

City of Kyle

Unified Development Code and Engineering Criteria Manual

May 20, 2025



Malcolm Baldrige
National Quality Award
Recipient **2010** & **2024**

MEETING AGENDA

1

INTRODUCTIONS

2

ABOUT THE PROJECT

3

DISCUSSION

4

NEXT STEPS

TODAY'S FORMAT:

We need to hear from you!
Help us guide Kyle's future
development.

City of Kyle



Principal-in-Charge

Chance Sparks, FAICP, CNU-A, ENV-SP



Project Manager

Caitlin Admire, AICP, LEED AP, ENV SP



Senior Advisor and Quality Management

Daniel Harrison, AICP

**Assistant
Project Manager**
Evan Olszewski, AICP

Led from our San Marcos Office

Project Planners
David Jones, AICP
Wilson Kerr, AICP
Caroline Stewart, AICP
Ryan Slattery, AICP, ENV SP
Lora Socarras
Jay Narayana, AICP
Mike Huston, AICP, LEED AP

Engineering Coordination
John Nett, PE, CFM + Subject Matter Experts as needed in:
Transportation Design/Planning
Traffic Engineering
Stormwater and GSI
Environmental
Water and Wastewater Utilities

DEVELOPMENT CODE AND ENGINEERING MANUAL

Unified Development Code

- Subdivisions
- Zoning
- Landscaping/Screening
- Site Development
- Utilities, Transportation and Stormwater Standards/Adequacy
- Sign Regulations
- Flood Damage Prevention

Engineering Criteria Manual

Based on Austin Criteria Manuals

(deliverable based on deviations aligned to Kyle's specific needs/circumstances)

- Drainage Criteria Manual
- Environmental Criteria Manual
- Utilities Criteria Manual
- Transportation Criteria Manual
- Pavement Criteria Manual

Best practice to address simultaneously

CODE DIAGNOSTIC

ST. TAMMANY CODE UPDATE | diagnostic report

21. Address Water Quality Issues Through Expanded Waterway Protection

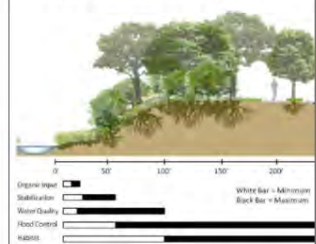
Expand regulations related to existing waterways to protect riparian buffers and eco-habitats for streams. Reference a map of blue line waterways to be maintained by the Parish. Require future development to identify blue lines on development plans and implement low-impact development in the immediate area.

As an example, the City of Austin full stream buffers section can be found here: https://www.municode.com/library/tx/austin/codes/environmental_criteria_manual?nodel=51WAQUA.1.5.0STBU

Waterway	Critical Water Quality (measured from center)
Sub-Minor Waterway (5-64 acres)	25-50 feet
Minor Waterway (64-320 acres)	50-100 feet
Intermediate Waterway (320-640 acres)	100-200 feet
Major Waterway (640+ acres)	200-400 feet
Permitted Uses	Generally only fences, parks, is 5,750 square feet or

RIPARIAN ZONE RESTORATION

Riparian zone restoration attempts to restore the natural process necessary to maintain the riparian zone. The larger the riparian buffer the more ecosystem functions it can



This image shows the various buffer widths associated with riparian zone sources of nutrients and habitat (width 15-25 ft). Stream stabilization is the quality is the ability of the vegetation to intercept runoff, retain sediments (width 20-100 ft). Flood control is the ability for the floodplain to intercept habitat is the ability of the buffer to support diverse vegetation and provide 100-1500 ft).

ROCKWALL COUNTY APPROVED DATE BY COMMISSIONERS COURT: 12/10/19

3. Update Plat Applications and Checklists

Issue
The information required on a plat is brief and limited in detail. Additionally, the application and associated checklists should be a standalone document separate from the County's subdivision regulations.

Resolution
Update the application and checklist for each plat and permit type. A detailed checklist can help applicants better understand the County's development process. The checklist should outline the steps in the application process and list the design criteria and documentation required for each application type. Staff may also utilize these resources to streamline the internal review process of each application type. Refer to [Figure D](#).

Figure D: Example of Plat Application and Checklist

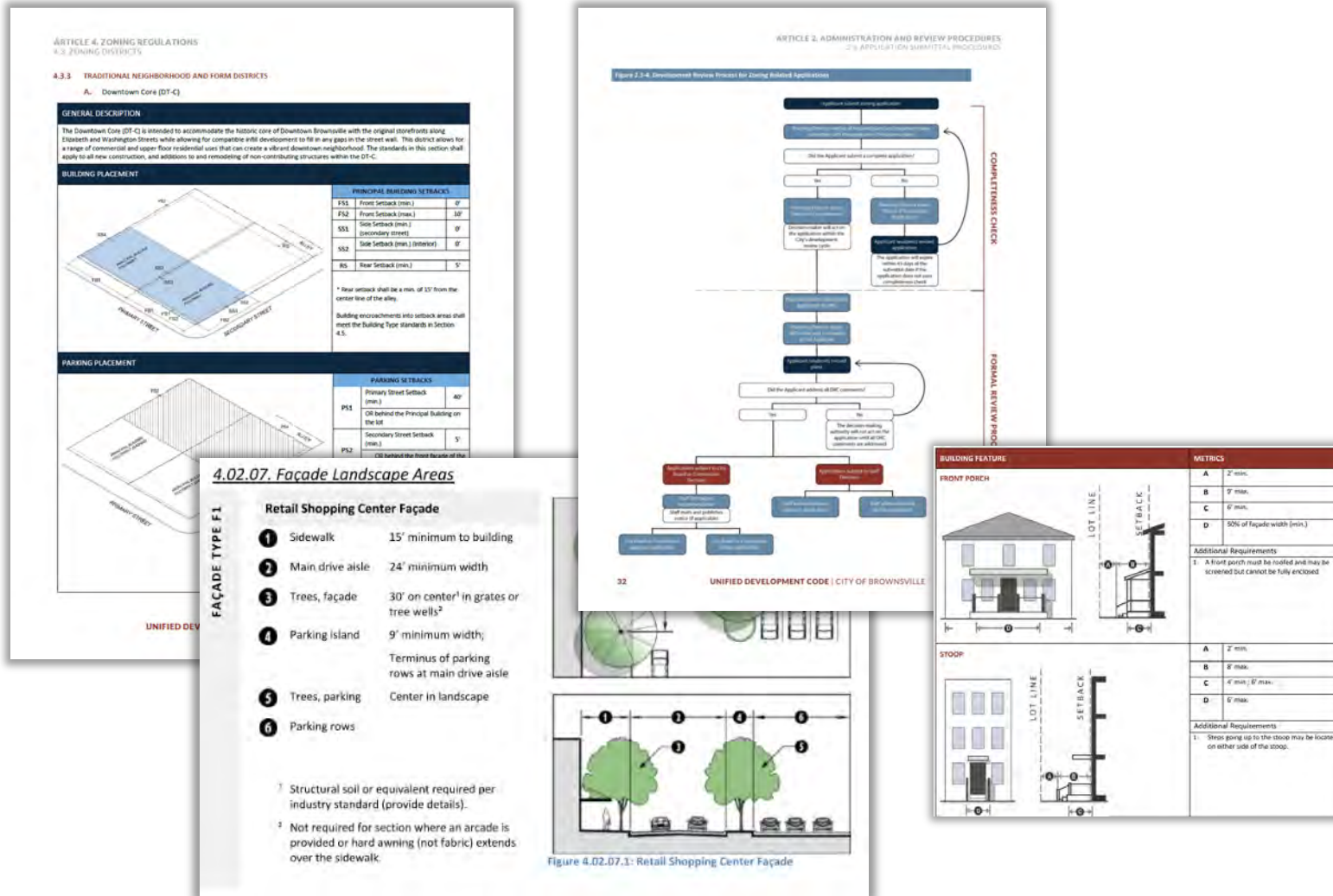



PAGE 4 GENERAL REVISIONS

- Operationalizes recent Comprehensive Plan and other plans
- Issue statement and recommendations for addressing it, varying detail based on impact to code organization and content
- Informed by City staff, officials, internal/external code users, and professional observations – best point of engagement
- Facilitates consensus-building and accountability at the beginning and the conclusion of the effort

CODE DEVELOPMENT

- ✓ User-Friendly
- ✓ Defensible
- ✓ Facilitates the development process
- ✓ Provide innovative solutions & approaches



PLAN PERSPECTIVE

- “Assemble a UDC that contains regulations and regulatory incentives to incremental redevelopment and high-yield per acre development.” Goal GEN F.4... splits into 11 recommendations
 - Green space proximity
 - Bike/ped extensions and connections via entitlement
 - Enable neighborhood-scale businesses via development and redevelopment within neighborhoods
 - Use design standards to maintain compatibility within neighborhoods among all types of structures.
 - Expedited approval of missing middle diverse housing
- Enable accessory structures
- Encourage compact and walkable neighborhoods with street and subdivision standards.
- Rural preservation by focusing development in city limits
- Continue connectivity by requiring street cuts and/or cross access
- Create shorter blocks in a grid pattern.
- Reduce minimum lot size requirements to encourage additional redevelopment and reuse of lot remnants and vacant land within the city limits.

PLAN PERSPECTIVE

- Goal GEN F.4... goes on to provide specific recommended structure
 - Develop zoning districts based on placetypes detailed in the comprehensive plan
 - Build on recommended standards and building typologies
 - Create overlay districts based on Focus Areas identified in the Kyle Design Guidelines
 - Develop unique standards for areas on Vybe network
 - Set design standards that blend typologies across place types
 - Revise subdivision standards to meet recommendations and match suggested forms in approved plans
- Additional Comprehensive Plan Goals to address
 - GEN 1.E
 - GEN 2.F-2.G
 - GEN 4.B
 - LUGM 1.A-1.B
 - LUGM 2.A-2.B
 - LUGM 2.D-2.E
 - LUGM 3.E
 - LUGM 4.E
 - LUGM 5.B-5.D
 - LUGM 6.A-6.B
 - LUGM 6.D-6.E
 - NH 1.C
 - NH 2.B
 - NH 2.D
 - NH 3.E

PLAN PERSPECTIVE

- Vybe/Trails Master Plan recommends Focus Area overlays
 - Design standards and amenities – page 2
 - Natural area connections – page 2
 - Construction standards – page 2
 - Access/usage/vehicle restrictions – page 3
 - Roadway crossing standards – page 3
 - Parking ratios for adjacent development – page 3
 - Golf cart parking – page 3
 - Noise ordinance, coordinated to accommodate EcoDev target businesses – page 3
- Downtown Master Plan recommends standards in Sections 1.4, 1.7-1.19
 - Street shading, lighting, sections, pedestrian amenities
 - Building character, height, service screening, build-to/setbacks, signs, drive-thru treatment
 - Master plan phasing
 - Frontage Road area
 - Downtown business hours
 - On-street parking regulations on pages 138-141

PLAN PERSPECTIVE

- Kyle Design Guidelines
 - Use Focus Areas as guide for overlay districts with enhanced standards
 - Adapt and include recommended standards in Sections 1.4-1.16
 - Building siting and setbacks
 - Preferred uses
 - Parking design
 - Building character and design
 - Mixed-use buildings
 - Building materials
 - Street lighting
 - Public art
 - Service and utility screening
- Restoration and adaptive reuse
- Environmental considerations
- Pedestrian-focused design
- Signage

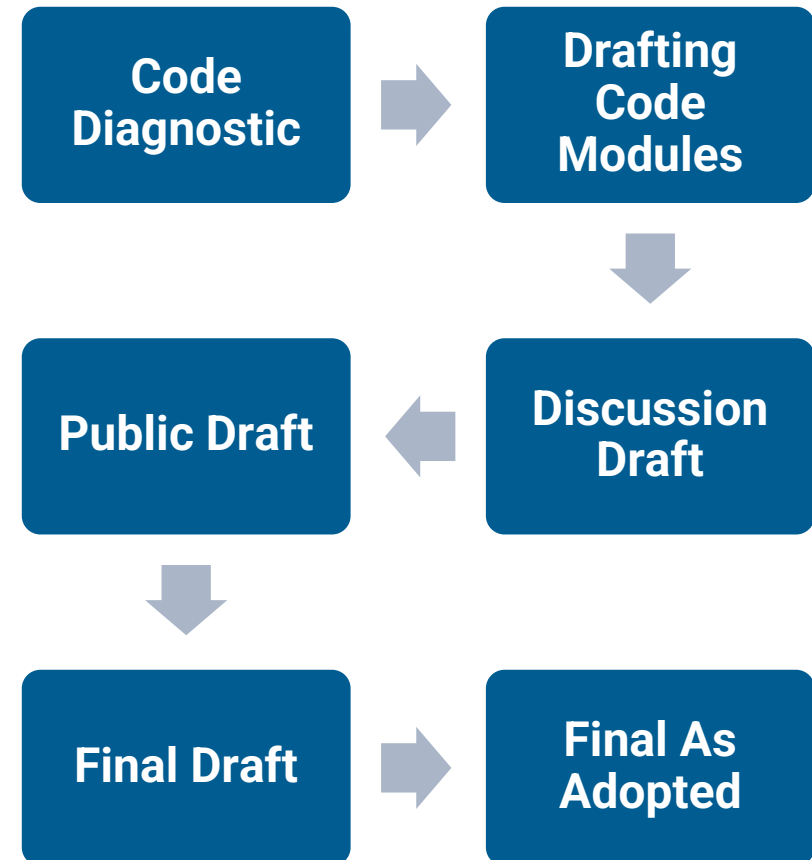
YOUR PERSPECTIVE

- What works well in the current zoning and subdivision codes? Things we shouldn't change?
- What doesn't work with the current development regulations? Any common issues?
- Are there existing development standards that may be overly restrictive?
- Are the regulations missing any standards or inadequate?
- How is the development process? Does process in-action reflect code process?
- What do you think the development community will be most hesitant about during this UDC process?
- Are there good examples of developments or regulations from other communities that you would like to see in Kyle?
- Who do you think we need to talk to?

NEXT STEPS

Communications & Transparency

- Kickoff/Familiarization Tour (April 10)
- Monthly/Biweekly meetings with staff advisory team
- Public Engagement Plan
 - Stakeholder/focus group meetings
 - Workshops/Updates to P&Z/City Council
 - Open Houses
 - Tabling public events
 - Web-based engagement
 - P&Z Hearing & Recommendation
 - City Council Hearing + Adoption



PROJECT SCHEDULE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

Phase 1

Diagnostic

Phase 2

Module 1

Module 2

Module 3

Module 4

**Additional Module
or Schedule Flex**

Phase 3

**Refinement &
Adoption**

Accounts for necessary flexibility to spend more time in diagnostic, in a specific topic area, or add a review module to support workload management with city staff while maintaining schedule