such as brick veneer sheeting, Dryvit, EIFS, and engineered plywood is prohibited.

Added for 3/10/2020

(d)

All single-family and two-family structures are not required to provide a garage for the dwelling unit(s). If one does provide a garage, the minimum size for garages shall be 380 square feet; homes with garages that measure fewer than 430 square feet shall additionally provide an on-site storage structure, with floor area of no less than 140 square feet; homes with garages that measure at least 430 but less than 480 square feet shall additionally provide an on-site storage structure, with floor area of no less than 80 square feet; homes with garages that measure 480 or more square feet shall have no such requirement to provide any additional on-site storage structure. Adequate off-street parking will be provided per residence, as stipulated in Sec. 53-33(Chart 4). This can be accomplished through providing garages, driveways/parking pads, or a combination of both.

*** Staff believes reiteration of existing code is adequate, and review of home must account for the required parking ratios.**



(e)

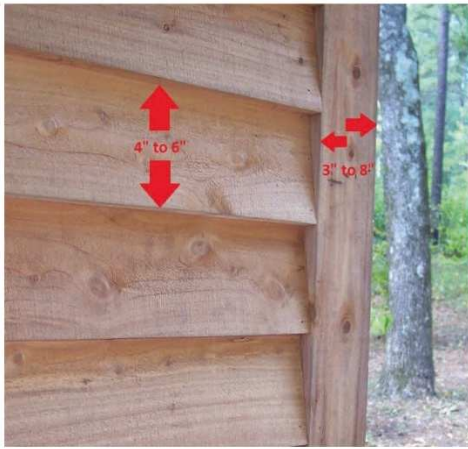
The architectural dominance of the garage door(s) on front [facing](#) home architecture shall not be allowed above all else. Kyle alternately requires or at the least strongly encourages alley-loaded, rear-facing garage type products, and the consistent use of side-loading garages, as well as garages located in the rear of the property but accessed from the front of the property.

(f)

Forward facing garage door(s) shall be clad in a neutral color, noticeably darker so as not to draw primary attention to the façade, and yet complimentary to the overall aesthetic of the home. The door(s) shall present architectural features like hinge straps, windows, awning/roofs, and/or decorative handles. No front-facing garage façade or combination of garage façades may comprise more than half the overall width of the home's front façade.

(g)

All façades of a building shall contain a combination of architectural treatments, windows, returns, awnings, stoops, porches, and doors such that the maximum allowable unbroken façade distance for each building or side of building shall be 20 feet. Such controls shall pertain to both the vertical and horizontal elevations. "Blank façades" that do not feature windows, doors, or the above architectural treatments are strictly prohibited. Exposed vents, electric meter boxes, storm gutters and similar utility conduits do not qualify as architectural treatments. It should be noted that for fire-rated walls, penetrations are not required to meet this standard, so the standard is still valid in all cases.



(h)

The reveal (exposed portion) of siding will be a minimum of four inches and shall not exceed six inches. Corner boards should have the same width and depth as the siding reveal, and are not permitted to be more than two inches greater than the siding reveal, or more than one inch less than the siding reveal.

(i)

If appropriate to the architectural style, covered front porches shall be fully-functional, habitable areas and be of at least 120 square feet and at least eight feet in depth.

(j)

Window shutters, whether functional or decorative, shall be scaled as if to cover the window to which they are adjacent.



(k)

When utilizing asphalt shingles as a roofing cover, the shingles will be 3-tab "architectural" or "dimensional" style shingles.

***The Mayor & Council had no objection to keeping the materials section in the ordinance, for reference purposes only. The Mayor & Council had no objection to the removal of requiring garages for one and two family residences (Sec. 53-**

934(d)). Sec. 53-934(e) was edited to remove the word “loading” and add the word “facing”. This follows the same edits from Sec. 53-933(d).