



**I-35 Overlay
District
Development
Standards
Section 53-899**



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(a) Purpose

The I-35 Overlay Development Standards are intended to be concise and user-friendly. The development review process is intended to be predictable and flexible, and to facilitate the timely approval of projects that conform to the general development principles outlined in the comprehensive master plan for I-35.

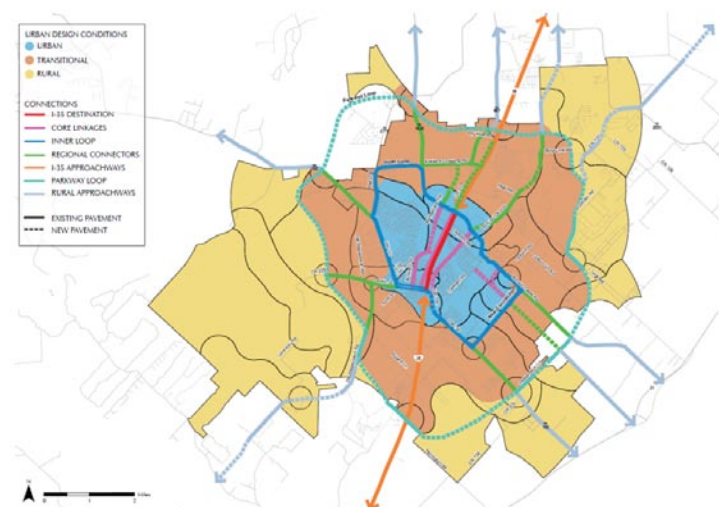
The requirements outlined in this document are intended to implement the vision, goals, policies and objectives outlined in the Comprehensive Master Plan and to ensure new development incorporates the following:

- Development that does not turn its back to I-35 and other major arterials and in cases when it has to that the back it presents is as attractive as possible.
- Streets and sidewalks that form a connected network, providing a variety of pedestrian and vehicular routes to any single destination in and out of the development.
- Building facades that create visual interest through horizontal and vertical articulation with windows, multiple entrances facing streets and sidewalks, and minimizing blank walls.

(b) Background

In 2010 the City of Kyle adopted a Comprehensive Master Plan that contains a variety of elements which shape the requirements outlined in this document. The Urban Design Plan (UDP) is a component of the Comprehensive Master Plan, which provides direct guidance regarding development within the public and private realm.

The UDP complements land use and zoning regulations by providing a more specific depiction of community, project and building attributes by establishing three different design conditions (urban, transitional, and rural). It is strongly recommended that property owners and developers review the urban design plan in conjunction with this document.



(c) Applicability

(1)Location: These standards apply to all new non-residential development within the I-35 Overlay District.

(2)Exemptions: These standards do not apply to the following:

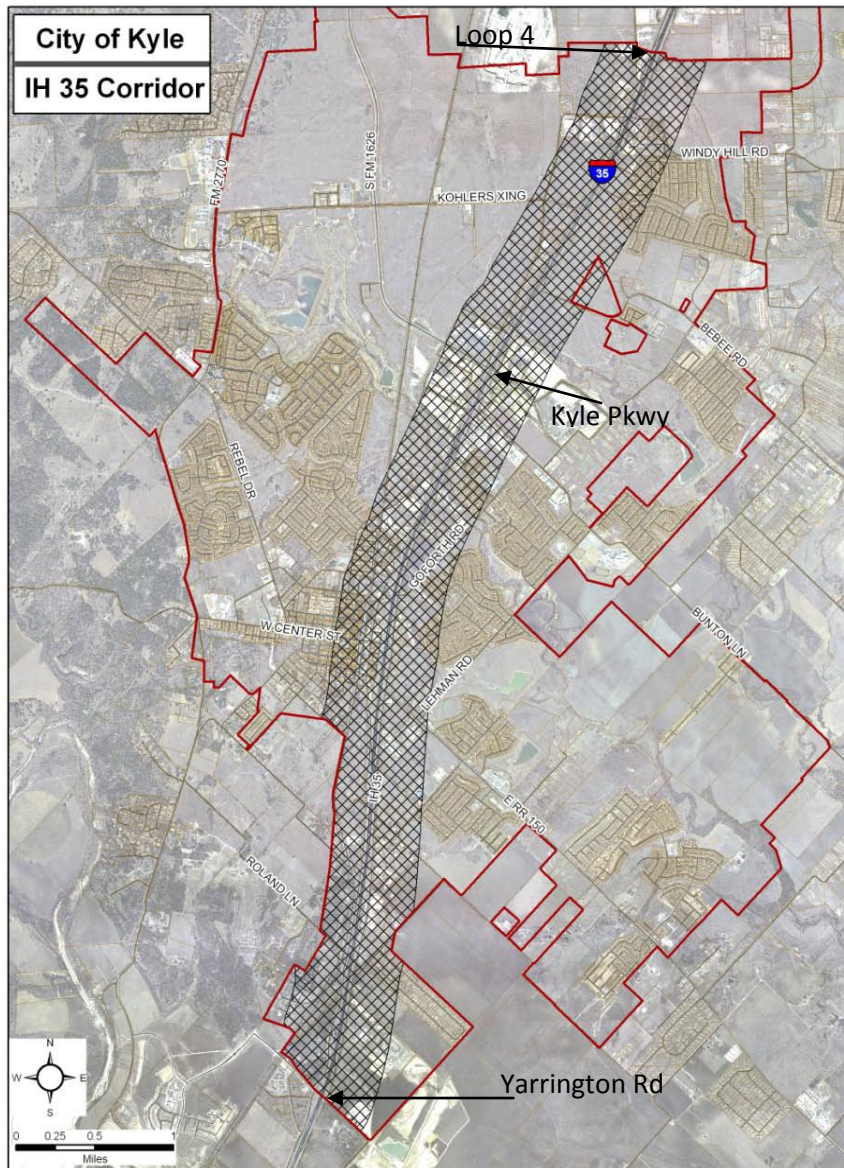
- Change in use of an existing structure or expansion of an existing use that is lawfully permitted by the underlying zoning district.
- Use or development for which only a single-family residential building permit or certificate of occupancy is required.
- Rehabilitation of an existing building or structure that does not change the use or enlarge the building or structure.

(3) Relationship to Other Regulatory Documents:

The I-35 Overlay District standards supplement the base zoning district classification. Whenever there is a conflict between the I-35 Overlay District requirements and other sections of the City of Kyle Zoning Ordinance or other applicable regulations, the more restrictive requirement shall prevail.

(4)Variances: Any variances to the standards within this document shall be reviewed by the Planning and Zoning Commission and appeals of the Commission's decision shall be reviewed by the City Council.

(5) Review and Approval: The review of the following standards shall take place at the time of site development and building permit review.



(d) Uses

mitted uses of the property shall be determined by regulations set forth in the base zoning district for property except as follows:

1. outdoor sales of vehicle sales (new or used) within the I-35 overlay district shall require an additional use permit.

(e) Site Standards

The purpose of the site standards outlined within the ordinance are to create development patterns that accommodate motorists, pedestrians, and cyclists while maintaining development standards that visually and functionally establish a separation from the ordinary landscape. Development within the I-35 overlay district should have a “front door” feel in the way they approach or face the roadway. The layout of parking areas and building footprints should promote safe and efficient pedestrian

The following standards are intended to:

1. preserve and protect Kyle’s character through clear design goals and policies and minimum standards.

2. maintain and promote Kyle’s long-term vitality through standards that encourage high quality development,

while discouraging less attractive and less enduring alternatives.

(1) Sidewalks

A minimum of a 5 foot sidewalk is required along all public streets. Street trees on an average of every 40 feet shall be planted between the street and the sidewalk within a tree planting zone of no-less than 7 feet wide (trees may be clustered without a reduction in the overall number of trees). Sidewalks and trees are to be installed within the public right-of-way. Sidewalks and street trees may be installed within private property if not feasible to construct within the right-of-way due to limited width, location of utilities, or other public agencies.

(2) Screening

Loading areas must be fully screened from view of public ROWs and residential districts (a minimum of a 14' screening wall must be provided for all loading areas). Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer loading docks and mechanical equipment. Waste and recycling disposal areas must be screened from public streets, pedestrian gathering areas, and primary entrances with walls and/or landscaping.



Wing wall used to screen loading dock

Do this



Example of unscreened utility and waste disposal areas

Not this

(3) Utilities

Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths. When utility equipment is required by the electric company to be placed in clear vision of streets, alleys, or sidewalks written notice of the requirement from the electric company must be submitted with the site plan along with a landscaping plan for the screening of the utility equipment. Utility boxes must be a uniform earth tone color or if mounted to a building shall match the wall color upon which the box is located.



(4) Utility equipment screening

Utility equipment located adjacent to a public street, viewable from a public street or circulation path or in an area frequently seen by the general public must be screened with a wing wall architecturally integrated into the host structure or evergreen landscaping.



(f) Siting and Orientation

(1) Blank Walls

Blank walls adjacent to a public street, sidewalks, trails, or interior pathways are prohibited. Design methods to eliminate blank walls can include:

- Transparent windows or doors.
 - Display windows.
 - Decorative accent lighting
 - Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 30 percent of the wall's surface within 3 years.
 - Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 30 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments.
 - A repeating pattern of wall recesses and projects, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches
 - A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
- Architectural details such as arches, friezes, tile work, murals, or moldings
 - Changes in plan with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.* *when not in conflict with the minimum articulation requirements of section j-building requirements*
 - Enhanced exterior light features such as wall sconces, decorative light coves with concealed light sources, decorative lighting, ground-mounted accent lighting, or decorative pedestal lights.





This single-story commercial building has similar detailing on all visible walls.



This commercial building on a street corner has a similar level of detail on each facade.

- Enclose dumpsters, recycle bins and compactors with screening walls that match materials, style and colors of the adjacent building.
- Locate dumpsters and service areas on the side of the buildings.
- Screen service areas, including storage, meter banks, HVAC equipment, generators and similar equipment with screening walls and landscaping.

(3) Orientation to walkways

One main building entrance must open directly onto a connecting walkway with pedestrian frontage.

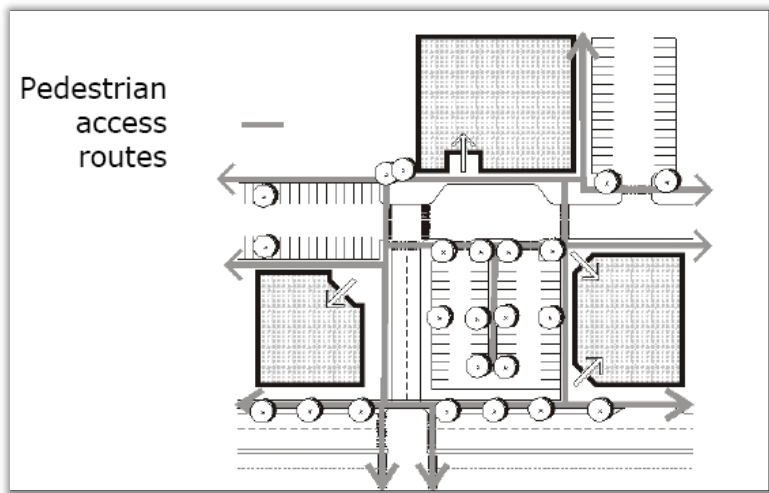
(2) Orientation to streets

The primary façade and pedestrian entrance of a building must be oriented towards the public right-of-way or courtyard. If a building cannot have its primary entrance facing a public right-of-way, then the requirements for the façade facing the public right-of-way shall include the following:

- Excluding window glazing, employ the same design character and colors as the building façade with the primary entrance or
- Utilize architectural treatments, detail and scale elements such as canopies, that are consistent with the primary building façade.

(4) Circulation

Circulation patterns must be as simple as possible. All likely pedestrian routes must be considered in the design phase of a development to prevent shortcuts through parking and landscape areas. An internal pedestrian walkway, ADA accessible, at least 6 ft. wide must be provided from the perimeter public sidewalk to the primary public entrance.



Example of an integrated pedestrian circulation system. Note the connection from the street, between buildings through parking lots and adjacent sites.



An example of a walkway with bollards that include light fixtures to clearly identify the pedestrian access.

(5) Conflict points

Internal pedestrian walkways must be distinguished from driving surfaces by textured pavement or painted pavement and lighting.

(g) Water bodies and detention/ retention areas

Shape

Detention and water quality ponds shall utilize earthen berms and be designed with a curvilinear contoured shape. Any structural stabilization shall be limited to the use of native stone (except for outlet structure) and shall be limited to not more than 30% of the perimeter of the pond and shall be seamlessly integrated with landscape.

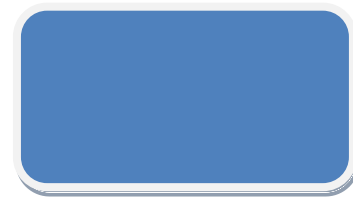
Natural and manmade water bodies at least 20,000 sq. ft. in size placed next to a public right-of-way must be integrated into the overall design of a project in one of the following ways:

- Provide a walkway, with native trees on average 25 ft. centers
- Provide a public access area with covered structure and seating and appropriate pedestrian access.
- Provide a plaza or courtyard with shaded benches and/or picnic tables next to the water body.

If a detention pond or water quality pond is not visible from or adjacent to a public or private street, sidewalk/ trail, commercial or residential used or zoned property, circulation path, parking lot, or courtyard than shape and stabilization requirements shall not apply.



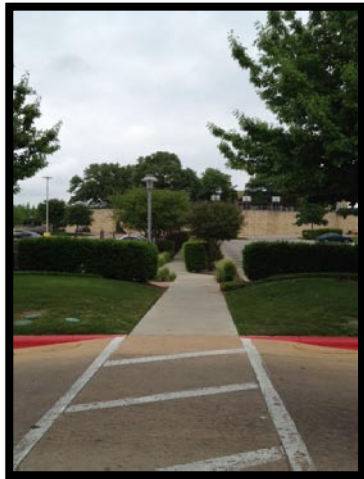
Do this



Not this

(h) Parking lots

(1) Large parking lots must be visually and functionally segmented into smaller lots with no more than 250 parking spaces per parking area. For every parking area a minimum of a 15 foot landscape median/divider shall be installed to help break up “rooms” of large parking fields. These medians shall contain pedestrian walkways to offer safe, marked routes between parking spaces and building entries.



Do this



Not this

(i) Outdoor Display/ Storage

(1) Outdoor display of merchandise is permitted when such display is of merchandise from a permanent business located in a permanent legal structure on site and such display is limited to not more than thirty percent (30%) of the gross floor area of the building which houses the business displaying such merchandise.

(2) Display is not permitted within required setbacks. Except for items that would normally be utilized and stored outside, outdoor display shall occur only during the business hours of the applicable business establishment.

(3) Outdoor storage and container storage are permitted as an accessory use as follows:

- a. Such storage does not exceed twenty percent (20%) of the gross floor area of the primary building that houses the business storing such materials,
- b. Such storage or container is located no closer to a street frontage than the primary building that houses the business storing such materials,
- c. Such storage or container is screened from view from adjacent properties
- d. Such storage or container is not permitted within required setbacks.

(j) Building Requirements



(1) Materials

Buildings constructed shall have a minimum of 90% masonry walls as defined below. The City of Kyle would like to encourage and support the use of red brick and white limestone, as used on Kyle City Hall. Retail buildings utilizing red brick and white limestone on 90% or more of new buildings shall be allowed a 10% reduction in glazing requirements and shall be allowed an uninterrupted length of up to 40 feet rather than 30 feet. Non-retail buildings utilizing red brick and white limestone on 90% or more of new buildings shall be allowed a reduction of 50% of the required number of building front design features.

Masonry shall be defined to include the following:

- Brick
- Natural Stone
- Concrete Masonry Units (Decorative)*

- Stucco/Plaster/Synthetic Stucco to be used in detail applications only
- Concrete sandblasted, textured and painted

The 10% of the exterior walls not included in masonry requirements may be covered with a variety of materials that could include but not limited to non-reflective corrugated steel panels, wood, prefinished metal panels, glass block, or other materials that are compatible with the overall design and use for the specific areas in which they are placed.

*Includes highly textured finish, such as split faced, intended, hammered, fluted, ribbed or similar architectural finish;

(2) Four-sided design

All walls must include materials and design characteristics consistent with those on the front of the building and/or same design character.

Exterior walls facing a driveway, public ROW, courtyard, sidewalk or circulation path or residential district or residential use cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of the below features. Buildings over 50,000 sf. shall not be allowed an uninterrupted length greater than 50' without including two or more of the below features.

- change in plane
- change in texture
- masonry pattern

- windows, or
- other equivalent element(s) that subdivide the wall into human scale proportions.

Side or rear walls which do not face a driveway, public ROW, sidewalk, circulation path, courtyard, residential district or residential use shall maintain the same materials with those on the front of the building but are not required to adhere to the uninterrupted length requirement outlined above.

(2) Roof

The continuous plane of a roof line cannot be more than 100 feet. All roof mounted mechanicals must be screened from public view.

(3) Building Massing and Form

a. Retail

A single large dominant building mass must be avoided in new buildings. Buildings shall be constructed to one of the following two standards:

Option1-

30% of the wall area below ten (10) feet as measured from the finish floor level of the façade's entry shall consist of glazing (windows / doors).

Windows shall have a maximum exterior reflectivity of twenty percent (20%)

Option 2-

A minimum of twenty five percent (25%) of the front primary building façade shall consist of window or door openings. Window and door areas of the front façade may be reduced to 15% of area of façade if one additional architectural feature is added beyond the requirement

All building fronts shall have at least five different design features to break the wall plane, buildings under 100,000 square feet in size shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features.

The following are examples of the types of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical “elevation” off-sets, decorative accent lighting, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, a clustered landscape zoned with integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal

All Retail anchor stores, at least 25% of the stores in a shopping center, and freestanding, single-use buildings, must have a clearly defined, highly visible customer entrance with four or more of the following elements:

- o Arcades

- o Arches

- o Canopies or porticos

- o Details such as tile work and moldings integrated into the building structure and design

- o Display windows

- o Integral planters or wing walls that include landscaped areas and/or places for sitting

- o Outdoor patios

- o Overhangs

- o Peaked roof forms

- o Raised corniced parapets over the door

- o Recesses and/or projections

b. Non-retail/ Office Buildings

All building fronts shall have at least five different design features to break the wall plane, buildings under 100,000 square feet in size shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features. The following are examples of the types of design features that shall be utilized:

Horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, decorative accent lighting, courtyards, architectural lighting, change in materials, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical “elevation” off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning and appealable to the Planning and Zoning Commission.

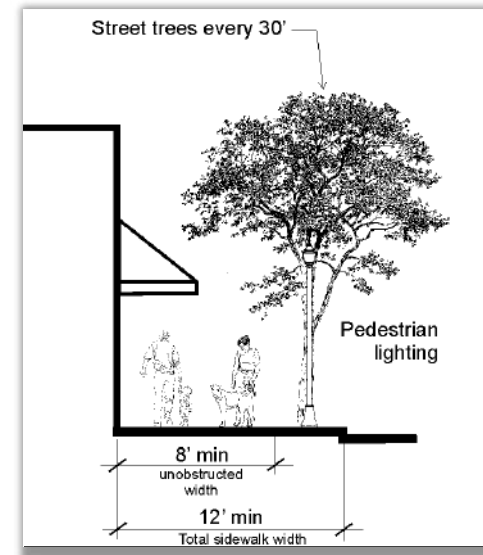
Warehouse, mini-warehouse and overhead (commercial service) doors shall not be oriented so as to face a street(s) or residential property or shall be screened from view from the street(s) or residential property unless approved by the Director of Planning, appealable to the Planning and Zoning Commission, determines that there is no other feasible.

(k) Walkway Width and Design

Sidewalks and walkways along the facades of mixed-use and retail buildings 100 feet or more in length (measured along the facades) that are not located adjacent to a street must be at least 12 feet wide (8' of the sidewalk shall remain unobstructed) and include the following:

- Trees shall be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree

per 60 lineal feet of building facades must be provided.



Do this



Not this

(l) Garage doors

- o Garage bay doors must be segmented, with windows covering at least 50% of the garage surface. Garage doors must be recessed at least 2 ft. behind the building façade.
- o Vehicle service areas and bays must be screened or sited so visibility from the public right-of-way is as low as possible. Bay doors cannot face a public street.
- o Garage bay doors must be integrated into the overall design of the site with color, texture, and windows.

(m) Open Space

Intent: To provide a variety of accessible and inviting areas for outdoor dining, socializing and relaxing in commercial areas and to enhance the pedestrian environment.

All commercial developments, 3 acres or more in size, shall incorporate open space on-site. This could include a single public open space for larger developments or a variety of pedestrian-oriented spaces.

These are predominately hard-surfaced, plaza or courtyard type spaces. Pedestrian-oriented space shall have the following:

- Pedestrian-scaled lighting (no more than 15 feet in height) may be on-site or building-mounted lighting.
- Be sited in areas with significant pedestrian traffic to provide interest and security, such as adjacent to a building entry.
- Integrate landscaping features that add interest to the space.
- Pedestrian amenities, such as a water feature, drinking fountain, tables, and/or distinctive paving or artwork.
- Pedestrian-oriented building facades on some or all buildings facing the space.

