

**I-35 Overlay  
District  
Development  
Standards**



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## 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.

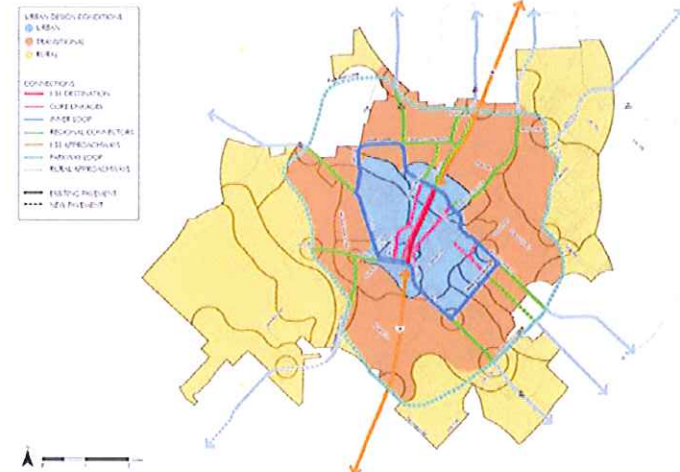
The requirements outlined in this document are intended to implement the vision, goals, policies and objectives outlined in the Comprehensive Master Plan and to ensure new development incorporates the following:

- 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.

## 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.



### **Applicability**

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

**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.

### **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.

**Variations:** Any variations to the standards within this document shall be approved by the Planning and Zoning Commission.

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



### **Sidewalks**

A minimum of a 5 foot sidewalk is required along all public streets. Street trees on an average of every 30 feet shall be planted between the street and the sidewalk within a tree planting zone of no-less than 7 feet wide. 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.

### **Screening**

Loading areas must be fully screened from view of public ROWs and residential districts. 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**

## 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 a uniform earth tone color.



## 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.





## Siting and Orientation

### **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.
- 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 60 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 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments.
- Other methods such as murals or special building material treatments may also be approved.



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.

### 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:

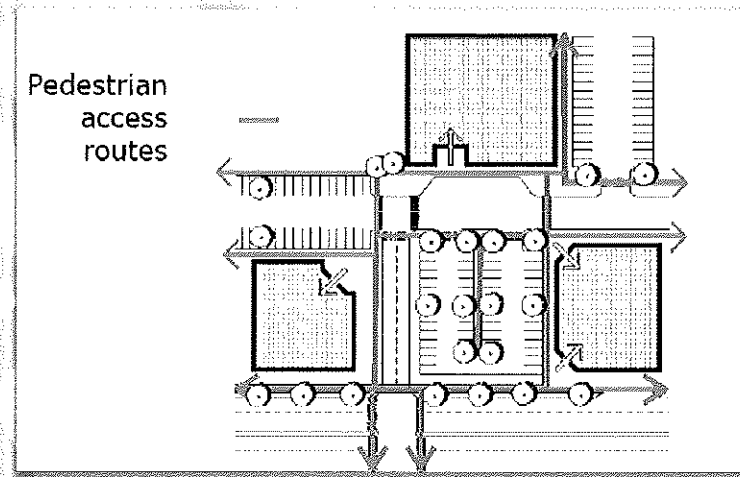
- Excluding window glazing, employ the same materials and colors as the building façade with the primary entrance.
- Utilize architectural treatments, detail and scale elements such as canopies, that are consistent with the primary building façade.
- Enclose dumpsters, recycle bins and compactors with 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.

### Orientation to walkways

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

### 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.*

## Conflict points

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



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

## Water bodies and detention/ retention areas

### Shape

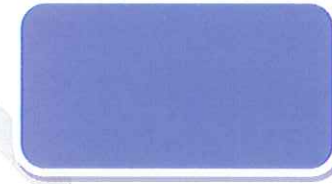
Detention and water quality ponds shall utilize earthen berms and be designed with a curvilinear contoured shape. Any structural stabilization shall be limited to the use of native stone (except for outlet structure) and shall be limited to not more than 30% of the perimeter of the pond and shall be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



Do this



Not this

## **Parking lots**

Large parking lots must be visually and functionally segmented into smaller lots with no more than 150 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.

Only one drive aisle shall be permitted between a public right-of-way and a structure no more than 20,000 sq. ft. in size is permitted. Buildings more than 20,000 square feet and less 50,000 square feet in size must have at least 50% of the required off street parking behind the front building line. Buildings over 50,000 square feet must have at least 40% of the required off street parking behind the front building line.

### **Exemptions:**

- Utilize liner buildings to screen the parking lot (a combination of liner buildings and parking behind the front building line may be used to achieve required percentage of screened parking).
- A reduction of up to 10% of the required screened parking may be granted if a minimum of 150% of the standard landscape requirements for the area and planting materials are provided.



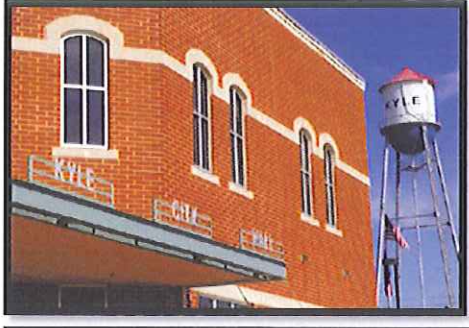
**Do this**



**Not this**



## **Building Requirements**



### **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.

### **Four-sided design**

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

Exterior walls facing a public ROW, courtyard, or circulation path cannot have a blank, uninterrupted length greater than 30 ft. without including two or more of the following 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 street, sidewalk, trail, or interior pathways must maintain the same materials with those on the front of the

building but are not required to adhere to the 30 foot uninterrupted length requirement outlined above.

### **Roof**

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

### **Building Massing and Form**

#### ***Retail***

A single large dominant building mass must be avoided in new buildings.

40% 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).

25% of the wall area between 10 feet and 30 feet shall consist of glazing.

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

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



### ***Non-retail/ Office Buildings***

All building fronts shall have at least five different design features to break the wall plane; buildings over 50,000 square feet in size shall have at least seven different design features, and buildings over 100,000 square feet shall have at least nine different design features. The following are examples of the types of design features that shall be utilized:

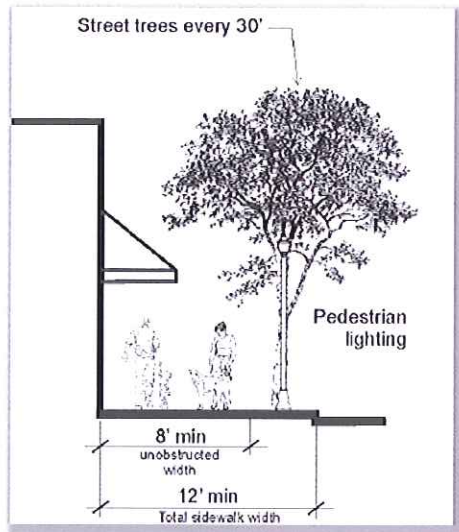
*Horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such 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.

### **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**

### **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.

### **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.

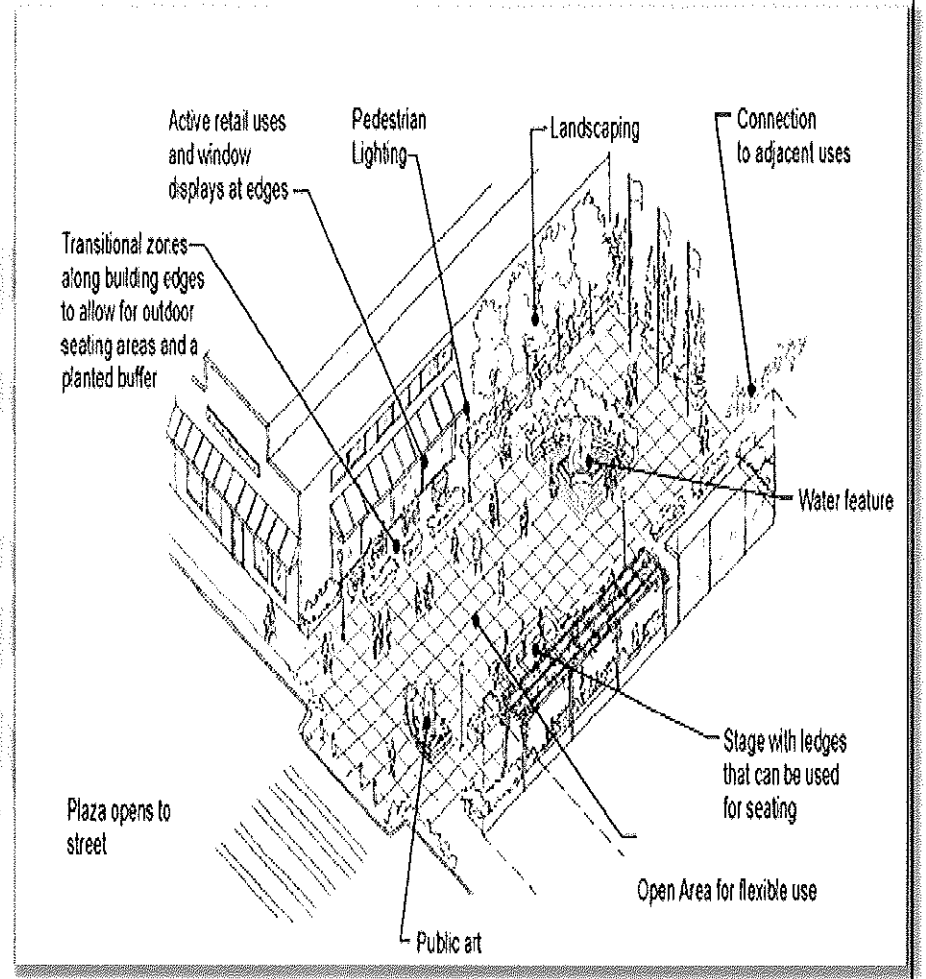
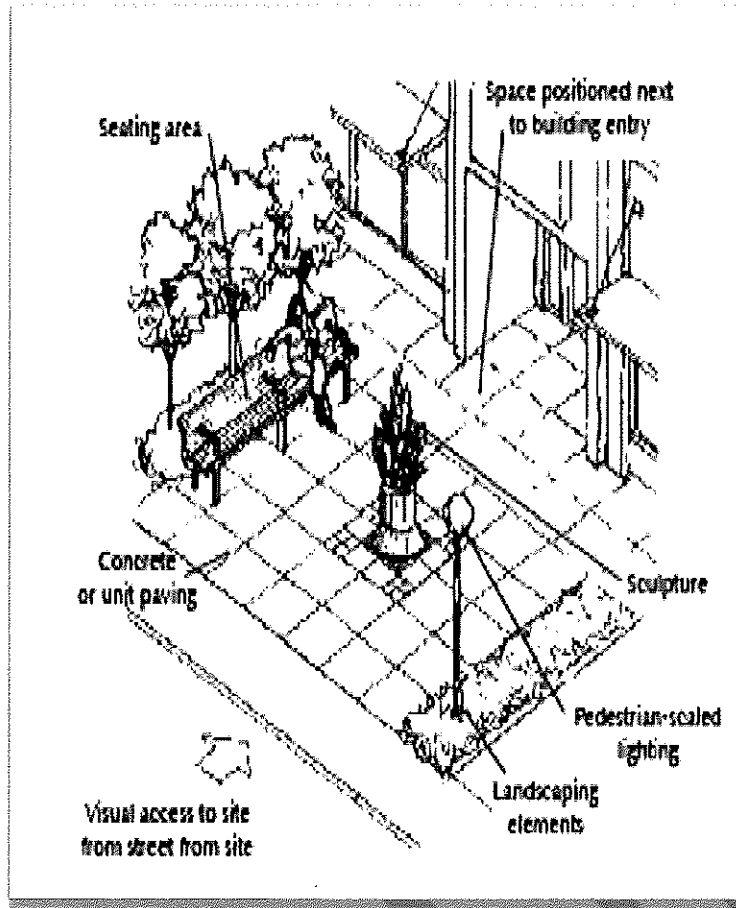
All commercial developments, 3 acres or more in size, shall incorporate open space on-site. This could include a single public open space for larger developments or a variety of pedestrian-oriented spaces.

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.

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	Existing Requirements ( RS)	Propose I-35 Overlay
<b>Landscaping</b>	15% of the whole site	added street trees every 30' on center
<b>Screening</b>	All off-street parking, loading spaces and docks, outside storage areas, satellite dishes larger than 18 inches in diameter, antennas, mechanical equipment, and the rear of structures on reverse frontage lots, must be screened from view from the street or public rights-of-way. Approved screening techniques include privacy fences, evergreen vegetative screens, landscape berms, existing vegetation or any combination thereof.	added that loading areas must be screened from residential districts
<b>Utilities</b>	All electrical, telephone, cable television and similar lines shall be placed underground.	added utility boxes greater than 2' tall cannot be placed in the clear vision or interfere with use of streets, sidewalks and bicycle paths- If they are a landscaping plan shall include a screening plan for the equipment
<b>Building Materials</b>	The exterior walls facing front and side streets shall be constructed of at least 100 percent stone, brick, masonry, stucco, masonry veneer, or similar granular product excluding doorways and windows	Buildings shall have a minimum of 90% masonry walls; all walls must include materials consistent with those on the front of the building
<b>Roofs</b>	All roofs surfaces visible from the street shall be surfaced with metal, concrete, clay tile, or minimum of 25-year dimensional shingles	The continuous plane of a roof line cannot be more than 100 feet.

	Existing Requirements ( RS)	Propose I-35 Overlay
<b>Design Features (all buildings applicable to ordinance)</b>	<i>not addressed</i>	<i>Exterior walls facing a public ROW, courtyard, courtyard or circulation path cannot have an uninterrupted length greater than 30 ft. without including two or more listed features</i>
<b>retail</b>	<i>not addressed</i>	<i>glazing- 40% of the wall area below 10 ft. from the finished floor; 25% of the wall area between 10 ft and 30 ft. shall consists of glazing</i>
		<i>4 or more design features must be included</i>
<b>non-retail</b>	<i>not addressed</i>	<i>all building fronts shall have at least 5 different design features to break the wall plane; buildings over 50,000 square feet in size shall have at least 7 different design features; buildings over 100,000 square feet shall have at least 9 different design features.</i>
<b>Orientation to streets</b>	<i>not addressed</i>	<i>One main building entrance must open directly onto a connecting walkway with pedestrian frontage. If the building cannot have its primary entrance facing a public ROW, then requirements for the façade facing the public ROW are listed in the DRAFT ordinance</i>
<b>Conflict points</b>	<i>not addressed</i>	<i>internal pedestrian walkways must be distinguished from driving surfaces by textured pavement lighting</i>

	Existing Requirements ( RS)	Propose I-35 Overlay
<b>Detention/Retention Areas</b>	<i>shape and location is not addressed</i>	<i>If located between the street and the building and/or visible from a public ROW, courtyard or circulation path all detention/retention areas shall be designed with a curvilinear contoured shaped. Natural and manmade water bodies at least 20,000 square feet in size , placed next to a public ROW must be integrated into the overall design of the project</i>
<b>Parking Lots (landscaping)</b>	<i>no parking space shall be more than 50 feet away from the trunk of a tree</i>	<i>no more than 150 parking spaces per area ; for every parking area a minimum of a 15 foot landscape median/divider shall be installed</i>
<b>Parking Lots (location of parking)</b>	<i>not addressed</i>	<i>Only one drive aisle is permitted between a public right-of-way and a structure no more than 20,000 square feet; buildings over 20,000 square feet and less than 50,000 square feet must have at least 50% of the required off street parking behind the front building line. Buildings over 50,000 square feet must have at least 40% of the required parking behind the front building line. ** EXEMPTIONS listed within DRAFT</i>



<b>Outdoor Display</b>	<i>no display within the required setbacks</i>	<i>display is limited to not more than 30% of the gross floor area of the building which houses the business displaying such merchandise; display is not permitted within the required setbacks.</i>
<b>Outdoor Storage</b>	<i>no storage within the required setbacks</i>	<i>no more than 20% of the gross floor area ; storage must be behind the main structure and screened from view</i>
<b>Sidewalks</b>	<i>Paved sidewalks, driveways and parking areas are required. The sidewalks, pedestrian walkways must be constructed of brick, pavers, or concrete with an exposed broom finish, and connect to the adjacent property having a common frontage.</i>	<i>sidewalk requirements have been added for buildings not located adjacent to a street; the requirement has been added in addition to the sidewalk required along the right-of-way.</i>
<b>Garage Doors</b>	<i>not addressed</i>	<i>Garage bay doors must be segmented and integrated into the overall design of the site with color, texture and windows.</i>
<b>Onsite Open Space Requirements</b>	<i>not addressed for commercial developments</i>	<i>A menu of open space features have been added for a developer to select from. The open space requirement is only applicable to developments 3 acres or more in size.</i>