

Council Introduction

Kyle Unified Development Code and
Engineering Criteria Manual

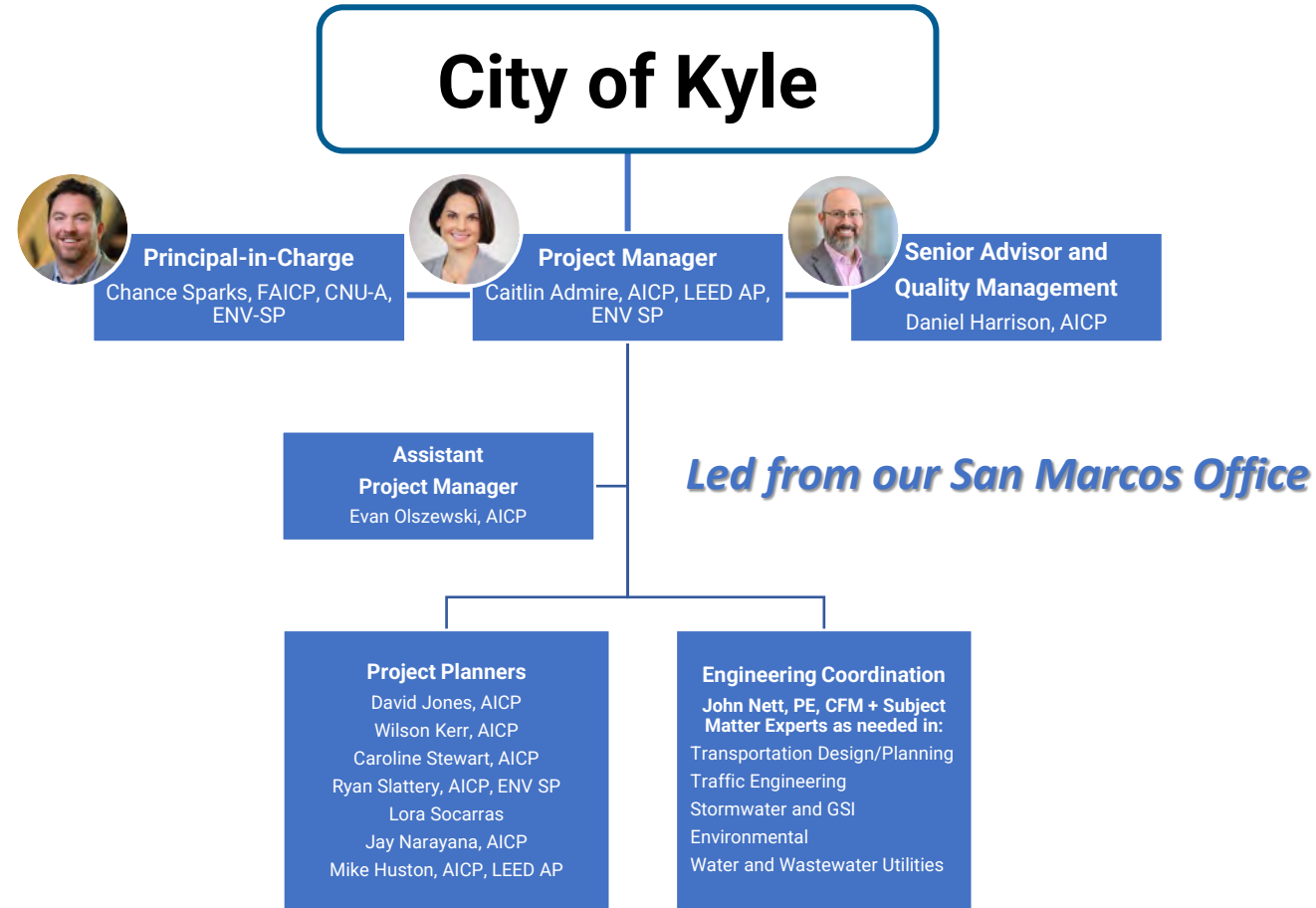
Freese and Nichols



Meeting Agenda

- Introductions
- About the Project
- Next Steps

Project Team



Kyle UDC + ECM – Freese and Nichols

Development Code and Engineering Manual

- Best practice is to address simultaneously
- Allows for quality code development
 - ✓ User-Friendly
 - ✓ Defensible
 - ✓ Facilitates the development process
 - ✓ Provides innovative solutions and approaches

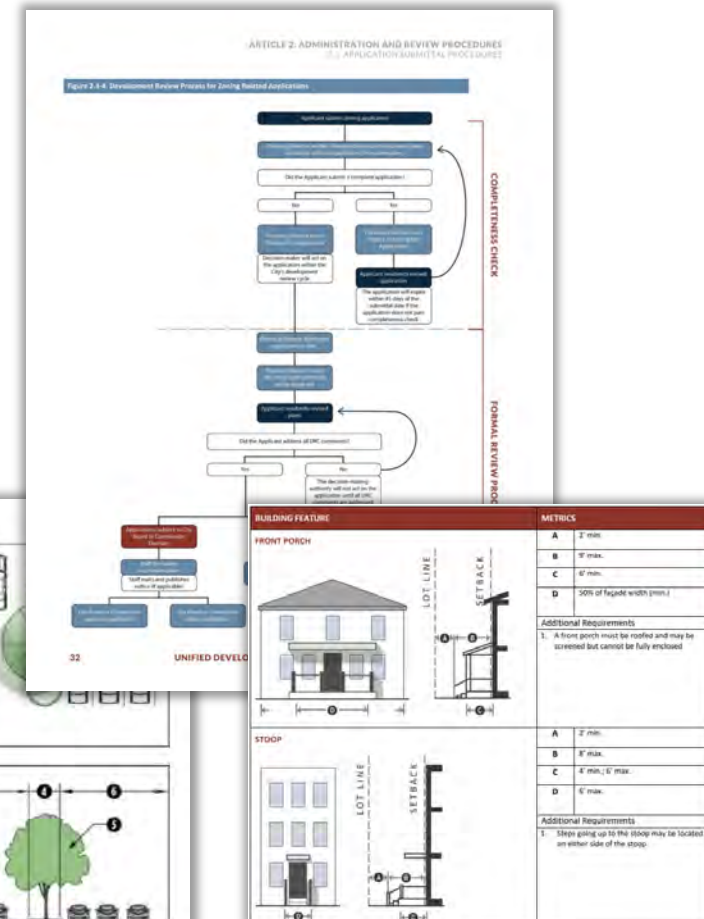
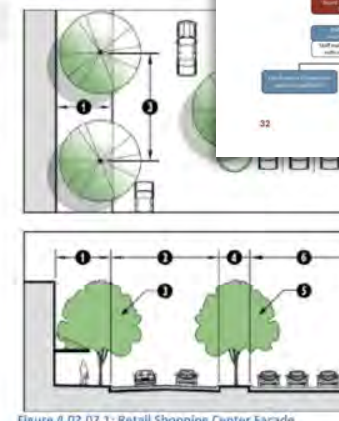


4.02.07. Façade Landscape Areas

Retail Shopping Center Façade

1 Sidewalk	15' minimum to building
2 Main drive aisle	24' minimum width
3 Trees, façade	30' on center ¹ in grates or tree wells ²
4 Parking island	9' minimum width; Terminus of parking rows at main drive aisle
5 Trees, parking	Center in landscape
6 Parking rows	

- ¹ Structural soil or equivalent required per industry standard (provide details).
² Not required for section where an arcade is provided or hard awning (not fabric) extends over the sidewalk.



Code Diagnostic

- 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

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?nodeId=STWAGUMA_1.5.0STBU

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, is 5,750 square feet or

RIPARIAN ZONE RESTORATION

Riparian zone restoration attempts to restore the natural process necessary to maintain the health of the riparian zone. In general, the larger the riparian buffer the more ecosystem functions it can provide.

This image shows the various buffer widths associated with riparian zone sources of nutrients and habitat (width 15-25 ft). Stream stabilization 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: 12/20/19

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

Themes from P&Z

- Encouraged Development Types
 - High-quality mixed-use communities.
 - Walkable, tree-shaded neighborhoods.
 - Development that supports multimodal transportation.
- Discouraged Development Types
 - Massive logistics parks/warehouses
 - Data centers
 - Uncontrolled sprawl or low-density-only development, especially near eastern gateway

Themes from P&Z

- Summary
 - Align code more closely with community goals.
 - Promote housing and economic diversity.
 - Incentivize quality design and sustainability.
 - Balance flexibility with standards to encourage innovation without loss of character.
 - Reinforce fiscal sustainability in development approvals.
 - Improve predictability/usability of code.

Themes from P&Z

- Summary
 - Strengthen landscaping standards for conservation
 - Promote tree preservation/protection
 - Introduce Dark Sky lighting concepts

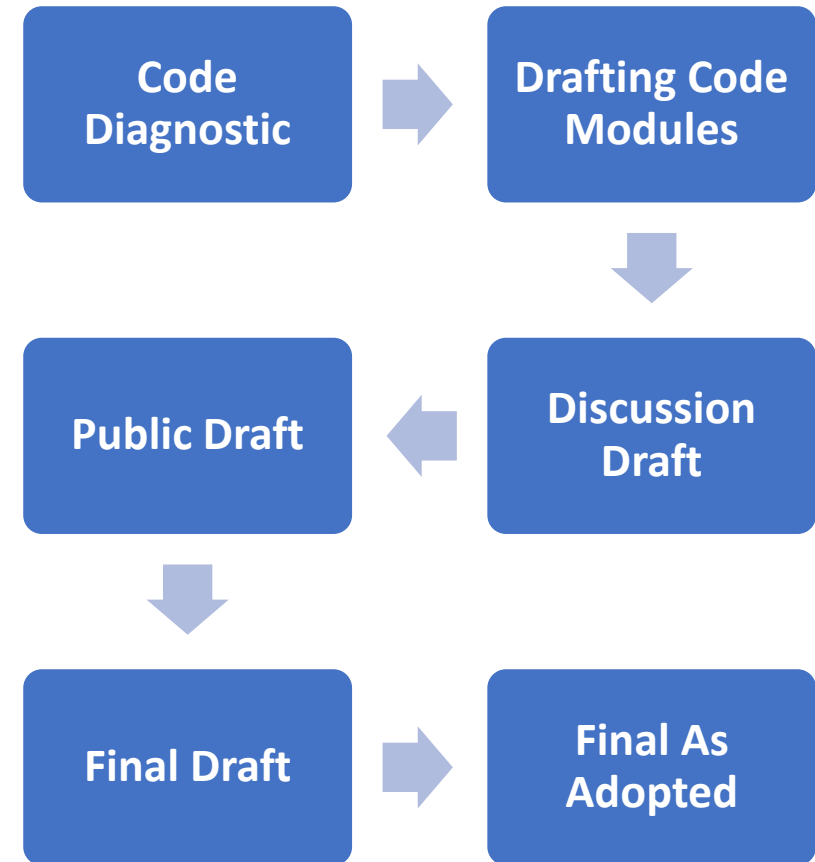
Feedback Opportunities

- Code questionnaire (handouts)
- City Council and P&Z joint workshop
 - August/September
- Community open house(s)

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
 - City Council/P&Z joint workshop
 - Open Houses
 - Tabling public events
 - Web-based engagement
 - P&Z Hearing & Recommendation
 - City Council Hearing + Adoption



Project Schedule

