

City of Kyle

Unified Development Code and Engineering Criteria Manual

October 28, 2025



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

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

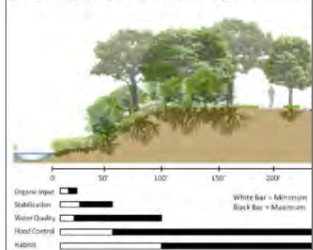
Best practice to address simultaneously

21. Address Water Quality Issues Through Expanded Waterway Protection

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?nodeId=S1WAQUMA15.0STBU

Waterway	Critical Water Quality (measured from centerline)
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, or 5,750 square feet or less

Riparian zone restoration attempts to restore the natural process necessary for riparian zone health. In general, 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 mainly 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

APPROVED DATE BY COMMISSIONERS COURT: 12/20/15

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](#).

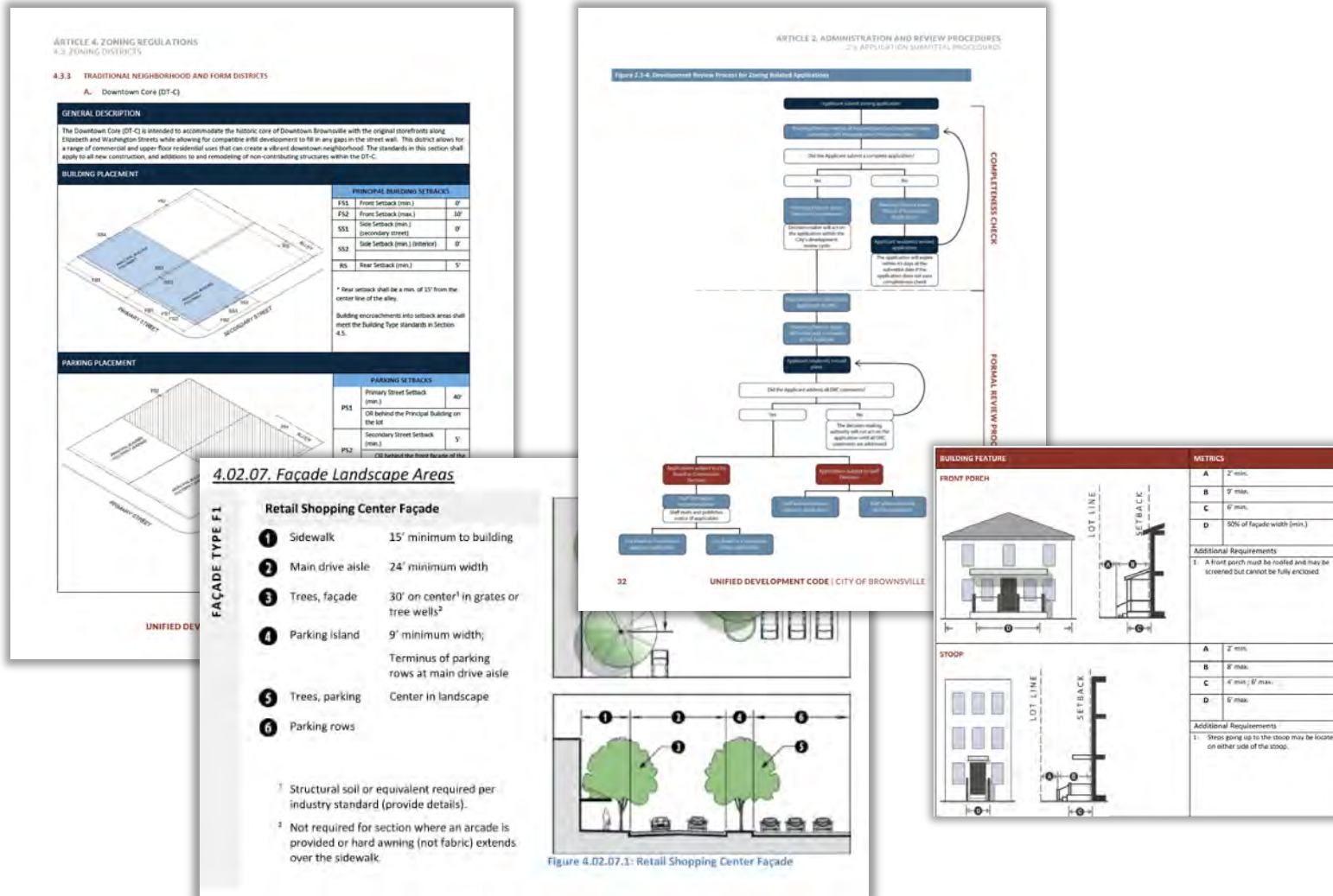
Figure 2: Example of Pfaf Application and Checks

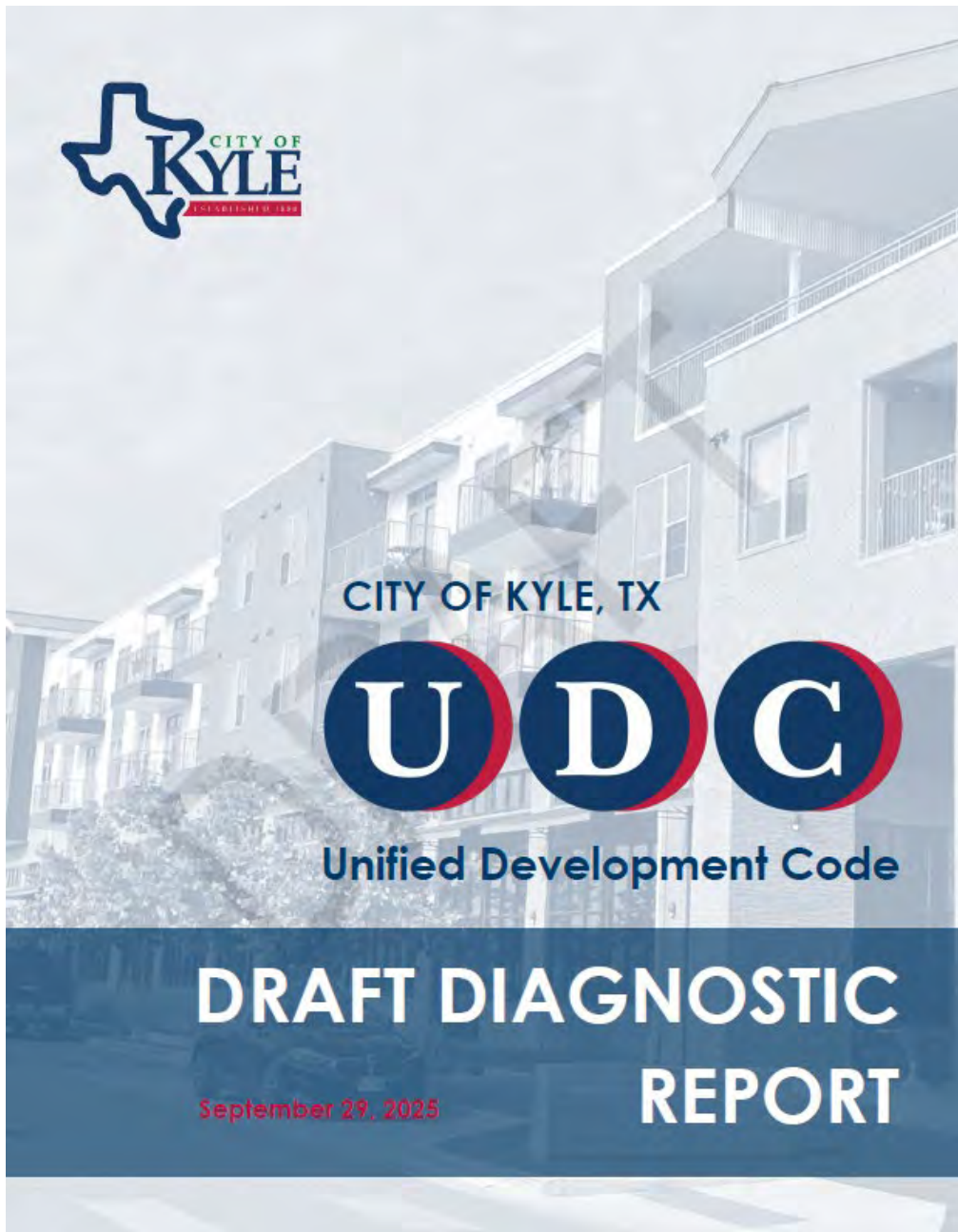
[illegible]

- 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





MEETING AGENDA

TODAY'S FORMAT:

Review and discuss the Diagnostic
Report

WHAT WE'VE HEARD

Too much detail is buried in the UDC; technical standards should be moved to a criteria manual with clear references.

Kyle needs more unique, local places — from small business nodes to indoor entertainment and family-friendly venues.

A points-based design system could unlock flexibility and speed while rewarding higher-quality projects.

Standards for utilities, trees, and sidewalks need to be better coordinated and streamlined.

Kyle Staff and Stakeholders

CITY STAFF

- Development Services
- Parks & Recreation
- Transportation & Public Works

ENGAGEMENT GROUPS

- Design Professionals and Homebuilders
- Downtown Stakeholders and Developers
- EDC
- Planning & Zoning Commission
- City Council
- City Fest



CODE DIAGNOSTIC

Part 2: Summary of Existing Master Plans

The City has adopted or developed several plans relevant to the UDC effort. The main plan considered in this report is the Kyle 2030 Comprehensive Plan. Additionally, FNI was directed to review the design guidelines incorporated in the proposed code. FNI reviewed each of the plans and collected the relevant goals. The plan goals are detailed and cross-referenced to the chapters in the proposed New Code. Additionally, key plan goals relevant to the recommendations sections of Part 3: Summary of Anticipated Changes are listed below.

Kyle 2030 Comprehensive Plan (2024)

The City adopted the Kyle 2030 Comprehensive Plan in 2024. The plan sets the goals, objectives, and policies advocated by the Planning & Zoning Commission, and the City Council. It also sets economic performance criteria for development and provides recommendations on land use and growth management in various neighborhoods.

Kyle Design Standards (2022)

Though not formally adopted, the Kyle Design Guide was used as a key item to analyze and incorporate into the UDC. Staff and stakeholders revealed a preference for incorporating the guidelines without adopting the document outright.

Kyle Downtown Master Plan (2022)

The City drafted the Kyle Downtown Master Plan in 2022 for development within the downtown area. This plan sets policies advocated by citizens, community leaders, the Planning & Zoning Commission, and the City Council.

Vybe Trails Plan (2021)

The Vybe Trails Plan, adopted in 2021, describes the bicycle system with multi-modal pathways and trail-oriented development. It also describes integration with the regional Violet Corridor. Though codified in 53-900 of the current Code of Ordinances, the Vybe Trails Plan was analyzed for the UDC. FNI created goals based on the Vybe Trails Plan reflected in the proposed code updates.

Chapter 54 – Landscaping and Screening Requirements

Development Goals:

- Landscaping requirements should be simplified, clarified, and customized for different project types and zoning districts.
- Landscape plans should be required at the site plan process; the requirement for landscape plans to be prepared by certified arborists/registered foresters should be removed.
- Native, drought-tolerant plantings and rainwater-only irrigation should be the default options for new development.
- The new code should incorporate graphics illustrating the chapter's standards and processes.
- The landscaping maintenance standards should be strengthened.

What We Heard:

- Update and strengthen tree ordinance. (Staff Kickoff Meeting 4-10-25)
- Create additional protections for Karst features. (Staff Kickoff Meeting 4-10-25)
- Increase tree replacement fees and standards, especially for legacy trees. (FZC Workshop 5-20-25)
- Set a maximum limit to turf area on residential lots, create a requirement for native plantings and incentives to promote xeriscaping on parts of all lots where landscaping is required. (FZC Workshop 5-20-25)
- Set requirements for low-water landscaping that anticipate HOA standards. (FZC Workshop 5-20-25)
- Coordinate sidewalk and landscaping regulations to ensure all sidewalks are shaded. (FZC Workshop 5-20-25)
- Rewrite the landscaping ordinance entirely focusing on greenspaces, sidewalks, sensitive facilities, and fencing. De-emphasize screening walls and water-intensive landscaping. (Staff Workshop 5-28-25)
- Simplify the landscaping guide, remove non-native species, and make the ordinance easier to enforce. (Staff Workshop 5-28-25)
- Create flexibility in the landscaping requirements and provide options for water conservation. (Economic Development Board Meeting 6-4-25)
- Integrate standards from the Tree City USA, Bee City, and Monarch City programs into the UDC. (Parks Department Workshop 7-8-25)
- Increase allowed xeriscape portion of landscaping from 25% to 100%. (Kyle Water Workshop 7-17-25)
- Enable onsite water reuse like AC condensation capture and stormwater capture. (Kyle Water Workshop 7-17-25)
- Cross-reference and centralize Vybe standards so they are easier to access and apply. (Kyle Engineering Workshop 7-17-25)

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DIAGNOSTIC RESOURCES

- Kyle 2030 Comprehensive Plan
- Kyle Design Standards
- Sidewalk Master Plan
- Vybe Trails Plan
- Water Master Plan
- Transportation Master Plan
- Parks, Recreation and Open Space (PROS) Master Plan

The VYBE KYLE
Trail-Oriented Development

As the City of Kyle continues to grow at unprecedented rates, the demand from its citizens for quality of life has grown exponentially. In particular, the demand for a robust trails network has continued to grow as evidenced in the annual household survey report. Additionally, the City has a unique opportunity to be part of the Great Springs Project which connects the Emerald Crown Trail from Austin to San Antonio. With development occurring so rapidly, it is imperative that the City accelerate the planning and construction of its Citywide trail network. The City has worked with the Great Springs Project, the private sector, state departments, and others to pave the way for the adoption and implementation of this Trails Master Plan. The City has also held open houses and other forums to create a vision for the future of the City. A task force was created to identify best practices that have helped shape this plan as follows.

The City of Kyle Trail's Task Force and Kyle City Council have thoroughly investigated and identified together best practices in the development of the Kyle Trails Master Plan. This successful framework of an incredible trail system which is anticipated to define the future of Kyle.

Our research suggests that the best urban/suburban trail systems bring people together for recreation, experiences and entertainment. The best trails also provide as many opportunities as possible for walking, and even transit.

The Kyle trail system is an extension of the City's park system, and is meant to connect neighborhoods. Every resident of Kyle should be able to access the trail from a residential area. A resident should have access to commercial nodes, or Vybes, that offer a unique experience of relaxation, and fun. This connection to Vybes has led to the recommended name of the trail system.

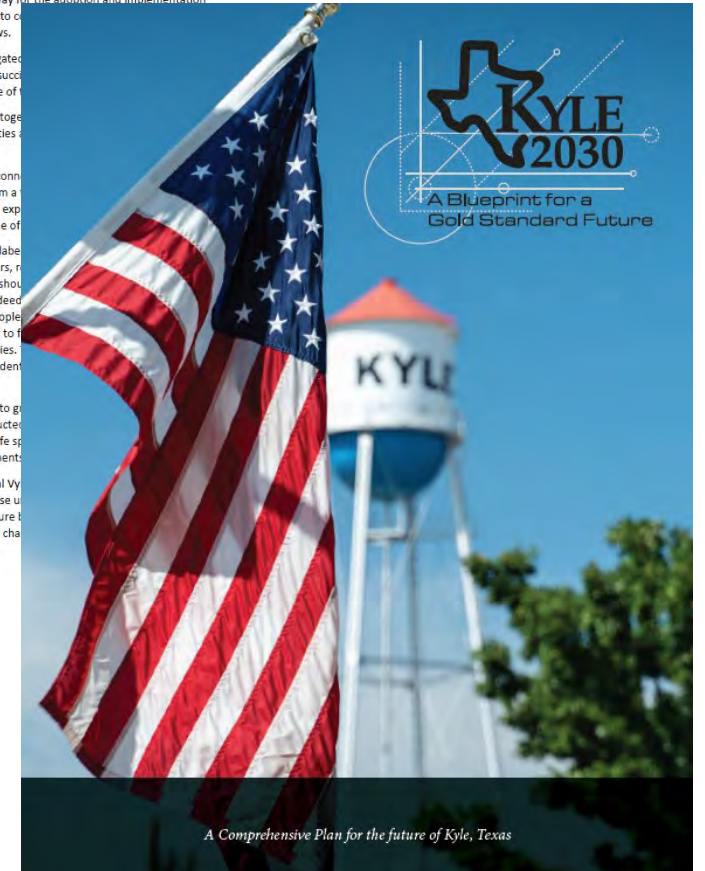


The Vybe employs a new term label for a specific area. In other words, shopping centers, restaurants, and other areas along the trail should be designed to be more than just a destination. Indeed, retail sales and proximity to people along the Vybe are encouraged to foster destination placemaking activities. The Vybe is a destination, not just a nutshell: destinations. Kyle residents

which they will be able to obtain via The Vybe.

The Vybe is greater than the sum of its parts. It's a living system that continues to grow and evolve. To encourage as much use as possible, the built trail will be constructed to accommodate bicycles, carts and other neighborhood electric vehicles. This width provides plenty of safe space for walking. The trail will have 2' clear zones on each side for additional safety and utility placement.

The attached Exhibit shows The Vybe including proposed locations for individual Vybes. The Vybe are already working on plans to incorporate TOD in their designs. These urban destinations for locals and visitors alike and may form the basis for the City's future land use. The Exhibit shows proposed locations for trailheads which include bathrooms, parking, and other amenities.



DIAGNOSTIC THEMES

1. Create a User-Friendly Code
2. Separate and Update the Engineering Design Criteria
3. Update the Zoning Regulations
 - Rewrite Chapter 53 – Zoning to Consolidate Zoning Districts
 - Revise the Planned Development Process
 - Simplify and Strengthen Corridor Overlay Districts
 - Introduce Form-Based Standards to Support Downtown
4. Concentrate Use and Development Standards
5. Expand on the Vybe Trails Plan

CHAPTER REVIEW



Let's review the development goals from each chapter – is there anything missing?

DISCUSSION TOPICS

Chapter 2 - Administration

- Move all relevant UDC definitions into the definitions chapter

Chapter 8 – Building Regulations

- Allow permitting fees and submittal checklists to be adopted independently of the UDC
- Cross-reference use-based regulations to the zoning chapter
- Enable single-stair multiunit construction in line with recent legislative updates

Chapter 11 – Business Regulations

- Cross-reference or relocate use-based standards to the zoning chapter
- Adjust food truck processes and standards to allow more flexibility and reduce variances

DISCUSSION TOPICS

Chapter 17 – Floods

- Make regulations Kyle-specific and legally sound
- Reference in UDC zoning/subdivision chapters
- Separate policy from engineering details
- Include clear, updated regulatory references
- Align with Texas Water Development Board flood ordinance
- Consider stricter floodplain standards (e.g., increased free board, full no adverse impact compliance, and/or watershed-wide stormwater management plans)

DISCUSSION TOPICS

Chapter 26 – Parks and Recreation

- Update trail and park regulations to align with zoning and integrate with Vybe trail system standards

Chapter 29 – Sign Standards and Permits

- Centralize enforcement and procedure standards
- Ensure content-neutral and First Amendment best practices
- Replace text-heavy provisions with tables and graphics
- Add visuals for all sign types showing standards, measurements and placement

DISCUSSION TOPICS

Chapter 32 – Site Development

- Update processes and timelines per best practices and state law
- Add cross-referenced plan requirements (grading, flood, landscaping) and align with the Engineering Criteria Manual
- Sync Chapter 32 processes with UDC and subdivision procedures

Chapter 38 – Streets, Sidewalks and Other Public Places

- Use Vybe Trails Plan & roundabout standards as default options for new development
- Require sidewalks as part of the transportation network
- Simplify definitions and add cross-references to related chapters

DISCUSSION TOPICS

Chapter 41 – Subdivisions

- Align with Comp Plan, Chapters 38 & 53; add process graphics
- Prioritize options for administrative plat approval and clarify existing processes
- Sync ROW/easement policies with other chapters and integrate Vybe standards

Chapter 47 – Local Traffic Regulations

- Revise Local Traffic Regulations to reference alley standards and reference in the zoning chapter
- Review golf cart regulations for alignment with the Vybe Plan's mobility vision

Chapter 50 – Utilities

- Relocate technical methods and specifications to the Engineering Criteria Manual
- Enable adoption of an independent Engineering Criteria Manual and application checklists
- Eliminated “Reserved” sections by moving content into the Engineering Criteria Manual

DISCUSSION TOPICS

Chapter 53 – Zoning

- Consolidate districts using an equivalency table to create broader, hybrid form-based zones
- Reduce the number of districts by eliminating underused ones and merging similar types
- Replace SIC codes with by-district standards for allowed and permitted uses
- Update parking standards by district/use, allow market-based solutions, set minimums in under-parked areas, and require enhanced parking with pedestrian circulation and landscaping
- Adopt a point-based site design system covering building form, design, landscaping, parking, materials and resilience
- Integrate Vybe standards and processes into the overall zoning regulations
- Review and ensure clarity of lighting regulations

DISCUSSION TOPICS

Chapter 54 – Landscaping and Screening Requirements

- Tailor landscaping requirements to project types and zoning districts for clarity and simplicity
- Require landscape plans during the site plan stage; remove arborist/forester certification requirement
- Default to native, drought-tolerant plants and rainwater-only irrigation
- Use graphics to visually explain landscaping standards and processes
- Enhance maintenance standards for long-term landscaping quality
- Review and ensure clarity of tree preservation/mitigation requirements

DISCUSSION TOPICS

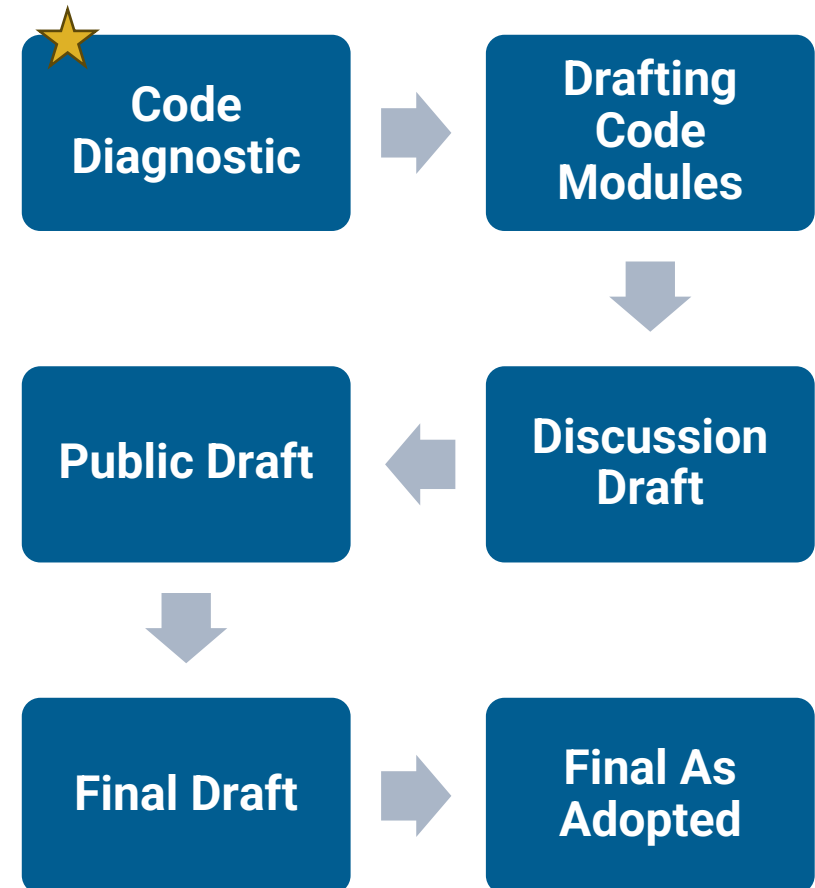


Do you have any additional
focus areas or feedback?

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

