

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KYLE, TEXAS, AMENDING SEC. 53-930(3), SEC. 53-933(b)(d)(e), & SEC. 53-934(d)(e) OF CHAPTER 53 “ZONING”, OF THE CITY OF KYLE CODE OF ORDINANCES, BY EDITING NEIGHBORHOOD DESIGN, GARAGE REQUIREMENTS AND DESIGN (AS DESCRIBED HEREIN).

WHEREAS, the City of Kyle is authorized to regulate property development by establishing the strict guidelines for the manner, and place of certain improvements; and

WHEREAS, the City of Kyle has adopted zoning regulations which spell out general development principles;

WHEREAS, amendments to the Residential Style Guide, relating to neighborhood design, and garage requirements & design, have been found appropriate;

WHEREAS, the City of Kyle seeks to provide direct guidance regarding development within the public and private realm through the Zoning Ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. City of Kyle Ordinance No. 962 (Residential Style Guide), as amended, Sec. 53-930(3) – Neighborhood Design & Improvements, Sec. 53-933(b)(d)(e) – Same - Siting, & Sec. 3-934(e) – Same – Materials/construction, is hereby modified and amended by adding limited uses, providing for a process to allow future uses, and requiring land use buffers as set forth in Section 3.

Section 3. Conditions and limitations of the Residential Style Guide. Those changes noted in the attached Exhibit A are affected by this text amendment.

Section 4. Effective Date. This Ordinance language will be in full force and effective on the date of final approval by the City of Kyle Mayor and City Council.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed, was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 51, Texas Local Government Code.

PASSED AND APPROVED on first reading, this the _____ day of _____, 2020.

PASSED AND APPROVED on second reading, this the ____ day of _____, 2020.

Jennifer A. Vetrano, City Secretary

Date: _____

Travis Mitchell, Mayor

Date: _____

EXHIBIT 'A'

Sec. 53-930. - Neighborhood design and improvements.

(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.

Sec. 53-933. – Same---Siting.

(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.

(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. 53-934. - 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.

(d)

All single-family and two-family structures must provide 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.



(e)

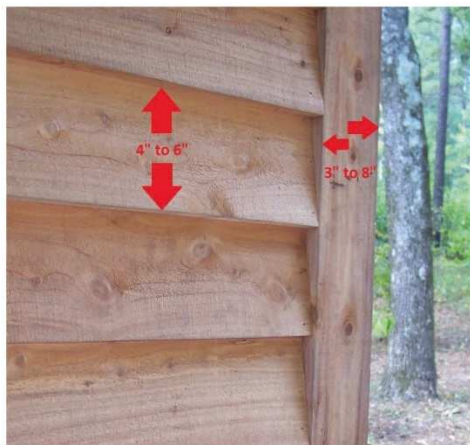
The architectural dominance of the garage door(s) on front facing home architecture shall not be allowed above all else. Kyle alternately requires or at the least strongly encourages alley-loaded, rear-facing garage type products, and the consistent use of side-loading garages, as well as garages located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