



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION

AGENDA

COMMISSIONERS - REGULAR MEETING

September 19, 2013

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:30 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

A. Discuss any item on the Regular Session agenda

B. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

C. Discuss use of form-based codes in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Review and approve minutes from the August 15, 2013 Planning & Zoning Commission regular meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

A. CASE # PZ 13-05 to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing a new zoning district, "Employment Center District" and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

A. Staff Presentation

B. Public Hearing

- C. Staff Response and Summary
- D. Action by the Commission

B. CASE # PZ 13-06 to receive comments and consider approval on a request by the City of Kennedale and the Kennedale Economic Development Corporation for a zoning change and ordinance adopting such change for 20 parcels totaling approximately 5 acres from "C-1" Restricted Commercial District to "EC" Employment Center District for properties located at 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, & 1125 W Kennedale Pkwy, and 5409, 5413, 5417, 5421, 5429, 5433, & 5437 High Ridge Rd, with legal description of Oak Crest Addition Block 4 Lots 8, 9, 10A, 11A, 12A, 13A, 14- 18, 19A, 20-26, Tarrant County, Texas. The property in question is owned by the City of Kennedale and the Kennedale Economic Development Corporation.

- A. Staff Presentation
- B. Public Hearing
- C. Staff Response and Summary
- D. Action by the Commission

X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the September 19, 2013, Planning and Zoning Commission agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Amethyst G. Cirno, City Secretary



Date: September 19, 2013

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the Regular Session agenda

II. Originated by:

III. Summary:

During this agenda item, the Commission may discuss any item on the regular session agenda. No action may be taken on this item during the work session, and no comments from the public may be heard or considered until the regular session.

Because you will not have a full hour available for the work session, I have only included a few of your regular work session agenda items on this month's agenda.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: September 19, 2013

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss creation or modification of zoning districts to implement the comprehensive land use plan

II. Originated by:

III. Summary:

As I continue drafting revisions to our zoning standards, it would help guide my work to know what some of the Commission's concerns are about our current zoning classifications or about potential land development patterns. I've attached to this staff report an excerpt from the comprehensive plan that shows the Future Land Use Map and describes the land use character districts. A description of our current zoning districts and regulations are available online at the municode website (www.municode.com; click on "code library"); I can also email a link if that would be easier for you.

During the next several work sessions, I would appreciate hearing your concerns and comments on each of the character districts. Remember, the districts laid out in the Future Land Use Plan are not based on uses allowed in each district but are instead based on other development qualities, such as character, intensity, and pattern. Use plays a role in the character of each district, but it is subservient to the other development qualities. Therefore your concerns and comments should focus less on which uses should be permitted in which district and provide more input on each district's character, intensity, and pattern. Community preferences, land suitability, access, and environmental factors (areas worthy of preservation, areas with drainage or flooding problems, soil suitability for different uses, potential trail locations, etc.) are also factors to consider.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: September 19, 2013

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss use of form-based codes in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

II. Originated by:

III. Summary:

The Commission members have indicated they would like to continue working on this item while the Employment Center form-based code is developed. I have not had time to make changes to the draft code due to time commitments for other projects, but I will be happy to incorporate any additional comments or changes you may have considered since the last P&Z meeting. I could make the changes or address comments as part of the next draft.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: September 19, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and approve minutes from the August 15, 2013 Planning & Zoning Commission regular meeting

II. Originated by:

III. Summary:

Attached to this report are the minutes from the August 15th meeting for your review and consideration for approval.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	08.15.2013 PZ Minutes	08.15.2013 PZ Minutes.doc
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KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
August 15, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Chairman Harvey called the work session to order at 6:06 P.M.

II. ROLL CALL

Ms. Roberts called roll.

Members present: Ernest Harvey (chair), Tom Pirtle (vice-chair), Ray Cowan, Michael Herring, Martin Young (alternate).

Members absent: Adrienne Kay (term expired; not renewing), Carolyn Williamson, Donald Rawe (alternate)

A quorum was present. Mr. Young was asked to serve as a regular member for the work session and regular session.

Staff present: Rachel Roberts (planner)

Staff absent: James Cowey (development services director)

III. WORK SESSION

A. Discuss any item on the Regular Session agenda

Ms. Roberts said there was a correction to make to the ordinance for PZ 13-03. The ordinance said the Board of Adjustment was required to meet a minimum of 10 times each year, but it should say a minimum of 2 times per year. Mr. Harvey asked about the Whereas statements and said they really just mention membership, not activities of the board. He said he would like a better idea of what the modifications are when the Commission makes these kinds of changes; he added that they're advising the City Council on changes, but they don't really know what those changes are.

Mr. Pirtle asked what was being considered under case PZ 13-04 and about the possible motions they could make. Mr. Harvey had some questions about discrepancies in the staff report. The table in the ordinance shows that a maximum of 117 lots may be created, but all the lot types added together total more than 117. Ms. Roberts said it was just to provide flexibility in the number of each lot type, but that she could change it so that it adds up to a maximum of 117.

Mr. Pirtle asked which lots shown on the site plan were which lot type. Ms. Roberts said they should have received a copy of the site plan with the lots labeled, and she would get copies for them. Ms. Roberts left the room briefly to get copies of the labeled site plan.

Mr. Harvey said they didn't have dimensions for the elevations to tell whether elevations would meet the lot coverage. Ms. Roberts said the elevations were just sample elevations and staff would determine at the permitting stage whether the buildings met the lot coverage requirement.

Mr. Harvey said the tree spacing was shown as 40 feet in one drawing and 50 feet in another and said the drawings should be consistent. He added that he liked the landscaping and the layout with the trees and meandering sidewalks. He asked if there were landscaping requirements in the ordinance, and Ms. Roberts said it would follow city code.

Mr. Harvey asked about the location of the gas pipeline in the area, and Ms. Roberts said the city's engineers and the public works department didn't provide any comments on that. She said that if James Cowey (development director) is at the regular session, he might be able to answer questions about the pipeline.

Mr. Harvey said that the language in the ordinance didn't make it clear that J-swing garages would be permitted. Ms. Roberts said she would change the language to make it clear.

The Commission asked several questions about drainage and retention ponds and about parking. Mr. Harvey asked Ms. Roberts to amend the proposed ordinance so that the language specifies that pond areas are to be built as amenities.

B. Discuss zoning on city-owned and EDC-owned property in Oak Crest

The Commission did not have time to discuss this item.

C. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

The Commission did not have time to discuss this item.

D. Discuss use of form-based codes in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

The Commission did not have time to discuss this item.

E. Discuss Old Town zoning district regulations

The Commission did not have time to discuss this item.

F. Discuss item(s) for future consideration

1. Zoning standards for the Oak Crest area

The Commission did not have time to discuss this item.

2. Green / environmental regulations

The Commission did not have time to discuss this item.

Work session closed at 7:02 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Chairman Harvey called the regular session to order at 7:02.

VI. ROLL CALL

Ms. Roberts called roll.

Members present: Ernest Harvey (chair), Tom Pirtle (vice-chair), Ray Cowan, Michael Herring, Martin Young (alternate).

Members absent: Adrienne Kay (term expired; not renewing), Carolyn Williamson, Donald Rawe (alternate)

A quorum was present.

Staff present: Rachel Roberts (planner); James Cowey (development services director)

VII. MINUTES APPROVAL

A. Consider approval of the minutes from the July 18, 2013 Planning & Zoning Commission meeting

Mr. Pirtle made a motion to approve the minutes, seconded by Mr. Herring. The motion passed with all in favor except Mr. Harvey, who abstained.

VIII. VISITOR/CITIZENS FORUM

No one registered to speak.

IX. REGULAR ITEMS

A. Case PZ 13-03 to receive comments and consider approval of an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing new sections providing for creation and purpose, membership, organization, rules and requirements, and powers and duties of the board of adjustment.

A. Staff Presentation

Ms. Roberts gave the staff presentation and said the ordinance should be corrected to say the board is required to meet twice per year.

B. Public Hearing

No one registered to speak.

C. Staff Response and Summary of the Case

No response was needed.

D. Action by the Commission

Mr. Pirtle made a motion to recommend approval, seconded by Mr. Cowan. The motion passed with all in favor except Mr. Harvey, who abstained.

B. Case PZ 13-04 to receive comments and consider approval on a request by Alluvium Development, Inc. for a zoning change for an approximately 45.5 acre tract from "R-2" Single Family Residential District to "PD" Planned Development District for property located at 925 Mansfield Cardinal Rd, legal description of J M Lilly Survey A 980 Tract 2 & A 985 Tract 3, Tarrant County, Texas.

A. Staff Presentation

Ms. Roberts described the proposed concept plan and the regulations included in the adopting ordinance.

Mr. Young asked who will maintain the retention ponds, and Ms. Roberts said they would be maintained by a homeowners' association. The Commission pointed out that the ordinance doesn't mention that an HOA is required, and Ms. Roberts said she could add that to the ordinance.

Mr. Prittle asked about the perimeter fence, and Ms. Roberts said the fence would follow the city's standard subdivision regulations, which is masonry along public streets on the exterior of the subdivision and privacy fences on the interior. Mr. Harvey asked about screening around the ponds, and Ms. Roberts said the ordinance didn't address fencing around the ponds.

Mr. Pirtle and Mr. Harvey provided positive comments on the green areas included in the concept plan and how they help create community and connectivity. Mr. Cowan asked about safety to keep kids from drowning in the ponds, and Mr. Harvey said it depends on the specifications for how much water is retained in the pond.

Mr. Pirtle stated that the entrance across from Sonoma Drive will change the intersection to a major intersection and asked how that should be addressed. Mr. Harvey said the city could ask for a traffic study and the appropriate controls based on that study. Ms. Roberts said the developer was willing to move the entrance on Mansfield Cardinal, as needed, for safety reasons. She said the Public Works staff had only said the intersection may need to be reworked for the line of site.

Mr. Pirtle asked the Commission members for their opinion of the elevations and added that he thought they needed some work. Mr. Harvey said that from a code perspective, he didn't know how much detail the Commission could get into in about the product, as long as they thought it meets the intent. Mr. Pirtle asked about the masonry requirement, and Mr. Harvey said the ordinance says "masonry," but the Commission could go into more detail about what that means.

B. Applicant Presentation

Terry Jobe, 3526 Routh St, Dallas, Texas gave the applicant presentation. He said he didn't have much to add to Ms. Roberts' comments. He said he feels the plan is dynamic and fosters a sense of community. He was going for connectivity, green regions, and efficient use of infrastructure, while keeping a sense of community for people in different walks of life and ages. That's why he included different lot sizes and house sizes. Some of the plans don't look exciting, and that's based on value. The proposed development has a range of options.

Mr. Jobe said the HOA will take care of the ponds and common areas, including the entry. He also planned to include in deed restrictions a requirement that homes backing up to ponds must have wrought iron fences, not privacy fences. In terms of the number of trees and caliper, he would put that requirement in the deed restrictions if it wasn't included in the ordinance. He said that he usually requires 2" hardwoods in his developments.

The Commission asked questions about the landscaping, since it wasn't clear from the exhibit how much landscaping there would be and where it would be located. Mr. Harvey asked for clarification on the spacing, was it 40' spacing planned for trees, and Mr. Jobe said that was a good spacing.

Mr. Harvey mentioned that the Commission had discussed drainage during the work session, and he wanted to bring that up so everything discussed in the work session would be covered in the regular session. He asked how Mr. Jobe planned to handle moving the low point to the same easement where there is a gas line easement. Mr. Jobe said he had discussed that with his engineer, and the preliminary drainage plans are just conceptual at this point. He said the flume perhaps shouldn't be that wide, and it can't be too deep because of the gas line, but they also don't want ditches in backyards. He said they may be able to put in a series of y inlets through the flume and take it between the houses so that it's not just channelizing.

Dayton Macatee of Macatee Engineering, 3519 Miles St, Dallas, addressed the Commission next. He described the preliminary drainage plans and the lot conditions. He said the low point there is not a well-defined creek as it when it moves north, but it is a low point and that the grading will be done to shift the low point. They planned to take the runoff from the west side and some additional as well and intercept it, but the details will come out in final design. He said that by state law, they can't pond the water on other people. Mr. Harvey asked if the Commission would get to see the final designs and specifications during the platting stage, and Mr. Macatee said it would.

Mr. Macatee mentioned the previous study done by the city and said it was a concept, too, and the ideas in it set guidelines, showing a seven acre pond partially on this property and partially not. He said they'll be taking the western half of that and putting it into their pond. Everything to the east is undeveloped and will continue as it already does. Mr. Harvey asked if it was their intention to manage it at the flow rate the study said, and Mr. Macatee confirmed that they would adhere to that study. Mr. Cowan asked whether the HOA would control the mosquito population, since the ponds will have water all the time, and Mr. Macatee said the HOA will do what it needs to do, and the ponds will be aerated to help keep down the mosquito population.

Mr. Harvey asked how they would combine drainage and the gas line. Mr. Macatee said they can't excavate over the pipeline so they'd have to ask for approval to cross the gas line perpendicularly, which they've been able to do in a development in Mansfield.

Concerning the entrance on Mansfield Cardinal, Mr. Macatee said that to meet the sight triangle requirements, the easiest solution is move the entrance to the west a bit, but they'd have to meet with the city's traffic engineers to work that out.

Mr. Harvey summarized the fencing and screening comments made so far, saying the proposal was for masonry on the exterior of the subdivision, wooden privacy fences on the interior, and wrought iron along properties that back up to water features. Mr. Jobe added that wrought iron along the open spaces contributed to safety as well, as residents can see who's walking back there, and it's safer also to have more eyes on any children who may be walking near the ponds. Mr. Harvey said street lighting ought to be addressed and should have an appeal that matches the benches, etc., that are planned. Mr. Jobe said he was open to that idea and that he has a subdivision where they're doing ornamental lighting.

C. Public Hearing

Doug Cantu, 322 Little School Rd, addressed the Commission. He thanked the board for sending out the letter notifying him about the hearing. He said he'd said on the public hearing form that he was against the rezoning request because there wasn't a box to check to say he had some concerns. He gave a list of concerns, starting with a question about water pressure. He said his water pressure fluctuates already, will the new development have an effect? Mr. Harvey said they had a concept at this stage and will have details when it gets to the platting stage. Mr. Cantu then said when he'd bought his property on Little School, it was a nice bucolic setting, and now after the road project, it's different. He was also concerned about the detention pond. He asked if the HOA goes under, who is responsible for maintenance? He said that on the surface, he's in favor of the development, but he wants to make sure the people already living around there are taken care of. Mr. Harvey said they can't respond to the HOA scenario, but one thing they look for is how facilities will be maintained. If it's decommissioned, that's a legal issue, but as to the drainage, that's already a concern of the city, and the city had already done a study to determine what needs to be done. He said the drainage plans are a concept now, but the city does get to review the specifications at the platting stage, and the developer is basing the concept plan on the study that the city commissioned. He added that he hoped this project will even mitigate some of the problems people here have already. Mr. Cantu asked about the mosquito situation with the ponds, and Mr. Macatee said that mosquitos breed in stagnant pools and along the creek north of the property. He said that ponds with hard edges and aerators and fountains to keep the water stirred up discourages mosquito hatching. Mr. Cantu had expressed concern about concrete channels, and Mr. Macatee said they won't put concrete channels through anyone's backyard unless they have to, and they're trying to keep everything on the development site, rather than on adjacent properties.

Mr. Cantu thanked Mr. Jobe for bringing the development to town and asked him to please take care of the residents already here.

Roy Boenig, 1020 Kennedale Sublett Rd., addressed the Commission next. He said all the water from the site is going to drain onto his property. He said that he knows there will be houses on the site eventually and he wants to make it work the best we can with the water draining onto his property. He described the proposed drainage ponds from the last time someone tried to develop this property, and the city figured out it needed a study and conducted a drainage study for the area. That study said there should be 7.5 acres in two ponds, and one thing that concerns him is the five acres proposed for this site, is it 5 acres with water or without? Mr.

Harvey said they didn't have that detail yet, they just have a concept that says 4.9 acres of retention. Mr. Boenig said his concern was he doesn't know how much they're going to hold.

Mr. Boenig said some of the water flows onto two of his neighbors' properties now, but with the drainage plans for the development, all the water flowing to the property of one of the neighbors, Paul Cartusciello, will come into the subdivision and then onto Mr. Boenig's property. Mr. Harvey said the drainage plans will help with the drainage on Mr. Boenig's property now, and Mr. Boenig said now he only gets a little drainage.

Mr. Macatee started to answer Mr. Boenig's questions, and Ms. Roberts interrupted to ask if Mr. Macatee could wait to answer questions until after Mr. Boenig finished his comments. Mr. Boenig said we have no drainage problem now, and the reason we need a 7 acre detention pond is because of the subdivision. He says the pond needs to be 7.5 acres.

Mr. Boenig added that the HOA idea bothered him because HOAs only work if there's a lawyer that lives in the subdivision and is on the HOA board, otherwise deed restrictions don't get enforced. If something happens with the retention pond, who does he turn to? It's the property owner or the city. He also said he thought the notification letters should have been sent to everyone along the creek.

He asked if there were a restriction on how close a house can be built to the gas pipeline, and Mr. Harvey said there's a 30 foot easement in place, and a house can't be built in that easement. Mr. Boenig said fencing is his next concern. He said there are tanks on neighboring properties, and he has a batting cage and backstop on his property. When the houses get built, there will be a big temptation for kids to come play in his batting cage, so he would like a masonry fence installed by the developer, or he would also consider a wrought iron fence. He would like the fence to be put all the way across right away instead of waiting until all the houses are built in order to keep people off his property. He added that he knows stockade fence is what's in the ordinance, but he doesn't think that's a good remedy. Finally, he said that he does have some erosion, but it's about 100 feet to the north of his property line with the proposed development.

D. Applicant Response

Mr. Jobe said that for the HOA, they hire a professional third party company with an attorney. He uses a third party HOA company. When they turn it over to the home owners, they can choose to take over management themselves, but typically that doesn't happen, and it usually works really well. As to drainage, Mr. Macatee said it's physically impossible to redirect all the drainage intended for the basin to be directed into this subdivision. He said they're designing the ponds to handle every bit of water that naturally comes into the property. Part of the city's study calculated for different conditions and based on existing conditions with the subdivision being dirt. He believes the study says it's higher than it needs to be and sets a lower number to discharge. He said they're going to detain it down to the level recommended in the report. If 100 is coming out now, after the development, that number would be 65. What dumps onto Mr. Boenig's property from adjacent properties will be about the same as it is now.

E. Staff Response and Summary of the Case

Ms. Roberts said the HOA system is standard for new subdivisions, and staff is comfortable with that arrangement. She also said that a lot of the concerns expressed during the public hearing were shared by staff, and that's why staff liked the PD concept, because the city can have tighter controls than in a standard subdivision.

F. Action by the Commission

Mr. Pirtle made a motion to approve the concept plan and the adopting ordinance, with the following changes:

1. Staff will add to the ordinance a requirement that there be a Home Owners' Association, which is related to the maintenance of the ponds, green areas, etc.
2. The developer must conduct a traffic study for entry/egress on Sonoma Drive.
3. House elevations should have more variety in use of stone, cedar, etc.
4. Houses backing to ponds or with sides adjacent to ponds shall have wrought iron fences.
5. Hardwood trees of a minimum of 2" caliper shall be planted for each house and along the street.

6. The developer will address the drainage on the property, and runoff is required to be less than is currently running off, utilizing the city's previous VC-3 study.
7. Staff will amend the language in the ordinance to make it clear that J-swing, side, and rear entry garages are all permitted.
8. Street lighting, signs, and benches shall be ornamental.

Mr. Pirtle wasn't sure how to phrase the third item so that the house elevations would have more variety but would still give the developer flexibility in design. Mr. Herring suggested amending the motion so that the third item is a requirement for the front elevations to be 100% masonry excluding ornamentation such as structural timbers or structural brackets, and siding shall be limited to the rear of the house, and all houses shall be 90% masonry.

Mr. Harvey said that Mr. Pirtle first had to finish his motion and then Mr. Herring could amend it. Mr. Pirtle stated that he had finished his motion and he agreed with Mr. Herring's modification.

Mr. Herring made a motion to amend the motion as stated earlier. He asked if the ordinance mandated roof pitches, and Mr. Harvey said it was in the concept plan. Ms. Roberts said they could add it to the ordinance if it's not already included. Mr. Herring further amended the motion to require a minimum of 8/12 roof pitch, to require the fencing around the subdivision be masonry or pre-cast masonry, and that the fencing must be installed before the houses are built.

Mr. Young seconded the motion as amended. There was no discussion, and the motion passed with all in favor except Mr. Harvey, who abstained.

Mr. Harvey thanked everyone who came to the meeting asked the public to keep track of the case as it moved forward. He said this was not the final decision and that it will go to City Council next month. He again thanked everyone who came to the meeting and added that the Commission would love to see them more often.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts thanked Mr. Harvey and Mr. Pirtle for meeting with staff and a consultant the day before to discuss the Employment Center code.

Mr. Young said he read in the *Star-Telegram* that Arlington had let the contract for Bowman Springs.

Mr. Harvey said that with the new ordinance on appointments passed by Council, the opportunity to be appointed to a board now happens in October, and he encouraged those Commission members up for re-appointment to submit an application.

Mr. Cowan announced that he was retiring from the Board and said that he had enjoyed his years of service.

XI. ADJOURNMENT

Mr. Cowan motioned to adjourn, seconded by Mr. Pirtle. The motion passed with all in favor except Mr. Harvey, who abstained.



Date: September 19, 2013

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 13-05 to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing a new zoning district, "Employment Center District" and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

- A. Staff Presentation
- B. Public Hearing
- C. Staff Response and Summary
- D. Action by the Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

This agenda item requests approval of an ordinance adopting a new zoning category, "Employment Center District". The request to rezone property under this zoning category will be considered under the next agenda item.

The Employment Center district code would, at this stage, be applicable only to properties in the part of Oak Crest between Kennedale Parkway and High Ridge Rd. Additional standards for other parts of Oak Crest will be added to the code at a later time, after input from stakeholders. The code you are considering under this agenda item is the biggest step forward the city has taken, on an official basis, toward incorporating the use of form-based codes as one of its zoning and land use tools. In addition, it is the first revision to the city code intended to implement the comprehensive plan. As you read through the code, you'll see that most of the focus is on the form of development. Uses are regulated, but the use table is less specific than in the rest of the zoning code. Instead, uses are groups in more general categories, with the idea that the form of development will offset negative aspects of development.

Regulations in the proposed code address building siting, building design, and site design, including regulations for parking, lighting, landscaping, and signs. The Employment Center code is intended to address a wide range of development issues so that new development is more predictable, for potential developers, for city staff and city leaders, and for members of the public. In addition, the code is intended to be easier to read and understand than a standard zoning code tends to be. The code includes a number of tables and will be well-illustrated. Please note that we are still development adequate illustrations, so the code sent out in board packets does not include all of the illustrations. A revised code with illustrations will be provided during or before your meeting.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 13-05 ordinance	PZ 13-05 ordinance adopting Employment Center code.docx
2.	Employment Center code (draft)	Employment Center Code, Corridor Commercial Phase 1.doc
3.	Appendix B (plant list), p. 1	Recommended Native Plants - Texas-North Central, Wildflower Center p1.pdf
4.	Appendix B (plant list), p. 2	Recommended Native Plants - Texas-North Central, Wildflower Center p2.pdf
5.	Appendix B (plant list), p. 3	Texas Plant list (Tarrant Co), TPWD.pdf

AN ORDINANCE AMENDING ORDINANCE NO. 40, THE ZONING ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, AS AMENDED, BY AMENDING ARTICLE VI ZONING BY ADDING THE "EC" EMPLOYMENT CENTER DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, in order to promote the public health, safety and general welfare the City Council desires to adopt the proposed amendment to its city code in order to begin implementing the comprehensive land use plan adopted in March 2012; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on September 19, 2013, and the City Council of the City of Kennedale, Texas held a public hearing on October 10, 2013, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, Section 17-429 of the Zoning Ordinance, and all other laws dealing with notice, publication, and procedural requirements for the approval of amending Article VI of the Kennedale City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, THAT:

SECTION 1.

The Zoning Ordinance of the City of Kennedale, Texas, as amended, is hereby amended by adding the "EC" Employment Center District as shown in Exhibit A, attached to this ordinance.

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clause, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 4.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, penalty clause, publication clause and effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 7.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 10th DAY OF OCTOBER 2013.

MAYOR

ATTEST:

CITY SECRETARY

EFFECTIVE: _____

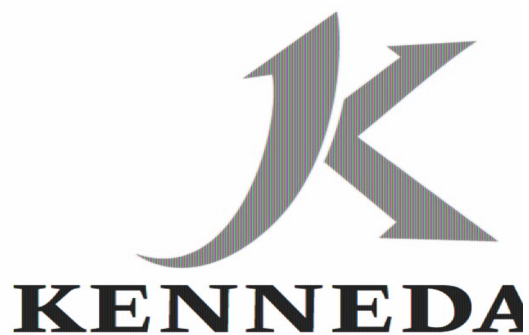
APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Employment Center District Code

City of Kennedale

Adopted [month] 2013



EMPLOYMENT CENTER CODE

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APPENDICES

Appendix A. Definitions

Appendix B. Native Plants

Appendix C. TBD

EXHIBITS

SECTION 1. PURPOSE & INTENT

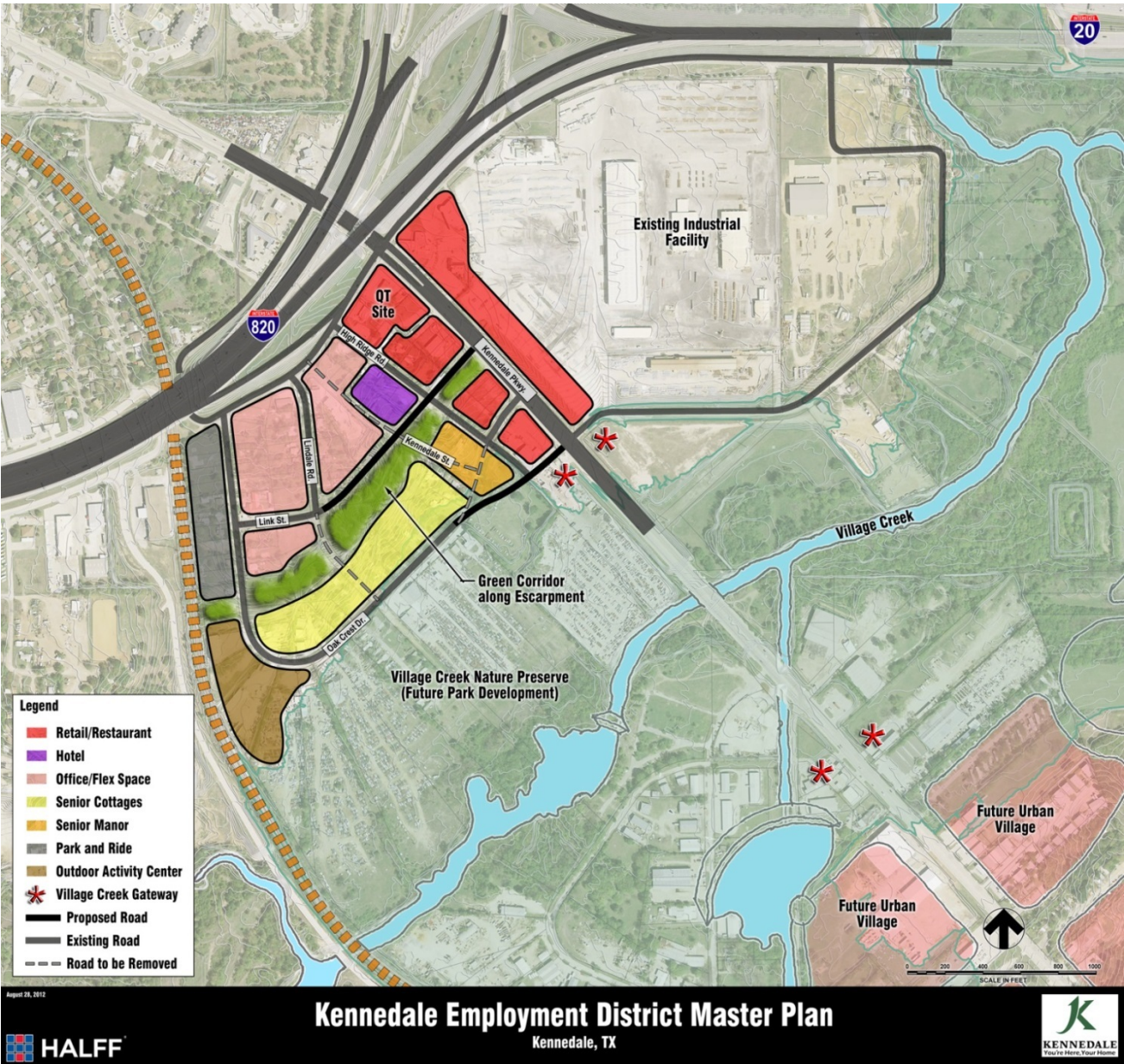
This Code sets forth regulations and standards for the Employment Center Zoning district. The Employment Center is a redevelopment district; most of the properties have previously been developed, and many of these properties are now vacant lots or buildings awaiting reuse. The Employment Center is envisioned as a series of sub-districts, each implementing a specific redevelopment vision based on the context of the site. Standards for the entire Employment Center will be developed in phases, with this first phase addressing the part of the district with the most visibility: properties located along Kennedale Parkway and along High Ridge Road.

The 2012 Comprehensive Land Use Plan envisioned a conceptual master plan as an Employment Center with a vibrant mix of retail, office (corporate and small), lodging, and residential uses for this important gateway into the City. Ideally, a mix of land uses—including office and retail—will eventually occupy this district, with an emphasis on employment and possible transit park & ride supportive uses. Development on the interior of the Employment Center should be designed to encourage and accommodate pedestrians. While it is understood that development on the exterior of the district will need to contend with a more auto-oriented reality, pedestrian safety, access, and comfort should not be ignored.

The development standards in this District have four main goals.

- Move toward development patterns that are closer to the vision of the comprehensive plan while taking advantage of frontages along major regional corridors such as Kennedale Parkway and Interstate-20;
- Serve as a transition between development along the Parkway and development in the interior of the Employment Center district, which will be more accommodating to pedestrians and a mix of uses, along with the potential for higher intensity development;
- Ensure new development and improvements to existing development support the City's vision of the Employment Center as a gateway to Kennedale; and
- Provide a high level of predictability, both for the development community and the public.

FIGURE 1. EMPLOYMENT CENTER MASTER PLAN



SECTION 2. REGULATING PLAN

The Employment Center character district consists of five districts: Corridor Commercial; Transition Zone; Flex Zone; Neighborhood Zone; and Green Corridor. Where not controlled by the Employment Center Code, the Employment Center shall be governed by the Kennedale Code of Ordinances to the extent the Code of Ordinances is not in conflict with the intent or text of the Employment Center Code.

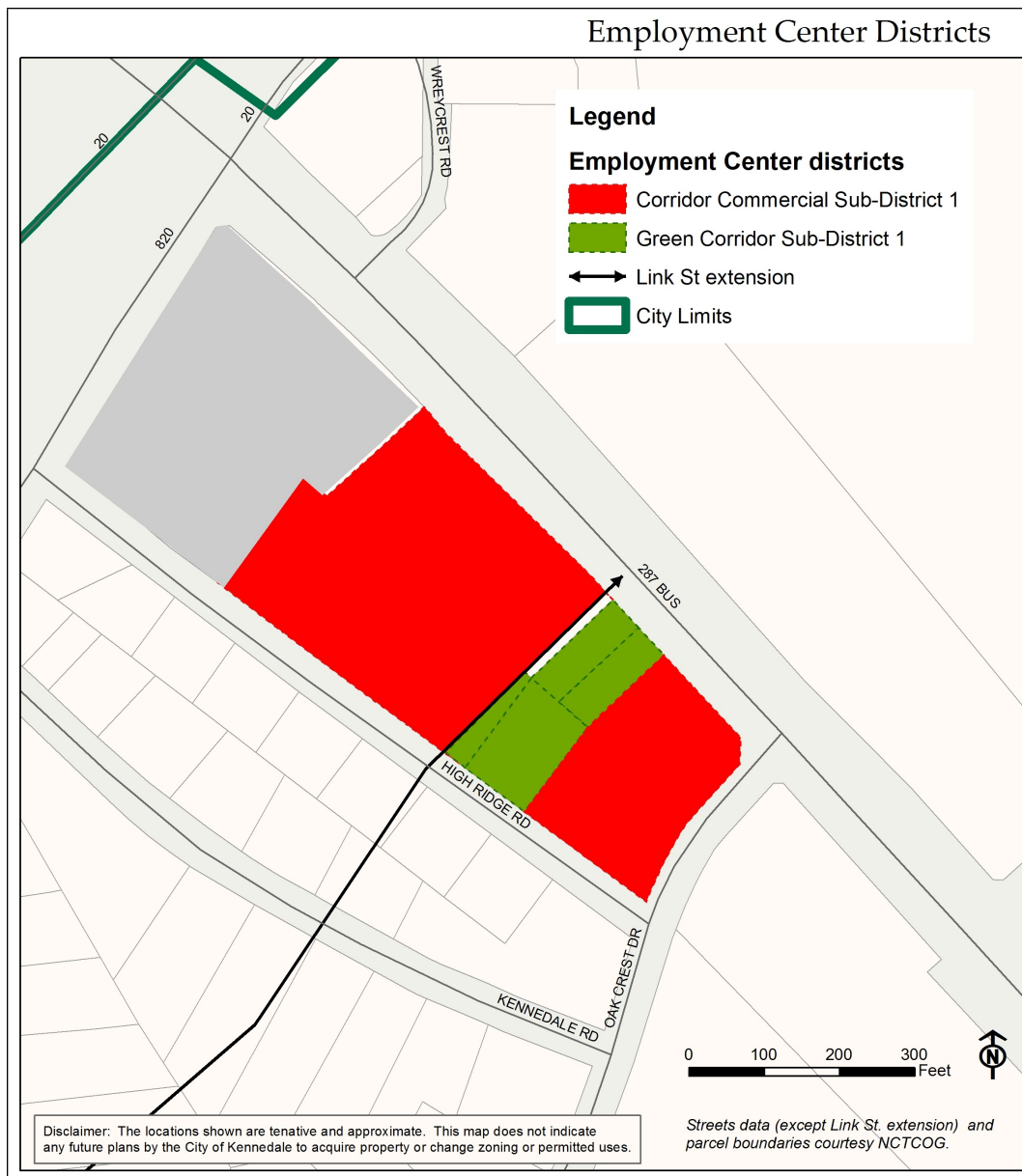


FIGURE 2. REGULATING PLAN BOUNDARIES

2.1 CORRIDOR COMMERCIAL

The purpose of the Corridor Commercial district is to encourage commercial development consistent with the vision for this important gateway into Kennedale, using a hybrid code context that merges the predictability provided through a form-based code with the land use control provided through more traditional zoning tools. The Corridor Commercial zone creates a unified streetscape and landscape context for the area that is both a major gateway to the city and a major suburban thoroughfare. The district consists of two sub-districts: the first sub-district, Corridor Commercial Sub-District 1, is located on the south/west side of Kennedale Parkway (shown in the illustration above), and the second sub-district is located on the north/east side of Kennedale Parkway. **This Code is intended to set forth regulations for Corridor Commercial Sub-District 1 and Green Corridor Sub-District 1 (described below) only.**

2.2 RESERVED

2.3 RESERVED

2.4 RESERVED

2.5 GREEN CORRIDOR

The Green Corridor district provides a green belt to buffer land located on either side of an escarpment running through the Employment Center and provides a transition between the residential uses of the Neighborhood district and the more commercial uses to be located north of the Green Corridor. The Green Corridor has two sub-districts: Green Corridor Sub-District 1 bisects the Commercial Corridor Sub-District 1; Green Corridor Sub-district 2 runs between the Transition and Flex districts and the Neighborhood district. **This Code is intended to set forth regulations for Corridor Commercial Sub-District 1 (described above) and Green Corridor Sub-District 1 only.**

2.6. ROADWAY CONTEXT

The Employment Center is bounded by Kennedale Pkwy to the east, the I-20 frontage road to the north, a rail line to the west, and Village Creek to the south. The area is therefore not only the major gateway to Kennedale, but it is also disconnected from the rest of the city. New land development tools adopted for the Employment Center must be realistic about what kind of development can be expected but should also encourage or, at times, require building, site, and infrastructure design standards that help connect the neighborhood to other areas. And

given that this area is physically separated from the rest of the city, and this separation can make residents and businesses more reliant on each other for success, intra-neighborhood connections are also important.

Connections can be enhanced through a well-designed transportation system. The comprehensive plan's Future Transportation Plan describes the kind of transportation options (automobile-based and pedestrian) that should be established for the Employment Center and notes that roadways should be designed using a Complete Streets approach. Complete streets are designed with a goal of balancing the safety and convenience of everyone using the road. Roadway design varies by location, topography, types of users, and a variety of other factors that may change from site to site. For example, areas intended to have heavy foot traffic should have a different roadway design than an interstate highway would have.

The Future Transportation Plan indicates that Kennedale Pkwy should be designed as a Parkway or Multiway Parkway roadway type. The Parkway type has two lanes of traffic in each direction separated by a 16-18-foot wide median and with sidewalks a minimum of five (5) feet in width. The Multiway Parkway type also has two travel lanes in each direction and has a 12-18-foot wide median, with sidewalks a minimum of 5 feet in width. The Multiway Parkway can also be designed with an access/slip lane. This Code includes a 6 foot minimum sidewalk width and sets a minimum front setback of twenty (20) feet, which falls within the 18-25 foot range for the Parkway roadway type; it also sets forth streetscape standards that will establish a quasi-slip lane along Kennedale Pkwy.

The interior roadways in the Employment Center (High Ridge Road and Link Street) are classified as Streets. Streets typically have two travel lanes and no median. Sidewalks should be 5-8 feet in width, and travel lanes should be designed and built to accommodate bicycle traffic safely and comfortably.

SECTION 3. ADMINISTRATION

3.1 Authority

The code shall be administered by: the Kennedale City Council (“Council”); the Planning & Zoning Commission (“Commission”); the Zoning Administrator (“Administrator”); the Director of Planning (“Planning Director”); Director of Development Services (“Development Director”); the Director of Public Works (“Public Works Director”); the Permits & Planning Department (“Department”); and other City bodies and officials as identified in this Development Code.

3.2 Responsibility for Administration

This Employment Center District Code shall be administered by the Zoning Administrator (“Administrator”) and the other decision-making authorities as identified in this Code and the zoning ordinance. All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this Code by the Administrator, his or her successors or designees, or any other decision-making authorities, shall be carried out in a manner consistent with the purposes of this Code, the zoning code, the City’s Comprehensive Land Use Plan, and the health, safety, general welfare, and orderly development of the city.

If the Administrator or his or her designated administrative official finds that any of the provisions of this article are being violated, the Administrator or his or her designated administrative official shall notify, in writing, the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The Administrator or his or her designated administrative official shall order the discontinuance of any illegal use of land, buildings or structures, the removal of any illegal buildings or structures or of any illegal additions, alterations or structural changes, the discontinuance of any illegal work being performed; or shall take any other action authorized by this article to insure compliance with or to prevent violation of these provisions.

3.3 Interpretation and appeals

It is the intent of this article that all questions of interpretation and enforcement shall be first presented to the Zoning Administrator or his or her designated representative, and that such questions shall be presented to the Board of Adjustment only on appeal from the decision of the Administrator or other administrative official, and that recourse from the decisions of the board of adjustment shall be to the courts as provided by law.

3.4 City Council duties.

The City Council shall consider and adopt, modify, or reject proposed amendments to this article or of its repeal after recommendation from the Planning & Zoning Commission.

3.5 Applicability.

This Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries, as shown in Figure 2 and more particularly described in Exhibit A. Where not controlled by the Employment Center code, the Employment Center shall be governed by the Kennedale Code of Ordinances to the extent the provisions in the Code of Ordinances are not in conflict with the intent or text of the Employment Center code. Signs specifically prohibited in the zoning ordinance or by City Code are prohibited in the Employment Center District unless specifically stated otherwise herein.

All private and public development and redevelopment projects are subject to review by the Permits & Planning Department for compliance with this Code, as defined below.

Table 3-1. Review Authority			
Type of Project	Zoning Administrator or City Staff Review Required	Planning & Zoning Commission / City Council Review Required	Board of Adjustment Review Required
New construction meeting the standards set forth in this Code	√		
Minor Modifications (see Section 3.11)	√		
Major Modifications (see Section 3.11)		√	
Variance Request			√
Expand an existing building meeting the standards of this Code	√		
Expand an existing, non-conforming building			√
Renovate an existing building meeting the standards of this Code	√		
Renovate an existing, non-conforming building without making structural alterations	√		

Type of Project	Zoning Administrator or City Staff Review Required	Planning & Zoning Commission / City Council Review Required	Board of Adjustment Review Required
Renovate an existing, non-conforming building, with renovations to include structural alterations			√
Repair an existing building meeting standards of this Code	√		
Repair an existing, non-conforming building without making structural alterations	√		
Repair an existing, non-conforming building, with repairs that include structural alterations			√
Appeal a decision made by the Zoning Administrator			√
Request an amendment to this Code		√	

3.6 Building permits.

No building permit shall be issued by the City of Kennedale for any new structure or addition unless the structure conforms to the provisions of this Code. No certificate of occupancy shall be issued for new development unless the structure conforms to the provisions of this Code.

3.7 Shall, should, may.

Provisions of this Code preceded by “shall” note regulations or standards that are required, “should” when recommended and encouraged, and “may” when optional.

3.8 Conflict with other city codes.

Where provisions of this Code conflict with other City of Kennedale codes, ordinances, or regulations, the provisions of this Code shall prevail.

3.9 Conflict with illustrations and text.

Where provisions of this Code provided through illustration conflict with provisions provided in text, the provisions provided in text shall prevail. Photographs used to illustrate text are for illustration purposes only unless otherwise noted.

3.10 Rules for interpretations of boundaries.

Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map, boundaries shall be determined in accordance with Section 17-404(c) of the Kennedale City Code.

3.11 Development review process.

A. Administrative Review. Projects that clearly comply with all standards of this Code shall be processed administratively by the Department. Projects that require interpretation shall be forwarded to the Administrator for review, and the Administrator may direct the Planning Director to forward such projects to the Planning & Zoning Commission and City Council for interpretation.

The Planning Director shall be responsible for the following:

- i) Reviewing site plan applications for compliance with this Code.
- ii) Approving site plan applications that are in compliance with this Code and all applicable City regulations and ordinances.
- iii) Approving modifications or revisions to previously approved site plans that are in compliance with this Code and all applicable City regulations and ordinances.
- iv) Approving minor modifications to the Regulating Plan or minor modifications from the standards set by this Code.
- v) Coordinating any necessary review of projects with other departments within the City of Kennedale.
- vi) Forwarding to the zoning administrator projects requiring interpretation.
- vii) Forwarding to the Planning and Zoning Commission projects requiring or requesting major modifications.
- viii) Forwarding to the Board of Adjustment requests for variances.

The Development Services Director shall be responsible for the following:

- i) Approving building permits for projects that are in compliance with this Code.

B. Minor Modifications. The Zoning Administrator is authorized to approve minor modifications to this Code that do not materially change the intent of this Code, including the relationship between buildings and the street. Permitted minor modifications include:

- alternative masonry materials when new materials have been developed and are not yet listed in the Code but clearly meet the intent of the Code;
- change in landscaping plants to similar plants that meet the intent of the Code and achieve the same effect;
- minor changes in the site plan that do not significantly alter building orientation, vehicle or pedestrian traffic flow, location of parking areas, or building placement, or does not allow increase in building height.
- Changes that result in a ten percent (10%) increase or decrease in any numerical standard except for allowing additional building stories.

C. Major Modifications. The City Council is authorized to approve major modifications to this Code. Major modifications are changes that are beyond minor modifications. Major modifications are considered an amendment to this Code and as such are subject to the procedures, notifications, public hearings, and other standards for zoning amendments as set forth in the Kennedale City Code Section 17-429.

D. Variances. The Board of Adjustment is authorized to approve variances to the minimum setback, off-street parking, maximum height, or other building regulations beyond Minor Modifications as permitted under this Code where the literal enforcement of the provisions of this article would result in an unnecessary hardship, or where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the Employment Center District by being of such area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district.

E. Required Documents. In general, the following information is required, as applicable:

- i) Site Plan
- ii) Building Plans and Elevations
- iii) Landscape Plan
- iv) Material Specifications
- v) Plans and Specifications for Proposed Signs
- vi) Description of Proposed Scope of Work
- vii) Photographs of Site and Existing Conditions

City staff may ask for additional documentation to confirm compliance with this Code.

SECTION 4. BUILDING PLACEMENT & FRONTAGE

4.1 REQUIRED SETBACKS FOR CORRIDOR COMMERCIAL SUB-DISTRICT 1

Properties regulated by this Code shall adhere to the setback requirements set forth below.

Properties oriented toward or having primary access from Kennedale Pkwy

Primary structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (from Kennedale Pkwy)	20	75
Side (from side property line)	0	--
Rear (from rear property line)	8	--
Accessory structures	Minimum setback (in feet) from primary structure	Maximum setback (in feet)
Front (setback from primary structure)	8	--
Side (from side property line)	0	--
Rear (from rear property line)	8	--

Properties oriented toward or having primary access from Link St

Primary structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (from Link St.)	10	25
Side (from side property line)	0	--
Rear (from rear property line)	8	--
Accessory structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (setback from primary structure)	8	--
Side (from side property line)	0	--
Rear (from rear property line)	8	--

Properties oriented toward or having primary access from High Ridge Rd

Primary structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (from High Ridge Rd)	10	25
Side (from side property line)	0	--
Rear (from rear property line)	8	--
Accessory structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (setback from primary structure)	8	--
Side (from side property line)	0	--
Rear (from rear property line)	8	--

Properties oriented toward or having primary access from the I-20 frontage road

Primary structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (from I-20 frontage road)	10	75
Side	0	--
Rear	8	--
Accessory structures	Minimum setback (in feet)	Maximum setback (in feet)
Front (setback from primary structure)	8	--
Side (from side property line)	0	--
Rear (from rear property line)	8	--

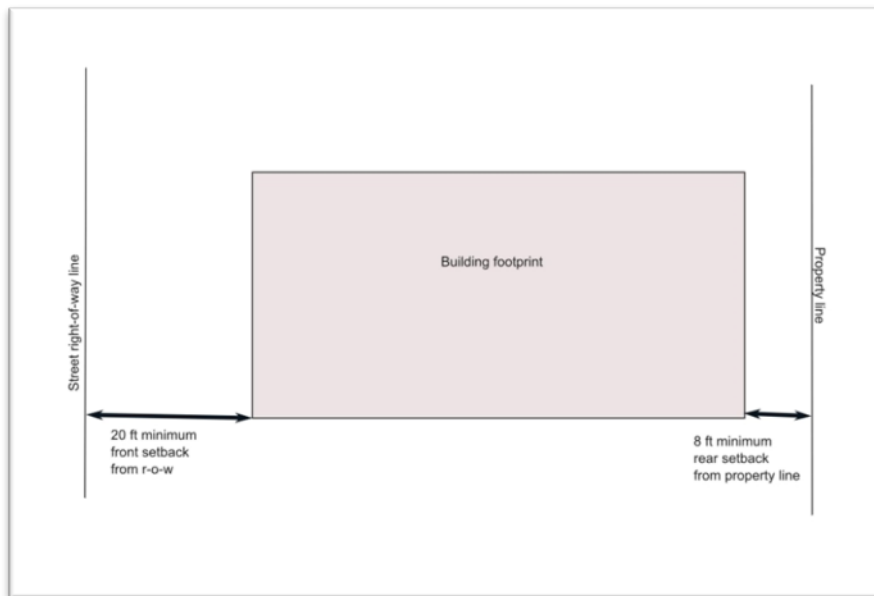


Figure 3. Illustration of required minimum front setback and rear setback for properties with primary access from Kennedale Pkwy.

The terms “front setback,” “side setback,” and “rear setback” have the same meaning as “setback,” “front yard,” “side yard,” and “rear yard” as defined in Kennedale City Code Section 17-431.

4.2 RESERVED

4.3 RESERVED

4.4 RESERVED

4.5 FRONTAGE REQUIREMENTS

Applicable to all properties.

At least fifty percent (50%) of the front building façade shall be located within the “build-to zone” along that street. “Build-to zone” is the area of a lot designated for placement of a building facade along a street, located parallel to a front property line. The Build-to Zone for properties along Kennedale Parkway in the Corridor Commercial Sub-District 1, for example, is 20-75 feet from the street right-of-way.

4.5.1 Corridor Commercial Sub-District 1

4.5.1.1 Properties with primary access from or primary orientation toward Link St

For rectangular buildings, the longer length of the building shall be oriented toward Link St. Additional orientation standards are controlled by Section 5.1 “Building Orientation” in this document.

4.5.1.2 All other properties

Building orientation is controlled by Section 5.1 “Building Orientation” in this document.

4.5.2 RESERVED

4.5.3 RESERVED

4.5.4 RESERVED

4.6 BUILDING HEIGHT

4.6.1 Corridor Commercial Sub-District 1

4.6.1.1 Primary structures shall not exceed five (5) stories in height.

4.6.1.2 Buildings shall have a minimum floor-to-floor height of twelve (12) feet on ground floors and nine (9) feet on upper floors. The ground floor finish level shall be a maximum of twelve (12) inches above the sidewalk.

4.6.1.3 Accessory structures shall clearly be secondary to the primary structure(s) in size and use.

4.6.2 RESERVED

4.6.3 RESERVED

SECTION 5. BUILDING DESIGN STANDARDS

5.1 BUILDING ORIENTATION

The orientation of buildings has a large impact on the character of a district. In the Employment Center, it is important to recognize the auto-oriented nature of this district while also accommodating visitors who come to the Employment Center by bike or on foot. The regulations in this sub-section are intended to ensure building orientation provides for a variety of access options and supports the district character.

5.1.1.1 Corridor Commercial Sub-District 1

5.1.1.2 *Pedestrian-oriented entrance required.* For each primary building whose primary entrance is oriented toward an off-street parking area, a pedestrian-oriented entrance shall be provided on at least one street-facing side of the building (at least one side of the building not oriented toward the off-street parking area). The entrance shall provide a connection to the closest street or sidewalk (or a farther street/sidewalk if another street or sidewalk is more pedestrian-oriented).

5.1.1.3 *Additional regulations for properties on Link Street.* For properties with primary access from Link St or where the primary building is oriented toward Link St, the primary building shall be oriented so that the primary entrance is along Link St. The entrance shall provide a connection to the closest street or sidewalk. A second entrance shall be provided to the building from the side facing the off-street parking area.

5.1.1.4 *Location of uses within buildings.* Buildings shall foster a strong connection to the street by placing internal uses that require window openings and pedestrian entrances (such as offices) in the front of the building. Other internal uses (such as warehousing and storage) shall be placed in the back of the building.

5.1.2 RESERVED

5.1.3 RESERVED

5.1.4 RESERVED

5.1.5 RESERVED

5.2 FENESTRATION/GLAZING

The use and design of windows on a structure can have a significant impact on the character of a district, including appeal to pedestrians and to potential visitors driving by in cars, feeling of safety, and approachability of a particular building. This section regulates fenestration in order to provide the desired character for the Employment Center.

5.2.1 Corridor Commercial Sub-District 1

5.2.1.1 *Required glazing for primary structures with primary entrance on or oriented toward Kennedale Pkwy or Link St*

(a) *Structures accessible/visible to the public on four (4) or more sides.* Primary structures shall have a minimum twenty percent (20%) glazing and a maximum of sixty percent (60%) glazing on at least two (2) sides and a minimum ten percent (10%) glazing (60% maximum) on at least one (1) other side.

(b) *Structures accessible/visible to the public on three (3) or fewer sides.* Primary structures shall have a minimum twenty percent (20%) glazing and a maximum of 60% glazing on at least one (1) side and a minimum ten percent (10%) glazing (60% maximum) on at least one (1) other side.

5.2.1.2 *Required Glazing for primary structures with primary entrance on or oriented toward High Ridge Rd*

Primary structures must have a minimum of twenty percent (20%) and a maximum of sixty percent (60%) glazing on the front (street-facing) façade and a minimum of ten percent (10%) and a maximum of sixty percent (60%) glazing on at least one other side.

5.2.1.3 *Blank walls not permitted.*

Blank walls longer than sixty (60) feet are prohibited. For purposes of this section, “blank wall” means any building wall that is a portion of a building wall or façade without a window or door or similar architectural feature and is over four feet in height from ground level and longer than 60 feet, as measured horizontally, without having a window, door, building modulation (as defined in Appendix A Definitions, below), or other similar architectural feature meant to lessen the apparent bulk or massing of a structure.

5.2.1.4 *Visible Transmittance.*

Glazing on ground-floor facades shall have a visible transmittance of 0.6 or higher. Glazing cannot be mirrored or darkly tinted glass that obscures visibility. For this section, “visible transmittance (‘vt’)” means the amount of light transmitted through a window. VT is expressed as a number between 0 and 1; the closer the number is to 1, the higher the potential for daylighting.

5.2.1.5 *Minimum height of glazing.*

Ground floor glazing shall have a maximum sill height of four (4) feet.

5.2.2 RESERVED

5.2.3 RESERVED

5.2.4 RESERVED

5.2.5 RESERVED

5.2.6 RESERVED

5.3 FAÇADE ARTICULATION

Articulation adds to the visual interest of a building and can make a building more appealing to pedestrians and other passers-by. This sub-section is intended to establish articulation standards reflecting the desired character of the Employment Center.

5.3.1 Corridor Commercial Sub-District 1

For all new structures (for which a building permit application is submitted to the City after the date the Employment Center code is adopted), primary building façades must be articulated every 40 feet, with a horizontal or vertical articulation of at least 24" (2 feet). New additions to existing buildings shall also be required to have articulation every 40 feet, with a horizontal or vertical articulation of at least 24" (2 feet).

Examples of articulation. Examples of acceptable articulation are as follows.

- a) Construction of building entrances, display windows, storefronts, balconies, columns, and arcades (obstructing of sidewalks or frontage zones is prohibited);
- b) Inclusion of awnings meeting the requirements of Section 7-Signs of this Code;
- c) Inclusion of a roof element projecting a minimum of five (5) feet from the building;
- d) Additional architectural elements may be used to meet this requirement. Elements not listed above require written approval from the Administrator.

5.3.2 RESERVED

5.3.3 RESERVED

5.3.4 RESERVED

5.3.5 RESERVED

5.3.6 RESERVED



Figure 4. Not permitted: No articulation along the façade

[insert picture: articulation]

[INSERT ILLUSTRATIONS]

5.3 BUILDING MATERIALS

5.4.1 Primary Structures

5.4.1.1 *Corridor Commercial Sub-District 1.*

All new primary structures must be constructed of a minimum of 80% brick. The primary color shall be similar in color and style to the brick color and style used for new buildings in TownCenter (see illustration), with contrasting color permitted for trim and/or cornice and other architectural details. The remaining twenty percent (20%) accent materials used may be determined by the builder/developer.

Figure 5. TownCenter brick

5.4.2 Secondary Structures

5.4.2.1 *Corridor Commercial Sub-District 1.*

Secondary or accessory structures must complement the primary structure. Secondary/accessory buildings must be 80% masonry as defined in Section 17-405 of the Kennedale City Code.

5.4.3 RESERVED

5.4.4 RESERVED

5.4.5 RESERVED

5.4.6 RESERVED

SECTION 6. SITE DESIGN STANDARDS

6.1 Reserved

[RESERVED]

6.2 Parking

6.2.1 Off-Street Parking Placement

6.2.1.1 Corridor Commercial Sub-District 1

(a) Properties oriented toward or with primary access from Link Street

No off-street parking is permitted between the primary structure and the street (all parking must be behind or to the side of the primary structure). Off-street parking areas must be screened (see Parking Screens, below).

(b) All other properties

Off-street parking is permitted along the public street. Off-street parking must be setback from the right-of-way a minimum of six (6) feet and must be screened by masonry or vegetation (see Sub-Section 6.2.2).



Figure 6. Off-street parking area provided behind the primary structure (secondary building entrances shown)

6.2.1.2 RESERVED

6.2.1.3 *RESERVED*

6.2.1.4 *RESERVED*

6.2.1.5 *RESERVED*

6.2.1.6 *RESERVED*

6.2.2 Screening of Off-Street Parking

6.2.2.1 Corridor Commercial Sub-District 1.

Off-street parking visible from a public street must be screened in accordance with the table below.

Table 6.2			
Location of Off-Street Parking	Minimum Height of Screening (in feet) ¹	Maximum Height of Screening (in feet)	Permitted Screening Materials
Link Street	3	4	Masonry ^{2, 3}
All other streets	3	4	Masonry; vegetation (evergreen) ^{3, 4}
¹ If requirements for maintaining a sight triangle do not permit a minimum of three (3) feet, screening must be the maximum height allowed by the sight triangle. ² For this sub-section, “masonry” is defined per Section 17-405 of the Kennedale City Code. ³ If masonry is used for screening, it must be of the same material as the primary building. ⁴ Vegetated screening must be in compliance with Section 6.6.4 of this Code and, where applicable, Section 17-425 and Chapter 17, Article VIII of the Kennedale City Code (where not in conflict with this Code).			

6.2.2.2 *RESERVED*

6.2.2.3 *RESERVED*

6.2.2.4 *RESERVED*

6.2.2.5 *RESERVED*

6.2.2.6 *RESERVED*

6.2.3 Off-Street Parking Amount

6.2.3.1 Corridor Commercial Sub-District 1.

(a) For each of the use types listed below, the parking requirement listed is the minimum amount required.

Table 6.3	
Use Type	Minimum Number of Spaces Required
All non-residential <i>except</i> lodging	1 per 250 square feet of building area
Residential	1 per unit
Lodging	1 per guest room

(b) *Shared Parking.* Shared parking is permitted if a shared parking agreement has been signed and notarized by all users/parties who intend to share parking. The shared parking plan will be subject to review and approval of the Administrator, and the parking agreement must be filed with the Tarrant County Clerk. A reduction of up to 20% of the required parking may be permitted. Parking may be shared by different uses on a shared or adjacent site, but the parking facility must be located within six hundred (600) feet of the primary structure for each use. The Administrator is not required to approve a reduction in the required number of parking spaces.

(c) *Compact Car Parking.* Up to fifteen percent (15%) of the required parking may be designed and sized for compact vehicles.

6.2.4 Bicycle Parking

Parking for bicycles must be provided for every non-residential use.

6.2.4.1 *Parking amount.* Bicycle parking shall be provided at a minimum amount of 5% of the number of spaces provided for car parking.

6.2.4.2 *Design of bicycle parking spaces.* For each required bicycle parking space, a stationary object shall be provided to which a user can secure a bicycle with at least two points of contact with a 6-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket. Freestanding bicycle racks shall be inverted “U,” post and ring, or some other form of bicycle rack

providing at least two points of contact. Grid/fence-type racks and wave/ribbon-type bicycle racks are prohibited.

6.4.2.3 Location of bicycle parking. The bicycle rack shall be located within 60 feet of the main entrance of the building it serves, and may be located between the street curb and the building, subject to the approval of the Development Services Director. Each bicycle parking area shall be separated from motor vehicle parking and maneuvering areas by a barrier, post, or bollard or by at least five (5) feet of open space.

6.2.5 Landscaping for Off-Street Parking

6.2.5.1 Corridor Commercial Sub-District 1.

All parking lots and drive areas shall be designed and landscaped in accordance with the following provisions:

- (a) Where off-street parking is permitted between the primary structure and a public road, all parking or drive areas shall be located a minimum of six (6) feet from right of way lines along public streets.
- (b) All parking located within fifty (50) feet of the front property line or sixty (60) feet from the edge of street pavement, whichever is less, shall be screened from public rights-of-way as described in Section 6.2.2 of this Code.
- (c) Landscaped areas in a parking lot shall be in addition to all other landscape requirements of this Code and shall be provided in any parking lot of five (5) spaces or more in accordance with the following requirements.
- (d) One (1) tree shall be provided for each ten (10) parking spaces in all developments, however, no car parking space shall be located greater than seventy-five (75) feet from the center of a tree. Trees shall be a minimum of three (3) inch caliper measured one (1) foot from the ground and planted within a planting island with a minimum dimension of five feet in width. The tree-planting island shall be further planted with a ground cover, grass, or shrubs.

6.2.5.2 RESERVED

6.2.5.3 RESERVED

6.2.5.4 RESERVED

6.2.5.5 RESERVED

6.2.5.6 Vehicle protection. All required landscape areas, planters, walls, and/or fences adjacent to vehicle use areas shall be protected by wheel stops, curbs, or other physical barriers. In no instance shall a parking area be designed so as to permit the encroachment or overhang of a vehicle beyond the required setback line(s) set out above in this sub-section.

Street trees to be planted a minimum of 1 every 30 linear ft on average
 Street trees shall be a minimum 3" caliper

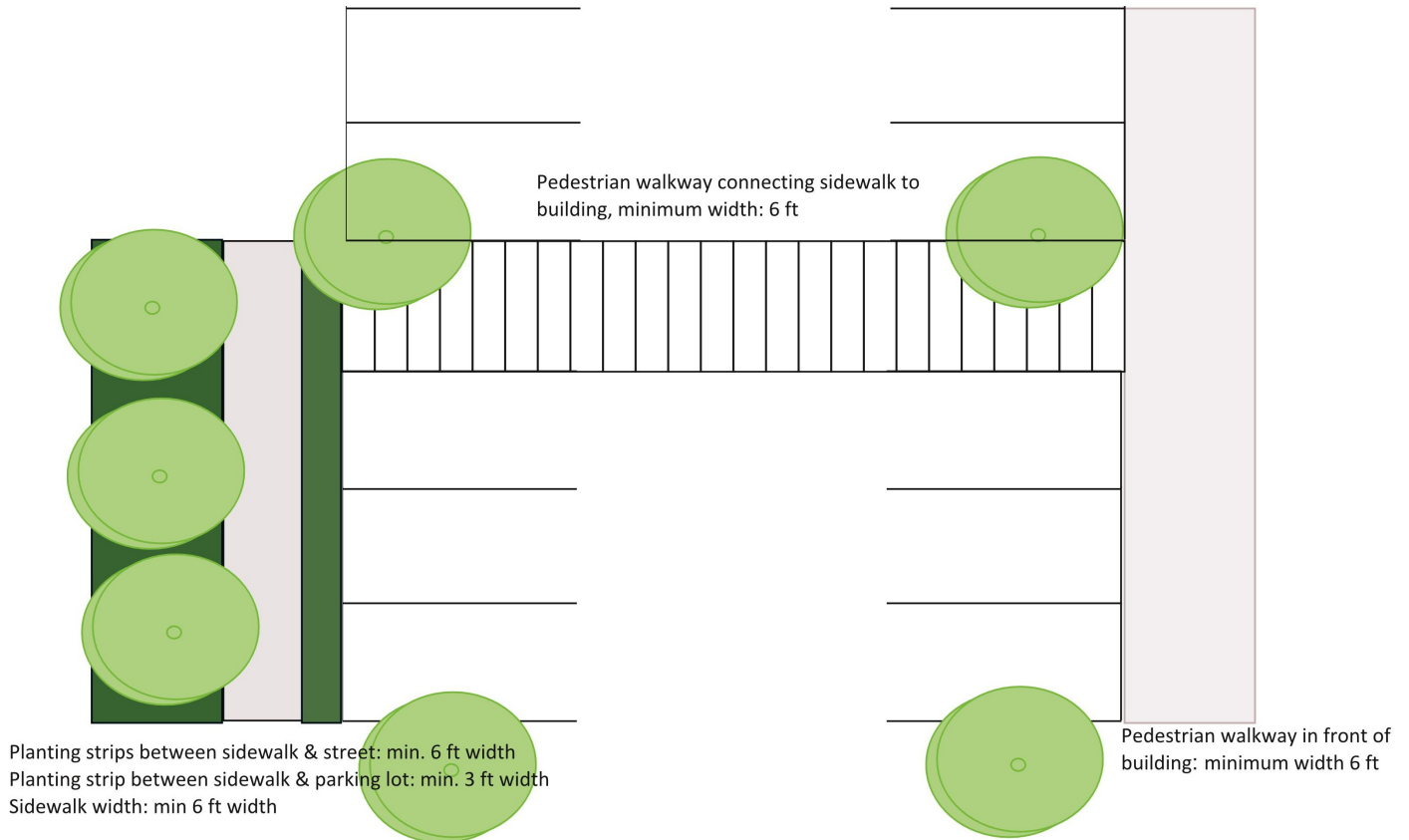


FIGURE 7. PARKING LOT LANDSCAPING

6.3 SCREENING

6.3.1 Screening required between incompatible uses

Screening must be erected, placed, grown and maintained along the common boundary line of any commercial or industrial uses sharing a common boundary with an existing residential use before any commercial

or industrial use is made of the property. This screening requirement shall be the responsibility of the owner of the commercial or industrial use. For the purposes of this section, “commercial or industrial use” means any use that is not primarily used for residential use. For example, a business with a caretaker living on site would not be considered a primarily residential use, nor would a hotel. However, a residence with an approved home occupation would be considered a primarily residential use for purposes of this Code, even though some business may be transacted at the home.

No screening wall or fence shall be constructed of materials not manufactured or designed for the primary purpose of wall or fence construction. Gates shall be steel and painted in color corresponding to the primary structure.

6.3.2 Screening for garbage, refuse and trash collection/storage areas

- (a) Garbage, refuse and trash collection/storage areas shall be screened by a masonry enclosure or by large screening shrubs (see Sub-section 6.6 Landscaping, below, for permitted plants) on three sides. Screening walls, fences, and vegetation shall be a minimum of one (1) foot in height above the materials being stored, and screening walls and fences shall not be greater than eight (8) feet in height. Materials being stored shall not be stored higher than one (1) foot below the screening provided.
- (b) If masonry is used, the materials used must be of the same material as the principal building.
- (c) If vegetation is used, the vegetation must be evergreen, must be maintained so that the trash storage/collection area is screened at all times, and must be of sufficient size at time of planting so that the trash storage/collection area cannot be seen from a public street.

6.3.3 Screening for loading docks

Loading docks shall be screened according to Section 17-424 of the Kennedale City Code.

6.3.4 Screening for parking areas

Screening of parking areas is controlled by Sub-section 6.2.2, “Screening of Off-Street Parking,” above.

6.4 STREETSCAPE STANDARDS

The sidewalk widths as specified in Kennedale’s Future Transportation Plan were established based on known best practices for pedestrian facilities, and they are the basis of sidewalk width requirements for this Code. The Future Transportation Plan states that Streets (the classification of roadways on the interior of the Employment

Center) shall have a minimum sidewalk width of five (5) feet and a maximum sidewalk width of eight (8) feet. Sidewalks along Parkways or Multiway Parkways (the classifications applicable to Kennedale Pkwy) shall have a minimum sidewalk width of five (5) feet.

6.4.1 Kennedale Parkway frontage requirements

The following standards shall apply to all development with frontage along Kennedale Parkway.

- (a) If surface parking is located between the building and the street right of way, a pedestrian walkway of at least six (6) feet clear width shall be located immediately adjacent to the building. In addition, canopy trees shall be located within this walkway in tree planting strips (minimum 6'x6') at a rate of one (1) tree per thirty (30) linear feet of building frontage. Pedestrian scale lighting shall be added at a rate of one (1) per fifty (50) linear feet of building frontage.
- (b) This walkway shall be clearly linked (through pavers or pavement markings and h/c ramps) to the public sidewalk within the right-of-way of Kennedale Parkway and to the walkway in front of any adjoining building.

6.4.2 Sidewalk requirements

(a) Sidewalks are to be installed by the developer or builder. Notwithstanding any written agreement between the City and any other person or entity, in no case is the City obligated to install sidewalks. Where it is not feasible to install sidewalks at the time of development, the developer or builder shall pay a fee in lieu of installation.

(b) Sidewalks shall be installed according to the standards in the Kennedale City Code and the Public Works Design Manual. Notwithstanding the above, sidewalks may be installed using Low-Impact Development Standards if approved, in writing, by the Director of Public Works. Requests to use Low-Impact Development standards must be made in writing. The Director of Public Works shall grant approval to use Low-Impact Development standards only when the Director is satisfied the proposed standards will meet the same durability and safety standards as expected from sidewalk construction materials and construction practices required by Kennedale City Code and the Public Works Design Manual. The Director is not required to approve the use of Low-Impact Development standards.

(c) Sidewalks shall be installed at the minimum widths and additional requirements shown in the table below.

Table 6.5

Sidewalk location	Minimum Width (in feet)	Additional Requirements
Kennedale Pkwy	6	Street trees shall be installed by the developer/builder when sidewalks are installed, if permitted by TxDOT.* If street trees are not permitted, then alternative landscaping plans shall be submitted to the City for review and approval.
Link St	8	Street trees shall be installed when a curb and gutter or approved alternative storm water conveyance system is installed.
I-20 frontage road	6	Street trees shall be installed by the developer/builder when sidewalks are installed, if permitted by TxDOT.* If street trees are not permitted, then alternative landscaping plans shall be submitted to the City for review and approval.
High Ridge Rd	5	Street trees shall be installed by the developer/builder when sidewalks are installed.*
* Street trees may be installed after sidewalk installation in order to prevent damage to tree roots during construction. However, sidewalk improvements will not be accepted by the City until street trees are also installed, inspected, and accepted.		



Figure 8. Example of acceptable sidewalk width & location along Kennedale Pkwy. Sidewalks along Kennedale Pkwy shall be a minimum of 6' in width.



Figure 9. Example of acceptable sidewalk width & location along Link St



Figure 10. Example of acceptable sidewalk width & location along High Ridge Rd

6.4.3 Connections

Pedestrian walkways must be connected across properties to ensure safe, comfortable, and easily-accessible pedestrian connections are present throughout the Employment Center District.

6.5 CURB CUTS

Poor design and placement of parking lots and driveways can impede traffic flow and can also inhibit connectivity among sites and may reduce pedestrian safety. To enhance connectivity and increase safety, therefore, parking lots and driveways shall be planned to reduce the number of curb cuts and shall be designed to support pedestrian safety, connections, and comfort.

The sub-sections below establish criteria for curb cuts within the property regulated by this Code. The following regulations apply to any new curb cuts within the Employment Center and any existing curb cuts within the Employment Center for which a change in location or size is proposed.

- a) Primary driveways should be designed as streets. This includes designing pedestrian sidewalks, as well as providing streetscape and lighting to improve wayfinding.
- b) Parking lots and driveways shall provide pedestrian connections to storefronts. Dedicated walkways through parking lots and sidewalks shall be included in the design of access roadways.
- c) Traffic calming techniques shall be employed in parking and driveway areas to support pedestrian circulation concepts.
- d) Drive approach size and construction standards shall be governed by the City of Kennedale Public Works Design Manual.



Figure 11. Primary driveway designed as a street, leading to off-street parking located behind the primary structure. Primary driveways in the Employment Center District should be designed as streets and should include pedestrian facilities such as raised sidewalks (lacking in the illustration).

6.5.1 Kennedale Parkway

Placement and dimensions of curb cuts along Kennedale Pkwy shall be determined by the Texas Department of Transportation.

6.5.2 Link Street

- a) Curb cuts on Link St shall be limited to 1 per 500 feet.
- b) Cross access easements shall be required.

6.5.3 High Ridge Road

- a) Curb cuts on High Ridge shall be limited to 1 per 250 feet.
- b) Cross access easements shall be required.

6.6 LANDSCAPING

Landscaping shall adhere to the requirements of Kennedale City Code except where modified by this Code.

6.6.1 Link Street

Street trees are required along Link Street. One (1) tree is required a minimum of every forty (40) feet and a maximum of fifty (50) feet, center to center, on average, but can vary to accommodate signage, topography, or other site conditions. Placement of street trees along Link Street is deferred while bar ditches are in place for storm water control. Until curb and gutter or an approved alternative storm water conveyance system is installed, developers may pay a fee in lieu of planting trees.

6.6.2 Kennedale Parkway

Development along Kennedale Pkwy shall follow the landscaping plans approved for the City of Kennedale's landscaping on the TxDOT green ribbon grant program.

6.6.3 All Other Streets

Street trees for other streets shall follow the requirements of Kennedale City Code in terms of number of trees, size required, placement of trees, and care during construction, as well as any other requirement not in conflict with this Code.

6.6.4 Tree and Plant Selection

6.6.4.1 *Street trees.* Street trees shall be selected from the list of approved street trees in Chapter 17, Article VIII, Section 17-605, Table A(b) of the Kennedale City Code, except that Chinese Pistache (*Pistachio Chinensis*) is prohibited.

6.6.4.2 *Landscaping plants.* Landscaping plants shall be selected from the list of approved plants in Chapter 17, Article VIII, Section 17-605, Table A of the Kennedale City Code, except that the following plants are prohibited:

- Japanese Honeysuckle / Purple Leaf Honeysuckle (*Lonicera Japonica* / *Lonicera Japonica Halliana*)
- Vinca / Bigleaf Periwinkle (*Vinca Major*)

6.6.4.3 *Other permitted plants.* Notwithstanding the above, a landscaping plant not on the approved list may be used if it is demonstrated to be drought tolerant and is a native Texas plant suitable for growing in this area. A list of native plants suitable for North Central Texas is available online at the Lady Bird Johnson Wildflower Center website (www.wildflower.org), and a list of plants suitable for Tarrant County is available from the Texas Parks & Wildlife Department website (tpid.tpwd.state.tx.us). A list of plants recommended by these organizations is attached to this Code as an appendix, but inclusion on the appendices does not guarantee approval by the City.

6.6.5 Landscaping Used as Screening

For regulations governing use of landscaping to screen parking areas, see Sub-section 6.2.2 of this Code governing parking, above. For regulations governing use of landscaping for screening other uses, see Section 6.3.

6.6.6 Irrigation

6.6.6.1 *Applicable regulations.* Except where otherwise stated below, irrigation shall be regulated as set forth in Kennedale City Code.

6.6.6.2 *Control by automated irrigation system.* Landscaped areas shall be controlled by an automatically controlled timer, unless the use of the property would otherwise prohibit use of a timer. Irrigation systems shall be installed with a rain shut off sensor.

- (a) The irrigation system shall be designed so that overspray onto structures, streets, sidewalks, windows, walls, and fences is minimized.
- (b) High-efficiency irrigation systems, such as (but not limited to) drip or soaker hose systems, are required for non-turf areas.
- (c) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required as close as possible to the point of connection of the water supply to minimize water loss in case of an emergency (such as a main line break) or routine repair.

6.6.6.3. *Cisterns.* The use of rain cisterns is permitted.

- (a) Cisterns must be located in the rear yard or side yard and must be screened so as not to be seen from the public street. Screening must meet the screening regulations of this Code.
- (b) Cisterns may not exceed ten (10) percent coverage in any required yard.
- (c) The maximum height of any cistern, even when screened, shall be ten (10) feet.
- (d) Cisterns shall be located a minimum of eight (8) feet from any side lot line and a minimum of eight (8) feet from any rear lot line.

6.7 LIGHTING

Adequate lighting is important to ensure safety for employees who work in the Employment Center District, for customers, and for residents who live nearby. Proper lighting design can also add to the attractiveness and visibility of a property. Poor lighting design, however, can diminish the attractiveness of a site and can also impede safety. This section is intended to regulate lighting in the Employment Center to ensure public health, safety, and general welfare and to ensure lighting contributes to the desired character of the district.

6.7.1 Requirements for Exterior Lighting

Lighting for all new development and new lighting installations for existing development shall follow the standards set forth for new subdivisions in the City of Kennedale Public Works Design Manual.

- (a) Notwithstanding the above, lighting for each property shall be designed for the context of traffic (automobile, bicycle, or pedestrian) on the surface streets abutting the property and shall not be designed for visibility from Interstate 20.
- (b) All luminaries used primarily for illuminating off-street parking areas, lighted canopies for commercial uses, and similar lighting needs shall have a maximum height of twenty (20) feet when adjacent to residential areas and thirty-five (35) feet when adjacent to commercial areas.
- (c) All luminaires used primarily for walkways, trails, security, decorative effects, lighting equipment or storage areas, fountains, art work, building walls, or similar lighting needs shall have a mounting height no higher than fourteen (14) feet.
- (d) Light trespass shall be minimized; light levels at the property line should not exceed 2 footcandles (fc). *Footcandle* means the unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.
- (e) Fixtures for decorative lighting must be selected, located, aimed, and shielded so that direct illumination is focused solely on the building façade, plantings, and other intended site feature, and away from adjoining properties and the public street right-of-way.
- (f) The operation of searchlights for advertising purposes is prohibited between the hours of 9:00 P.M. and 7:00 A.M.

SECTION 7. SIGNS

7.1 Purpose of Sign Regulations

The purpose of this section is to create the legal framework for a comprehensive and balanced system of signage in the Employment Center District. These regulations are intended to provide an easy and pleasant communication between people and their environment and avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. In addition to protecting the health, welfare, and safety of the community, these standards are adopted in order to:

- Maintain and enhance the aesthetics of our community;
- Enhance automobile and pedestrian safety;
- Encourage the integration of signage with landscaping and building design;
- Protect and enhance scenic views and natural landscapes;
- Protect and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;
- Promote the use of aesthetically pleasing sign materials, colors, and types; and
- Require safe and effective signage.

7.2 Definitions

Terms in this section use the definitions provided in Section 17-502 of the Kennedale City Code unless otherwise specified in this section.

7.3 Administration and Enforcement

- 7.3.1** *Responsible authority.* The city manager shall appoint the administrative official who shall administer and enforce the terms and conditions of this article.
- 7.3.2** *Duties.* The administrative official shall periodically inspect each sign regulated by this article for the purpose of ascertaining whether the same is obsolete and whether it is in need of removal or repair.
- 7.3.3** *Work without permit.* Whenever any work for which a permit is required by this article has been commenced or completed without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, may be

collected whether or not a permit is then subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this article.

7.3.4 Removal of signs. The following signs shall be removed based on the determination of the administrative official:

(a) If the administrative official determines that any sign is unsafe or insecure, or is dilapidated or deteriorated, he shall give written notice to remove or replace (in accordance with this article) said sign to the person or persons responsible for such sign.

(b) If the permit holder, owner of the sign or owner of the site on which the sign is located fails to remove or repair the sign within ten (10) days after such notice or to file an appeal of the decision in accordance with this article, the administrative official is hereby authorized to cause the removal of such sign.

(c) Nothing contained in this Code shall prohibit the immediate removal, without notice, of any sign or portion of a sign which is determined by the administrative official to be an immediate threat or danger to the public health, safety, or welfare. Any expense incident to the removal of a sign pursuant to this paragraph shall be paid by the permit holder, owner of the sign or owner of the site on which the sign is located. The removal of the sign or portion of the sign shall be limited to the extent necessary to eliminate the threat to the public health, safety, and welfare.

7.4 Applicability.

Unless otherwise expressly prohibited under this section or regulated in this section, Sections 17-504 through 17-516 of the Kennedale City Code shall apply to all signs proposed in the Employment Center Zoning District.

7.11 Signs to be located on private property

Except for EDC-owned monument signs, all signs must be wholly located on private property.

7.12 Prohibited signs

Except as otherwise stated in this Code, any sign prohibited in Chapter 17 Section 17-514 of the Kennedale City Code is also prohibited within the Employment Center District. In addition, Electronic Reader Board/Message Board signs and Changeable Electronic Variable Message signs (CEVMS) (as defined in the Kennedale City Code) are also prohibited.

7.13 Sign Height and Location

Sign height, type, and location shall be as set forth in the tables below.

TABLE 7.1		
POLE SIGNS		
Location	Maximum height (in feet)	Maximum sign face area (in square feet)
Permitted on High Ridge Rd and the I-20 Frontage Road only	75	360
Additional Requirements: 1) A maximum of one pole sign is permitted per lot, not to exceed a total of three signs within the District. A maximum of two pole signs is permitted on High Ridge Rd and one on the I-20 frontage road. 2) Pole signs shall be shared between at least two tenants/businesses within the Employment Center District. 3) Pole signs will not be permitted without a signed, recorded agreement as described in Section 17-510(e) of the Kennedale City Code concerning unified sign agreements. 4) Pole signs will not be permitted without an approved sign plan as described in Section 17-510(d) of the Kennedale City Code concerning unified sign agreements.		

TABLE 7.2		
MONUMENT SIGNS		
Location	Maximum Height (in feet)	Maximum sign face area (in square feet)
All parcels except EDC-owned property	12 ²	100
Additional Requirements: 1) The sign base and sign structure shall be brick, stone, or masonry material matching the front facade of the building. The sign face shall be framed on the sides by a minimum of six (6) inches of brick, stone, or masonry material matching the front facade of the building. 2) The maximum sign height is measured as stated in Section 7.14. 3) Maximum total height is measured from the finished grade at the center of the sign. 4) Address numbers are required on business monument signs. If the area of the address number is five (5) square feet or less, the area will not count toward the maximum sign face area. The address numbers can be placed in or encroach into the masonry perimeter. 5) A maximum of one (1) monument sign is permitted per business.		

TABLE 7.3		
MONUMENT SIGNS ON EDC-OWNED PROPERTY		
Location	Maximum Height (in feet)	Maximum sign face area (in square feet)
EDC-owned property	27	135 (each side)
1) On property owned by the Kennedale Economic Development Corporation (EDC), the EDC is permitted to install and manage a multi-tenant sign of 27 feet maximum height and 135 square feet maximum sign face area per side. 2) A maximum of three (3) monument signs of this height & area are permitted within the Employment Center Corridor Commercial sub-district. 3) The sign(s) must be designed and maintained as an entry feature for the city and the district. 4) This type of monument sign is permitted at three locations only (see map in this Section for potential locations) and may have a maximum of six (6) tenants listed per sign face. 5) The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. The sign face shall be framed on the sides by a minimum of six (6) inches of brick, stone, or masonry material matching the front façade of the building.		

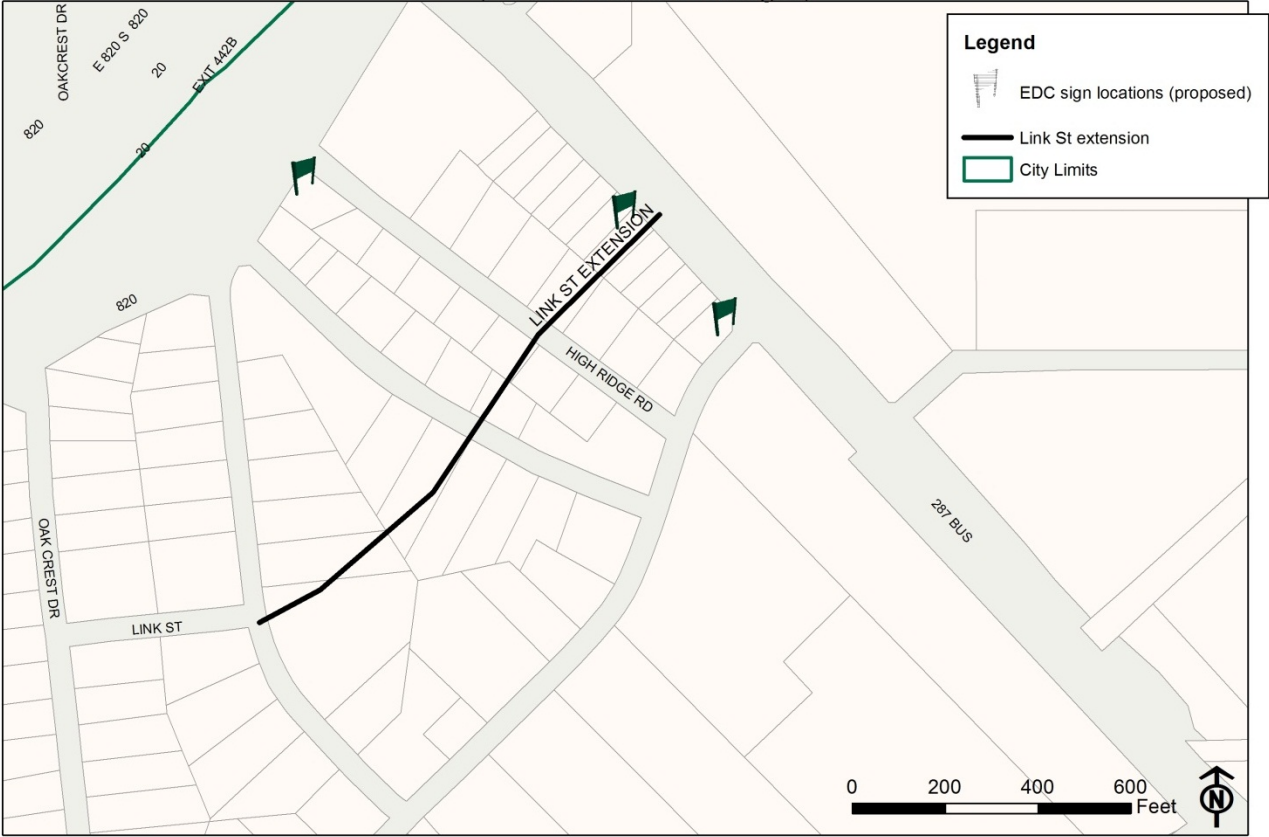
TABLE 7.4		
ATTACHED SIGNS		
Location	Maximum height	Maximum sign face area
Permitted on all properties	Shall not exceed 75% of façade	Maximum four hundred (400) square feet
1) Attached signs facing existing residential or lodging uses shall be shielded or use lighting techniques that prevent the illumination from intruding into structures on adjacent or other properties at night. 2) A maximum of two (2) attached signs is allowed per business. 3) The direct painting of signs on buildings shall be prohibited except for signs less than a three-square-foot area used for building identification (such as the street address). 4) In no case shall an attached sign project above the roof line of any building, except those attached to parapet walls, and the sign may not extend above the parapet wall. 5) Signs may be illuminated with internal lighting. No exposed neon is permitted. 6) For multi-tenant buildings, the following regulations apply: (a) Each lease or tenant space shall be permitted only one attached sign per street front with a maximum of two attached signs per tenant/lease space. (b) The dimensions of each of the two signs shall be based upon the street typology that the respective building facade fronts on. (c) Signs may be illuminated with internal lighting. No exposed neon is permitted.		

TABLE 7.5		
AWNING SIGNS		
Location	Minimum height	Maximum sign face area
Permitted on all properties	8 ft above sidewalk/ clear zone	See below
Additional Requirements: • Awnings may encroach the sidewalk to within 2 feet of the curb (or within 2 feet of the edge of the clear zone, if building is not adjacent to the sidewalk) but must clear the sidewalk/clear zone vertically by at least 8 feet. • Canvas cloth or equivalent (no shiny or reflective materials), metal, or glass. • Awnings shall have a minimum depth of three (3) feet. • No internal illumination is permitted through the awning/overhang. • Except for wall signs permitted to be attached to canopies, lettering and/or logos on awning and canopies shall be limited to 5 inches tall on the vertically hanging fabric/face at the curb side of the awning or canopy. • Lettering on awnings or canopies is limited to the business logo, business name, and/or slogan. Phone numbers, website addresses, and other additional wording that would clutter the lettering space are prohibited.		

7.14 Measurement of sign height

As applied to a sign, height shall be measured as the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and final finished grade at the center of the base of the sign. *Final finished grade* means the top compacted and leveled earth for the purposes of constructing a slab foundation, as shown on the approved site plan for the development for which a sign is requested.

Possible locations, entry feature monument signs
(EDC-owned and managed)



Disclaimer: The locations shown are tentative and approximate. This map does not indicate any future plans by the EDC to acquire property or install signs.

FIGURE 12. POTENTIAL LOCATIONS OF EDC-OWNED MONUMENT SIGNS.

SECTION 8. LAND USES

The Use Table below is based on the Land Based Classification Standards – Function created by the American Planning Association. Where any of the functions below are permitted, the sub-categories are also permitted, unless stated otherwise in the table. Likewise, where any of the functions are not permitted, the sub-categories are also not permitted unless otherwise stated in the table.

	Character Zone	Corridor Commercial Sub-Zone 1	Green Corridor Sub-Zone 1	Reserved	Reserved	Reserved	Reserved	Reserved
<i>Land Use</i>								
Retail Sales or Service (personal service uses), <u>with no drive through facility</u>	P	NP						
Retail Sales or Service (personal service uses), <u>with drive through facility</u> (Excluded from this category are retail sales and service establishments geared towards the automobile)	P/C							
Auto-related Sales or Service establishments	P/C	NP						
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	NP						
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with drive through facility</u>	P/C	NP						
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	NP						

Character Zone	Corridor Commercial Sub-Zone 1	Green Corridor Sub-Zone 1	Reserved	Reserved	Reserved	Reserved	Reserved
Research laboratory headquarters, laboratories and associated facilities	P	NP					
Food Service Uses such as full-service restaurants, fast food establishments, cafeterias, bakeries and snack bars with <u>no drive through facilities</u>	P	NP					
Food Service Uses such as full-service restaurants, fast food establishments, cafeterias, bakeries and snack bars <u>with drive through facilities</u>	P/C	NP					
Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service).							
Bars and/or drinking establishment	NP	NP					
Pet and animal sales or service (incl. vet clinic)	P	NP					
Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.	P	NP					
Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.	NP	NP					
Art galleries	P	NP					
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	NP					
Games arcade establishments	NP	NP					
Theater, cinema, dance, or music establishment	P	NP					
Museums and other special purpose recreational institutions	P	NP					
Fitness, recreational sports, gym, or athletic club	P	NP					

Character Zone	Corridor Commercial Sub-Zone 1	Green Corridor Sub-Zone 1	Reserved	Reserved	Reserved	Reserved	Reserved
Parks & open space, trails	P	P					
Business associations and professional membership organizations	P	NP					
Child day care and preschools	P	NP					
Schools, libraries, and community halls	P	NP					
Universities and colleges	P	NP					
Technical, trade, and specialty schools	P	NP					
Hospitals and nursing establishments	P	NP					
Civic uses	P	NP					
Social and fraternal organizations	P	NP					
Social services and philanthropic organizations	P	NP					
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	NP					
Religious Institutions	P	NP					
Funeral homes	NP	NP					
Home Occupations	P/C	NP					
Multi-family residential	NP	NP					
Ground floor	NP	NP					
Upper floors	P/C	NP					

Character Zone	Corridor Commercial Sub-Zone 1	Green Corridor Sub-Zone 1	Reserved	Reserved	Reserved	Reserved	Reserved
Residential Lofts	NP	NP					
Single-family residential attached dwelling unit (Townhomes)	NP	NP					
Accessory residential unit	NP	NP					
Live-work unit	P	NP					
Cottage Manufacturing uses	NP	NP					
Food and textile product manufacturing	NP	NP					
Wood, paper, and printing products manufacturing	NP	NP					
Machinery, electronics, and transportation equipment manufacturing	NP	NP					
Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.)	NP	NP					
Wholesale trade establishment	NP	NP					
Warehouse and storage services	NP	NP					
Transportation services (air, rail, road, truck and freight)	NP	NP					
Publishing (newspaper, books, periodicals, software)	P	NP					
Motion picture and sound recording	P	NP					
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	P/C	NP					

Character Zone	Corridor Commercial Sub-Zone 1	Green Corridor Sub-Zone 1	Reserved	Reserved	Reserved	Reserved	Reserved
Information services and data processing	P	NP					
Utilities and utility services (electric, natural gas, alternative)	NP	NP					
Model homes for sales and promotion ¹	NP	NP					
Hotels	P	NP					
Parking, surface (primary use of property)	NP	NP					
Parking, surface (accessory use of property)	P/C	NP					
Parking, structured	P	NP					
Private attached garage	NP	NP					
Private detached garage	NP	NP					
Sales from kiosks	NP	NP					
Veterinary clinic	P	NP					
Community garden	P	NP					
Outdoor Display	P/C	NP					
Antennas including cell, accessory, and mounted on top of buildings.	P/C and P/SE	NP					
Wind energy equipment	P/C	NP					
Solar energy equipment	P/C	NP					
Special Event	P/CC	P/CC					

P= Permitted by
right

NP= Not
Permitted

P/C = Permitted with Specific
Criteria as established in
Table 5.2

P/SE = Permitted with a
Special Exception from
the Board of Adjustment

P/CC = Permitted with
approval from the City
Council

5.3 Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

Table 5.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
Non-Residential Uses		
Retail sales or service (personal service uses) with drive through facilities	Corridor Commercial Sub-Zone 1	Service windows and stacking lanes for drive-thru businesses shall have a minimized impact on public streets, particularly at corner sites. In cases where site constraints require the location of the drive-thru lanes between the street and the building, the view of the lanes should be minimized with the use of landscaping and other design elements.
Auto-related Sales or Service establishments	Corridor Commercial Sub-Zone 1	Automobiles or related items for sale shall be located behind the primary structure. Service bays shall not face a public street. Site design shall provide for safe, comfortable passage for pedestrians across the property where it abuts a public street. Various site design options will be considered by staff but any design proposal shall insure pedestrians and drivers entering or exiting the site can see each other clearly and in enough time to avoid a crash. Other design options include, but are not limited to, providing a median or other pedestrian refuge for drive approaches 30 feet or wider, providing and maintaining clearly marked crosswalks across driveways or drive approaches, and other means of alerting drivers to the potential presence of pedestrians.
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services <u>with drive through facility</u>	Corridor Commercial Sub-Zone 1	Service windows and stacking lanes for drive-thru businesses shall have a minimized impact on public streets, particularly at corner sites. In cases where site constraints require the location of the drive-thru lanes between the street and the building, the view of the lanes should be minimized with the use of landscaping and other design elements.
Food Service Uses such as full-service restaurants, fast food establishments, cafeterias, bakeries and snack bars <u>with drive through facilities</u>	Corridor Commercial Sub-Zone 1	Service windows and stacking lanes for drive-thru businesses shall have a minimized impact on public streets, particularly at corner sites. In cases where site constraints require the location of the drive-thru lanes between the street and the building, the view of the lanes should be minimized with the use of landscaping and other design elements.
Residential Uses		
Home occupations	Corridor Commercial Sub-Zone 1	Home Occupations are permitted as allowed in Kennedale City Code Section 17-423.
Multi-family residential Upper Floor	Corridor Commercial Sub-Zone 1	Residential uses may not exceed fifty percent (50%) of the structure's gross floor area.
Other Uses		
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	Corridor Commercial Sub-Zone 1	- Fleet parking and outdoor storage are prohibited. - Radio & television towers, Microwave towers, and telephone exchanges require a special exception from the Board of Adjustment.
Parking, surface (accessory use of	Corridor Commercial Sub-Zone 1	Parking shall be screened as required by this Code. Commercial parking lots (parking for a fee) are not permitted.

Table 5.2 – Use Criteria

<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
property)		
Outdoor Display	Corridor Commercial Sub-Zone 1	Outdoor display is permitted when in compliance with Section 4-227 of the Kennedale City Code. Outdoor display shall not be used for storage. For the purposes of this Code, “display” means the exhibition of goods, wares, or merchandise for sale. Vehicles, trailers, or boats shall not be displayed outdoors. Items displayed outdoors shall be located within 15 feet of the primary building entrance and shall not exceed more than 20% of the width of the front façade.
Antennas including cell, accessory, and mounted on top of buildings	Corridor Commercial Sub-Zone 1	Satellite antennas shall be regulated under Section 17-417 of the Kennedale City Code. Other uses under this category require a special exception from the Board of Adjustment.
Wind energy equipment	Corridor Commercial Sub-Zone 1	- Freestanding wind energy equipment shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances, including height limits. Wind energy production/generation shall not be the primary use of any property within the Corridor Commercial Sub-Zone 1. - Wind energy equipment shall comply with the height requirements and other requirements for accessory buildings as regulated by Kennedale City Code Section 17-405. - Wind energy equipment shall be subject to Chapter 15, Article V of the Kennedale City Code concerning loud noises (nuisances). - All portions of the wind energy system shall be a non-reflective, non-obtrusive color, subject to the approval of the Planning Director. - Wind energy equipment shall not be used for displaying any advertising and shall not be illuminated. - The electrical collection system shall be placed underground within the interior of each parcel. - A building permit and any other permit related to work required to install wind energy equipment shall be obtained prior to installation of any wind energy equipment.
Solar energy equipment	Corridor Commercial Sub-Zone 1	- Freestanding solar collectors shall be considered an accessory building and shall be subject to the requirements for such, together with all other applicable building codes and ordinances, including height limits. Solar energy production/generation shall not be the primary use of any property within the Corridor Commercial Sub-Zone 1. - Structurally attached solar collectors are permitted in the Corridor Commercial Sub-Zone 1. “Structurally attached solar collector” means solar collectors attached to an existing structure’s roof or wall or serving as a structure’s roof, wall, window or other structural member. Structurally attached solar collectors installed on a building with a sloped roof shall not project vertically above the peak of the roof. Structurally attached solar collectors installed on a building with a flat roof shall not project vertically more than five (5) feet above the roof. - Roof-mounted or structurally attached solar energy systems shall comply with the maximum height requirements in the applicable zoning district. Ground-mounted solar energy equipment shall comply with the height requirements and other requirements for accessory buildings as regulated by Kennedale City Code Section 17-405. - A building permit, electrical permit, or any other permit related to work required to install solar energy equipment shall be obtained prior to installation of any solar energy equipment.
Special Event	Corridor Commercial Sub-Zone 1 Green Corridor Sub-District 1	- Special Events require approval from the City Council. Flea markets are prohibited (indoor or outdoor). - Special Events require approval from the City Council. - It shall be unlawful to place or erect any structure, sign, bulletin board, post, pole, or advertising device of any kind whatever, or to attach to any tree, shrub, fence, railing, post within the Green Corridor; provided, however, the city manager, or his designee, may permit in writing the erection of temporary decorations on occasions of public celebrations or holidays.

Appendices

A Definitions

B Native plant lists

C TBD – additional appendices to be added as needed

APPENDIX A DEFINITIONS

Blank wall means any building wall that is a portion of a building wall or façade without a window or door or similar architectural feature and is over four feet in height from ground level and longer than 60 feet, as measured horizontally, without having a window, door, building modulation, or other similar architectural feature meant to lessen the apparent bulk or massing of a structure.

Footcandle means the unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

Frontage zone means the area between the pedestrian walkway or sidewalk and primary structure (or property line, for structures where no front setback is required). Pedestrians tend to avoid walking close to barriers such as buildings, storefronts, walls, or fences, in the same way that they tend to avoid walking close to the roadway. For this reason, some sub-districts in the Employment Center have a minimum frontage zone width in order to provide more comfort for pedestrians. Typically, the frontage zone is also the area in which sidewalk entertainment, such as street cafes and vendors, are located. Sometimes also referred to as a *clear zone*, the frontage zone buffers pedestrians from appurtenances, doorways, and similar obstacles.

Modulation means the stepping back or projecting forward of parts of a building.

Visible Transmittance means the amount of light transmitted through a window. VT is expressed as a number between 0 and 1; the closer the number is to 1, the higher the potential for daylighting.

APPENDIX B

NATIVE PLANTS APPROPRIATE FOR THE KENNEDALE REGION



EN ESPAÑOL

Search go

COMBINATION SEARCH



Looking for commercially available native plant species suitable to your state or region, try the [Recommended Species](#) page.

Search native plant database:

Name:

go

Family:

go

[See a list of all Plants](#)104 Results: [10](#) [25](#) [50](#) [100](#) per page<< previous [1](#) [2](#) next >>

SCIENTIFIC NAME	COMMON NAME(S)	IMAGE GALLERY
<i>Acer negundo</i>	Ash-leaf maple Ash-leaved maple Box elder Boxelder Fresno de guajuco	 19 images
<i>Aesculus glabra</i>	Ohio buckeye Texas buckeye Fetid buckeye Horse chestnut	 23 images
<i>Amorpha fruticosa</i>	Indigo bush False indigo bush False indigo Desert false indigo	 18 images
<i>Amblyolepis setigera</i>	Huisache daisy Butterfly daisy Honey daisy	 14 images
<i>Andropogon gerardii</i>	Big bluestem Turkeyfoot	 30 images
<i>Anisacanthus quadrifidus var. wrightii</i>	Flame acanthus Hummingbird bush Wright's desert honeysuckle Wright acanthus Mexican flame Wright's Mexican flame	 25 images

EXPLORE PLANTS

[EXPLORE PLANTS](#)[PLANT DATABASE](#)[IMAGE GALLERY](#)[MR. SMARTY PLANT!](#)[HOW TO ARTICLES](#)[STEP BY STEP GUIDE](#)[SUPPLIERS](#)[ORGANIZATIONS](#)[DROUGHT RESOURCES CENTER](#)[BIBLIOGRAPHY](#)[RECOMMENDED SPECIES](#)

NARROW YOUR SEARCH

SELECT STATE OR PROVINCE

GENERAL APPEARANCE

LIFESPAN

LIGHT REQUIREMENT

- ☐ Sun - 6 or more hrs
☐ Part shade - 2 to 6 hrs
☐ Shade - 2 hrs or less

SOIL MOISTURE

- ☐ Dry - no signs of moisture
☐ Moist - looks & feels damp
☐ Wet - saturated

BLOOM TIME

- ☐ Jan ☐ Feb ☐ Mar
☐ Apr ☐ May ☐ Jun
☐ Jul ☐ Aug ☐ Sep
☐ Oct ☐ Nov ☐ Dec

BLOOM COLOR

- ☐ White ☐ Red ☐ Pink
☐ Orange ☐ Yellow ☐ Green
☐ Blue ☐ Purple ☐ Violet
☐ Brown ☐ Black

HEIGHT (IN FEET)

104 Results: [10](#) [25](#) [50](#) [100](#) per page

[<< previous](#) [1](#) [2](#) [next >>](#)

- ☐ 0-1 ☐ 1-3 ☐ 3-6 ☐ 6-12
- ☐ 12-36 ☐ 36-72 ☐ 72-100
- ☐ More than 100

LEAF ARRANGEMENT

- ☐ Alternate
- ☐ Opposite
- ☐ Whorled
- ☐ Fascicled

LEAF RETENTION

- ☐ Deciduous
- ☐ Evergreen
- ☐ Semi-evergreen

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SCIENTIFIC NAME	COMMON NAME(S)	IMAGE GALLERY
<i>Vernonia baldwinii</i>	Baldwin's ironweed Western Ironweed Ironweed	 38 images
<i>Viburnum rufidulum</i>	Rusty blackhaw viburnum Rusty blackhaw Southern blackhaw Downy viburnum	 23 images
<i>Wedelia texana</i>	Zexmenia Orange zexmenia Wedelia Hairy wedelia Texas creeping-oxeye	 33 images
<i>Yucca rupicola</i>	Twistleaf yucca Twisted-leaf yucca Texas yucca	 13 images

SCIENTIFIC NAME	COMMON NAME(S)	IMAGE GALLERY
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 104 Results: [10](#) [25](#) [50](#) [100](#) per page

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☐ Part shade - 2 to 6 hrs
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☐ Apr ☐ May ☐ Jun
☐ Jul ☐ Aug ☐ Sep
☐ Oct ☐ Nov ☐ Dec

BLOOM COLOR

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☐ Orange ☐ Yellow ☐ Green
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☐ Opposite
☐ Whorled
☐ Fascicled

LEAF RETENTION

- ☐ Deciduous
☐ Evergreen
☐ Semi-evergreen

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TEXAS PARKS AND WILDLIFE

Texas Plant Information Database



331 -- Plant(s) are recommended for your site requirements.

Common Name	Scientific Name	Erosion Index	Wildlife Index
BLACKBERRIES-DEWBERRIES	RUBUS SPP.	EXCELLENT	EXCELLENT
PARTRIDGE PEA (PRAIRIE SENNA)	CHAMAECRISTA FASCICULATA	EXCELLENT	GOOD
MAXIMILLIAN SUNFLOWER	HELIANTHUS MAXIMILIANI	EXCELLENT	GOOD
VINE-MESQUITE	PANICUM OBTUSUM	EXCELLENT	GOOD
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	EXCELLENT	EXCELLENT
PRAIRIE CORDGRASS	SPARTINA PECTINATA	EXCELLENT	EXCELLENT
PEPPERVINE	AMPELOPSIS ARBOREA	EXCELLENT	EXCELLENT
AMERICAN ELDERBERRY	SAMBUCUS CANADENSIS	EXCELLENT	GOOD
SWITCHGRASS	PANICUM VIRGATUM	EXCELLENT	EXCELLENT
COMMON CHOKECHERRY	PRUNUS VIRGINIANA	EXCELLENT	EXCELLENT
HAZEL ALDER	ALNUS SERRULATA	EXCELLENT	EXCELLENT
ILLINOIS BUNDLE FLOWER (PRAIRIE MIMOSA)	DESMANTHUS ILLINOENSIS	EXCELLENT	EXCELLENT
CHICKASAW PLUM	PRUNUS ANGUSTIFOLIA	EXCELLENT	EXCELLENT
SWAMP SMARTWEED	POLYGONUM HYDROPIPEROIDES	EXCELLENT	GOOD
BIG BLUESTEM	ANDROPOGON GERARDII	EXCELLENT	GOOD
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	EXCELLENT	GOOD
COMMON REED	PHRAGMITES AUSTRALIS	EXCELLENT	GOOD
ASHE JUNIPER	JUNIPERUS ASHEI	EXCELLENT	GOOD
COTTONWOOD	POPULUS DELTOIDES	EXCELLENT	GOOD
ALKALI SACATON	SPOROBOLUS AIROIDES	EXCELLENT	GOOD
COMMON CURLYMESQUITE	HILARIA BERLANGERI	EXCELLENT	GOOD
ALKALI BULRUSH	SCIRPUS ROBUSTUS	EXCELLENT	FAIR
COFFEE BEAN	SESBANIA MACROCARPA	EXCELLENT	EXCELLENT
FRAGRANT SUMAC	RHUS AROMATICA	EXCELLENT	EXCELLENT
HARDSTEM BULRUSH	SCIRPUS ACUTUS	EXCELLENT	EXCELLENT
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	EXCELLENT	GOOD
CAT GREENBRIAR	SMILAX GLAUCA	EXCELLENT	GOOD
VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA	EXCELLENT	GOOD
BROOMSEDGE BLUESTEM	ANDROPOGON VIRGINICUS	EXCELLENT	GOOD
SOFTSTEM BULRUSH	SCIRPUS TABERNAEMONTANI (S. VALIDUS)	EXCELLENT	GOOD
SALTMARSH BULRUSH	SCIRPUS MARITIMUS	EXCELLENT	GOOD
WINGED ELM	ULMUS ALATA	EXCELLENT	GOOD
DELTA ARROWHEAD	SAGITTARIA PLATYPHYLLA	EXCELLENT	GOOD
OLNEY BULRUSH	SCIRPUS AMERICANUS	EXCELLENT	GOOD
MARSHAY CORDGRASS	SPARTINA PATENS	EXCELLENT	FAIR
SEASHORE PASPALUM	PASPALUM VAGINATUM	EXCELLENT	FAIR
WATER SMARTWEED	POLYGONUM AMPHIBIUM	EXCELLENT	EXCELLENT
PENNSYLVANIA SMARTWEED	POLYGONUM PENNSYLVANICUM	EXCELLENT	EXCELLENT
STOUT SMARTWEED	POLYGONUM DENSIFLORUM	EXCELLENT	EXCELLENT
LAUREL CHERRY (CAROLINA LAUREL-CHERRY)	PRUNUS CAROLINIANA	EXCELLENT	EXCELLENT

CORALBERRY	SYMPHORICARPOS ORBICULATUS	EXCELLENT	EXCELLENT
ANACUA	EHRETIA ANACUA	EXCELLENT	EXCELLENT
YAUPON	ILEX VOMITORIA	EXCELLENT	EXCELLENT
LONG-LEAF PONDWEED	POTAMOGETON NODOSUS	EXCELLENT	GOOD
SOUTHERN WAX-MYRTLE	MYRICA CERIFERA	EXCELLENT	GOOD
ROUND HEAD BUSHCLOVER (ROUNDHEAD LESPEDeza)	LESPEDeza CAPITATA	EXCELLENT	GOOD
WINTERFAT	CERATOIDES LANATA	EXCELLENT	GOOD
DOTTED SMARTWEED	POLYGONUM PUNCTATUM	EXCELLENT	GOOD
BLACK CHERRY	PRUNUS SEROTINA	EXCELLENT	GOOD
TRUMPET HONEYSUCKLE	LONICERA SEMPERVIRENS	EXCELLENT	GOOD
LEAFY PONDWEED	POTAMOGETON FOLIOSUS	EXCELLENT	GOOD
Giant Cane	ARUNDINARIA GIGANTEA	EXCELLENT	GOOD
BLACK GRAMA	BOUTELOUA ERIPODA	EXCELLENT	GOOD
WESTERN WHEATGRASS	ELYTRIGIA SMITHII (AGROPYRON SMITHII)	EXCELLENT	GOOD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	EXCELLENT	GOOD
COYOTE WILLOW (SANDBAR WILLOW)	SALIX EXIGUA	EXCELLENT	GOOD
COMMON TRUMPET-CREEPER	CAMP SIS RADICANS	EXCELLENT	GOOD
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	EXCELLENT	GOOD
PURPLETOP	TRIDENS FLAUUS	EXCELLENT	GOOD
HUISACHE	ACACIA SMALLII	EXCELLENT	FAIR
TEXAS EBONY	PITHECELLOBIUM EBANO (P. FLEXICAUL)	EXCELLENT	FAIR
BLACK WILLOW	SALIX NIGRA	EXCELLENT	FAIR
WESTERN INDIGO (SCARLET PEA)	INDIGOFERA MINIATA	EXCELLENT	FAIR
WATER OAK	QUERCUS NIGRA	EXCELLENT	EXCELLENT
WHITE OAK	QUERCUS ALBA	EXCELLENT	EXCELLENT
PECAN	CARYA ILLINOENSIS	EXCELLENT	EXCELLENT
POSSUM-HAW VIBURNUM	VIBURNUM NUDUM	EXCELLENT	EXCELLENT
DOWNY VIBURNUM (RUSTY BLACKHAW)	VIBURNUM RUFIDULUM	EXCELLENT	EXCELLENT
RIVERBANK GRAPE	VITIS RIPARIA	EXCELLENT	EXCELLENT
CROTON, SPP.	CROTON, SPP.	EXCELLENT	EXCELLENT
AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA	EXCELLENT	EXCELLENT
AMERICAN HOLLY	ILEX OPACA	EXCELLENT	EXCELLENT
TEXAS PERSIMMON	DIOSPYROS TEXANA	EXCELLENT	GOOD
MUSTANG GRAPE	VITIS MUSTANGENSIS	EXCELLENT	GOOD
SASSAFRAS	SASSAFRAS ALBIDUM	EXCELLENT	GOOD
BLACKHAW	VIBURNUM PRUNIFOLIUM	EXCELLENT	GOOD
FARKLEBERRY (TREE HUCKLEBERRY)	VACCINIUM ARBOREUM	EXCELLENT	GOOD
RED MULBERRY	MORUS RUBRA	EXCELLENT	GOOD
TEXAS MULBERRY	MORUS MICROPHYLLA	EXCELLENT	GOOD
BROADLEAF WOODOATS	CHASMANTHIUM LATIFOLIUM	EXCELLENT	GOOD
FLATWOOD PLUM	PRUNUS UMBELLATA	EXCELLENT	GOOD
PINCHOT JUNIPER (REDBERRY JUNIPER)	JUNIPERUS PINCHOTII	EXCELLENT	GOOD
BLUE GRAMA	BOUTELOUA GRACILIS	EXCELLENT	GOOD
BIG SACATON	SPOROBOLUS WRIGHTII	EXCELLENT	GOOD
COMMON PAWPAW	ASIMINA TRILOBA	EXCELLENT	GOOD
GREEN ASH (RED ASH)	FRAXINUS PENNSYLVANICA	EXCELLENT	GOOD
BLACK WALNUT	JUGLANS NIGRA	EXCELLENT	GOOD
GREEN SPRANGLETOP	LEPTOCHLOA DUBIA	EXCELLENT	GOOD
HACKBERRY	CELTIS OCCIDENTALIS	EXCELLENT	GOOD
LOBLOLLY PINE	PINUS TAEDA	EXCELLENT	GOOD
LITTLE WALNUT (NOGALITO)	JUGLANS MICROCARPA	EXCELLENT	GOOD
BOXELDER	ACER NEGUNDO	EXCELLENT	GOOD
HONEY MESQUITE	PROSOPIS GLANDULOSA VAR. GLANDULOSA	EXCELLENT	GOOD
BUFFALOGRASS	BUCHLOE DACTYLOIDES	EXCELLENT	GOOD
LONGLEAF PINE	PINUS PALUSTRIS	EXCELLENT	GOOD
STIFFCORNEL (GRAY) DOGWOOD	CORNUS FOEMINA	EXCELLENT	FAIR
DESERT WILLOW	CHILOPSIS LINEARIS	EXCELLENT	FAIR

MARSHMILLET (GIANT CUTGRASS)	ZIZANIOPSIS MILIACEA	EXCELLENT	FAIR
FLOWERING DOGWOOD	CORNUS FLORIDA	GOOD	EXCELLENT
OVERCUP OAK	QUERCUS LYRATA	GOOD	EXCELLENT
BUR OAK	QUERCUS MACROCARPA	GOOD	EXCELLENT
SHUMARD OAK	QUERCUS SHUMARDII	GOOD	EXCELLENT
SOUTHERN RED OAK	QUERCUS FALCATA	GOOD	EXCELLENT
WILLOW OAK	QUERCUS PHELLOS	GOOD	EXCELLENT
COMMON PERSIMMON	DIOSPYROS VIRGINIANA	GOOD	EXCELLENT
LIVE OAK	QUERCUS VIRGINIA	GOOD	GOOD
LOTEBUSH	ZIZYPHUS OBTUSIFOLIA	GOOD	GOOD
POSSUM-HAW (DECIDUOUS HOLLY)	ILEX DECIDUA	GOOD	GOOD
EASTERN GAMAGRASS	TRIPSACUM DACTYLOIDES	GOOD	GOOD
CAROLINA BUCKTHORN	RHAMNUS CAROLINIANA	GOOD	GOOD
LEADPLANT	AMORPHA CANESCENS	GOOD	GOOD
SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	GOOD	GOOD
MAPLELEAF VIBURNUM	VIBURNUM ACERIFOLIUM	GOOD	GOOD
RED MAPLE	ACER RUBRUM	GOOD	GOOD
OSAGE ORANGE (BOIS D'ARC)	MACLURA POMIFERA	GOOD	GOOD
FOURWING SALTBUCH	ATRIPLEX CANESCENS	GOOD	GOOD
SESSILELEAF TICKCLOVER	DESMODIUM SESSILIFOLIUM	GOOD	GOOD
BALDCYPRESS	TAXODIUM DISTICHUM	GOOD	GOOD
SOUTHERN ARROWWOOD	VIBURNUM DENTATUM	GOOD	GOOD
SMOOTH SUMAC	RHUS GLABRA	GOOD	GOOD
FLOWERLEAF SUMAC	RHUS COPALLINA	GOOD	GOOD
COMMON HONEY LOCUST	GLEDITSIA TRIACANTHOS	GOOD	GOOD
BLUE WILD INDIGO	BAPTISIA AUSTRALIS	GOOD	GOOD
TROPIC CROTON	CROTON GLANDDULOSUS	GOOD	FAIR
WOOLLY CROTON	CROTON CAPITATUS	GOOD	FAIR
INLAND SALTGRASS	DISTICHLIS SPICATA CAR. STRICTA	GOOD	FAIR
CURLTOP SMARTWEED (WILLOW-WEED)	POLYGONUM LAPHTHIFOLIUM	GOOD	FAIR
BLACKGUM (BLACK TUPELO)	NYSSA SYLVATICA	GOOD	EXCELLENT
BLUEJACK OAK (SANDJACK OAK)	QUERCUS INCANA	GOOD	EXCELLENT
LAUREL OAK	QUERCUS LAURIFOLIA	GOOD	EXCELLENT
OKLAHOMA BLACKBERRY	RUBUS OKLAHOMUS	GOOD	EXCELLENT
SUGAR HACKBERRY (SUGARBERRY)	CELTIS LAEVIGATA	GOOD	GOOD
SPINY HACKBERRY (GRANJENO)	CELTIS PALLIDA	GOOD	GOOD
BLACKJACK OAK	QUERCUS MARILANDICA	GOOD	GOOD
COMMON BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	GOOD	GOOD
CANADA WILDRYE	ELYMUS CANADENSIS	GOOD	GOOD
POST OAK	QUERCUS STELLATA	GOOD	GOOD
AMERICAN BEECH	FAGUS GRANDIFOLIA	GOOD	GOOD
ROUGHLEAF DOGWOOD	CORNUS DRUMMONDII	GOOD	GOOD
BLACK OAK	QUERCUS VELUTINA	GOOD	GOOD
CHINKAPIN OAK	QUERCUS MUHLENBERGII	GOOD	GOOD
BRASIL	CONDALIA HOOKERI	GOOD	GOOD
SWAMP CHESTNUT OAK	QUERCUS MICHAUXII	GOOD	GOOD
INDIGOBUSH (FALSE INDIGO)	AMORPHA FRUTICOSA	GOOD	GOOD
SLENDER LESPEDeza	LESPEDeza VIRGINICA	GOOD	GOOD
HAIRY GRAMA	BOUTELOUA HIRSUTA	GOOD	GOOD
FROST GRAPE	VITIS CORDIFOLIA	GOOD	GOOD
WHITE ASH	FRAXINUS AMERICANA	GOOD	GOOD
AGARITO	MAHONIA TRIFOLIOLATA	GOOD	GOOD
AMERICAN ELM	ULMUS AMERICANA	GOOD	GOOD
BROOK EUONYMUS (AMERICAN STRAWBERRYBUSH)	EUONYMUS AMERICANUS	GOOD	GOOD
BLACK HICKORY (TEXAS HICKORY)	CARYA TEXANA	GOOD	GOOD
SAND LOVEGRASS	ERAGROSTIS TRICHODES	GOOD	GOOD
SLIPPERY ELM	ULMUS RUBRA	GOOD	GOOD
HERCULES CLUB (PRICKLYASH)	ZANTHOXYLUM CLAVA-HERCULIS	GOOD	GOOD

AMERICAN BITTERSWEET	CELASTRUS SCANDENS	GOOD	GOOD
AMERICAN HORNBEAM	CARPINUS CAROLINIANA	GOOD	FAIR
SHORTLEAF PINE	PINUS ECHINATA	GOOD	FAIR
CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	FAIR
BROWNSEED PASPALUM	PASPALUM PLICATULUM	GOOD	FAIR
COMMON CARPETGRASS	AXONOPUS AFFINIS	GOOD	FAIR
BLUE SAGE	SALVIA AZUREA	GOOD	FAIR
SWAMP PRIVET	FORESTIERA ACUMINATA	GOOD	EXCELLENT
ALABAMA SUPPLEJACK (RATTAN VINE)	BERCHEMIA SCANDENS	GOOD	GOOD
VIRGINIA WILDRIE	ELYMUS VIRGINICUS	GOOD	GOOD
YELLOW SWEETCLOVER	MELILOTUS OFFICINALIS	GOOD	GOOD
GUM BUMELIA (CHITTAMWOOD)	BUMELIA LANUGINOSA	GOOD	GOOD
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	GOOD	GOOD
WHITE FRINGETREE	CHIONANTHUS VIRGINICA	GOOD	GOOD
WATER HICKORY	CARYA AQUATICA	GOOD	GOOD
CAROLINA SNAILSEED	COCCULUS CAROLINUS	GOOD	GOOD
SEDGES	CAREX SPP.	GOOD	GOOD
FEATHER DALEA	DALEA FORMOSA	GOOD	GOOD
SWEETGUM	LIQUIDAMBAR STYRACIFLUA	GOOD	GOOD
SAND BLUESTEM	ANDROPOGON GERARDII VAR. PAUCIPILUS	GOOD	GOOD
GAMBEL OAK	QUERCUS GAMBELII	GOOD	GOOD
GREEN HAWTHORN	CRATAEGUS VIRDIS	GOOD	GOOD
LITTLEHIP HAWTHORN	CRATAEGUS SPATHULATA	GOOD	GOOD
PARSLEY HAWTHORN	CRATAEGUS MARSHALLII	GOOD	GOOD
SAW GREENBRIAR	SMILAX BONA-NOX	GOOD	GOOD
EASTERN HOP HORNBEAN	OSTRYA VIRGINIANA	GOOD	FAIR
FLORIDA PASPALUM	PASPALUM FLORIDANUM	GOOD	FAIR
CROSSVINE	BIGNONIA CAPREOLATA	GOOD	FAIR
REVERCHON HAWTHORN	CRATAEGUS REVERCHONI	GOOD	FAIR
FALSE MESQUITE	CALLIANDRA CONFERTA	GOOD	FAIR
TEXAS AZALEA	RHODODENDRON OBLONGIFOLIUM	GOOD	FAIR
MAYHAW (RIVERFLAT HAWTHORN)	CRATAEGUS OPACA	GOOD	FAIR
RIVER BIRCH	BETULA NIGRA	GOOD	FAIR
BIG-TOOTH MAPLE	ACER GRANDIDENTATUM	GOOD	FAIR
BLACK-EYED SUSAN	RUDBECKIA HIRTA	GOOD	FAIR
SACAHUISTA (BEARGRASS)	NOLINA SPP.	GOOD	FAIR
LAUREL GREENBRIAR	SMILAX LAURIFOLIA	GOOD	FAIR
BITTER PANICUM	PANICUM AMARUM	GOOD	LOW
MEXICAN PLUM	PRUNUS MEXICANA	GOOD	GOOD
DEVIL'S WALKING STICK	ARALIA SPINOSA	GOOD	GOOD
MOCKERNUT HICKORY	CARYA ALBA	GOOD	GOOD
GUAJILLO	ACACIA BERLANDIERI	GOOD	GOOD
CATCLAW SENSITIVEBRIAR	SCHRANKIA NUTTALLI	GOOD	GOOD
COMMON SPICEBUSH	LINDERA BENZOIN	GOOD	GOOD
SHAGBARK HICKORY	CARYA OVATA	GOOD	GOOD
BITTERNUT HICKORY	CARYA CORDIFORMIS	GOOD	FAIR
ELBOWBUSH	FORESTIERA PUBESCENS	GOOD	FAIR
COMMON BEEBUSH (WHITEBRUSH)	ALOYSIA GRATISSIMA	GOOD	FAIR
COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI	GOOD	FAIR
DOWNY HAWTHORN	CRATAEGUS MOLLIS	GOOD	FAIR
TEXAS BLUEBONNET	LUPINUS TEXENSIS	GOOD	FAIR
MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	GOOD	FAIR
PARTRIDGEBERRY	MITCHELLA REPENS	GOOD	FAIR
CAROLINA BASSWOOD (LINDEN TREE)	TILIA CAROLINIANA	GOOD	FAIR
AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	GOOD	FAIR
FERN ACACIA (PRAIRIE ACACIA)	ACACIA ANGUSTISSIMA	GOOD	FAIR
MEXICAN PRIMROSE	OENOTHERA SPECIOSA	GOOD	LOW
YELLOW NUTGRASS (CHUFA)	CYPERUS ESCULENTUS	GOOD	EXCELLENT

WHITE CLOVER	TRIFOLIUM REPENS	GOOD	GOOD
COMMON GREENBRIAR	SMILAX ROTUNDIFOLIA	GOOD	GOOD
SWEET PEPPERBUSH (SUMMERSWEET)	CLETHRA ALNIFOLIA	GOOD	GOOD
INLAND CEANOTHUS (REDROOT)	CEANOTHUS HERBACEUS	GOOD	GOOD
VIRGINIA SWEETSPIRE	ITEA VIRGINICA	GOOD	FAIR
RED CLOVER	TRIFOLIUM PRATENSE	GOOD	FAIR
SHIN OAK	QUERCUS DURANDII VAR. BREVILOBA	GOOD	FAIR
SILVER BLUESTEM	BOTHRIOCHLOA LAGUROIDES	GOOD	FAIR
WESTERN YARROW	ACHILLEA MILLEFOLIUM	GOOD	FAIR
EMORY OAK	QUERCUS EMORYI	GOOD	FAIR
GRAY OAK	QUERCUS GRISEA	GOOD	FAIR
RICE CUTGRASS	LEERSIA ORYZOIDES	GOOD	FAIR
ENGELMANN DAISY	ENGELMANNIA PINNATIFIDA	GOOD	FAIR
FAXON YUCCA	YUCCA FAXONIANA	GOOD	FAIR
SOAPTREE YUCCA	YUCCA ELATA	GOOD	FAIR
THOMPSON YUCCA	YUCCA THOMPSONIANA	GOOD	FAIR
TORREY YUCCA (SPANISH DAGGER)	YUCCA TORREYI	GOOD	FAIR
TEXAS SIGNALGRASS (TEXAS MILLET)	BRACHIARIA TEXANA	GOOD	FAIR
ARIZONA WHITE OAK	QUERCUS ARIZONICA	GOOD	FAIR
SKELETONLEAF GOLDEN-EYE	VIGUIERA STENOLOBA	GOOD	FAIR
HEATH ASTER	ASTER ERICOIDES	GOOD	FAIR
PLAINS COREOPSIS (GOLDEN TICKSEED)	COREOPSIS TINCTORIA	GOOD	FAIR
TEXAS RED OAK	QUERCUS BUCKLEYI	FAIR	GOOD
HEARTLEAF AMPELOPSIS	AMPELOPSIS CORDATA	FAIR	GOOD
COMMON RAGWEED	AMBROSIA ARTEMISIIFOLIA	FAIR	GOOD
EASTERN REDBUD	CERCIS CANADENSIS	FAIR	FAIR
SLICK SEED WILDBEAN	STROPHOSTYLES LEIOSPERMA	FAIR	FAIR
ASHE CHINKAPIN	CASTANEA PUMILA	FAIR	FAIR
REDROOT PIGWEED	AMARANTHUS RETROFLEXUS	FAIR	FAIR
UPRIGHT PRAIRIE CONEFLOWER (MEXICAN HAT)	RATIBIDA COLUMINFERA	FAIR	FAIR
PRAIRIE SUMAC	RHUS LANCEOLATA	FAIR	FAIR
INDIAN BLANKET	GALLARDIA PULCHELLA	FAIR	FAIR
LITTLE-LEAF SUMAC	RHUS MICROPHYLLA	FAIR	FAIR
BEAKED PANICUM	PANICUM ANCEPS	FAIR	FAIR
FALL PANICUM	PANICUM DICHOTOMIFLORUM	FAIR	FAIR
RED BAY	PERSEA BORBONIA	FAIR	FAIR
COBAEA PENSTEMON (FOXGLOVE)	PENSTEMON COBAEA	FAIR	FAIR
LEAVENWORTH ERYNGIUM	ERYNGIUM LEAVENWORTHII	FAIR	FAIR
SOTOL	DASYLIRION SPP.	FAIR	FAIR
NETLEAF HACKBERRY	CELTIS RETICULATA	FAIR	GOOD
WESTERN RAGWEED	AMBROSIA CUMANENSIS	FAIR	GOOD
PRAIRIE SUNFLOWER	HELIANTHUS PETIOLARIS	FAIR	GOOD
TRAILING WILDBEAN	STROPHOSTYLES HELVOLA	FAIR	FAIR
LITTLELEAF LEADTREE	LEUCAENA RETUSA	FAIR	FAIR
SLIMLEAF SCURFPEA (WILD ALFALFA)	PSORALIDIUM TENUIFLORA	FAIR	FAIR
VIRGINIA TEPHROSIA (GOAT'S RUE)	TEPHROSIA VIRGINIANA	FAIR	FAIR
TEXAS SOPHORA (EVE'S NECKLACE)	SOPHORA AFFINIS	FAIR	FAIR
EVERGREEN SUMAC	RHUS VIRENS	FAIR	FAIR
GOLDEN CURRANT	RIBES AUREUM	FAIR	FAIR
ANACAHUITA (WILD OLIVE)	CORDIA BOISSIERI	FAIR	FAIR
NARROWLEAF WOODOATS	CHASMANTHIUM SESSILIFLORUM	FAIR	LOW
BEEBALM (WILD BERGAMOT)	MONARDA FISTULOSA	FAIR	LOW
SCREWBEAN MESQUITE	PROSOPIS PUBESCENS	FAIR	GOOD
DWARF PAWPAW	ASIMINA PARVIFLORA	FAIR	GOOD
BAYGALL HOLLY	ILEX CORIACEA	FAIR	FAIR
PROSTRATE KNOTWEED	POLYGONUM AVICULARE	FAIR	FAIR
WIDGEON GRASS	RUPPIA MARITIMA	FAIR	FAIR
POKEBERRY (POKEWEED)	PHYTOLACCA AMERICANA	FAIR	FAIR

COMMON FROGBIT	LIMNOBIUM SPONGIA	FAIR	FAIR
TEXAS COLUBRINA	COLUBRINA TEXENSIS	FAIR	FAIR
ALLTHORN	KOEBERLINIA SPINOSA	FAIR	LOW
CAROLINA JESSAMINE	GELSEMIUM SEMPERVIRENS	FAIR	LOW
BARNYARD GRASS	ECHINOCHLOA CRUSGALLI VAR. CRUSGALLI	FAIR	GOOD
JAPANESE MILLET	ECHINACHLOA CRUSGALLI VAR. FRUMENTACEA	FAIR	GOOD
COMMON SWEETLEAF	SYMPLOCOS TINCTORIA	FAIR	FAIR
GUAYACAN	GUAIACUM ANGUSTI-FOILIIUM	FAIR	FAIR
WATER HONEY LOCUST	GLEDITSIA AQUATICA	FAIR	FAIR
BULL PASPALUM	PASPALUM BOSCIANUM	FAIR	FAIR
COMPASSPLANT	SILPHIUM LACINIATUM	FAIR	FAIR
WATER ELM (PLANER TREE)	PLANERA AQUATICA	FAIR	FAIR
CREOSOTEBUSH	LARREA TRIDENTATA	FAIR	FAIR
PURPLE CONEFLOWER	ECHINACEA PALLIDA	FAIR	FAIR
CHOLLA	OPUNTIA (MULTIPLE SPECIES)	FAIR	FAIR
PRICKLYPEAR	OPUNTIA SPP.	FAIR	FAIR
BLACKBRUSH	ACACIA RIGIDULA	FAIR	FAIR
AWNLESS BUSH SUNFLOWER	SIMSA CALVA	FAIR	FAIR
GREGG ASH	FRAXINUS GREGGII	FAIR	FAIR
CENTURY PLANT	AGAVE SPP.	FAIR	FAIR
TWOWING SILVERBELL	HALESIA DIPTERA	FAIR	FAIR
LOW RUELLIA (HAIRY WILD-PETUNIA)	RUELLIA HUMILIS	FAIR	FAIR
BLACK DALEA	DALEA FRUTESCENS	FAIR	LOW
COMMON LANTANA	LANTANA HORRIDA	FAIR	LOW
AUTUMN SAGE	SALVIA GREGGII	FAIR	LOW
BLUE SAGE (MEJORANA)	SALVIA BALLOTIFLORA	FAIR	LOW
ROUGH BUTTOMWEED (POOR-JOE)	DIODIA TERES	FAIR	FAIR
CATCLAW ACACIA	ACACIA GREGGII	FAIR	FAIR
BUTTON SNAKEROOT (RATTLESNAKE MASTER)	ERYNGIUM YUCCIFOLIUM	FAIR	FAIR
SPIKERUSH	ELEOCHARIS SPP.	FAIR	LOW
WESTERN SOAPBERRY	SAPINDUS SAPONARIA VAR. DRUMMONDII	FAIR	LOW
DESERT OLIVE (NARROWLEAF FORESTIERA)	FORESTIERA ANGUSTIFOLIA	LOW	FAIR
DESERT YAUPON	SCHAEFFERIA CUNEIFOLIA	LOW	FAIR
BEARDED SPRANGLETOP	LEPTOCHLOA FASCICULARIS	LOW	FAIR
FLATSLEDGE	CYPERUS SPP.	LOW	FAIR
TEXAS PALOVERDE	PARKINSONIA TEXANA	LOW	LOW
WATER PASPALUM	PASPALUM FLUITANS	LOW	LOW
BUSHY KNOTWEED	POLYGONUM RAMOSISSIMUM	LOW	LOW
JAMAICA SAWGRASS	CLADIUM JAMAICENSE	LOW	LOW
BEAKRUSH	RHYNCHOSPORA SPP.	LOW	LOW
MUSCADINE GRAPE	VITIS ROTUNDIFOLIA	LOW	GOOD
SUMMER GRAPE	VITIS AESTMALIS	LOW	FAIR
COMMON POOLMAT	ZANNICHELLIA PALUSTRIS	LOW	FAIR
GOATBUSH	CASTELA TEXANA	LOW	LOW
LANCELEAF GAILLARDIA	GAILLARDIA AESTMALIS	LOW	LOW
AMERICAN SNOWBELL	STYRAX AMERICANA	LOW	LOW
DUCKWEEDS	FAMILY LEMNACEAE	LOW	FAIR
PURSLANE SESUVIUM	SESUVIUM PORTULACASTRUM	LOW	LOW
LIME PRICKLY-ASH	ZANTHOXYLUM FAGARA	LOW	LOW
KIDNEYWOOD	EYSENHARDTIA TEXANA	LOW	LOW
WATER TUPELO	NYSSA AQUATICA	LOW	LOW
DWARF PALMETTO	SABAL MINOR	LOW	LOW
SCHREBER WATERSHIELD	BRASENIA SCHREBERI	LOW	FAIR
SANDPAPER OAK (VASEY OAK)	QUERCUS PUNGENS	LOW	FAIR
MESCALBEAN (TEXAS MOUNTAIN LAUREL)	SOPHORA SECUNDIFLORA	LOW	LOW
WALTER'S MILLET	ECHINOCHLOA WALTERI	LOW	LOW
BEGGAR'S TICKS	BIDENS LAEVIS	LOW	LOW

SOUTHERN NAIAD	NAJAS GUADALUPENSIS	LOW	LOW
MEXICAN BUCKEYE (MONILLA)	UNGNADIA SPECIOSA	LOW	LOW
DESERT MYRTLECROTON	BERNARDIA OBOVATA	LOW	LOW



Date: September 19, 2013

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

CASE # PZ 13-06 to receive comments and consider approval on a request by the City of Kennedale and the Kennedale Economic Development Corporation for a zoning change and ordinance adopting such change for 20 parcels totaling approximately 5 acres from "C-1" Restricted Commercial District to "EC" Employment Center District for properties located at 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, & 1125 W Kennedale Pkwy, and 5409, 5413, 5417, 5421, 5429, 5433, & 5437 High Ridge Rd, with legal description of Oak Crest Addition Block 4 Lots 8, 9, 10A, 11A, 12A, 13A, 14- 18, 19A, 20-26, Tarrant County, Texas. The property in question is owned by the City of Kennedale and the Kennedale Economic Development Corporation.

- A. Staff Presentation
- B. Public Hearing
- C. Staff Response and Summary
- D. Action by the Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Case Number: PZ 13-06

Request: Rezone property from C-1 Restricted Commercial to EC Employment Center

Applicant: City of Kennedale

Overview and Background.

The City of Kennedale adopted a new comprehensive land use plan in March 2012. The comprehensive plan envisioned a new kind of land use district for the Oak Crest area, with the plan referred to as an Employment Center. Since the plan was adopted, the City developed and adopted a concept plan/master plan for this area. This summer, the City hired a consultant to help develop a new zoning code to begin implementing the concept plan and the ideas set forth in the comprehensive plan. That zoning code will be considered by the Commission under case PZ 13-05. If the code is recommended for approval, the City requests the Commission also consider rezoning certain properties under that code. The properties under consideration are owned by the City of Kennedale and the Kennedale Economic Development Corporation.

Staff Review.

Compliance with comprehensive plan.

The code was drafted as a step in implementing the comprehensive plan. Because it is, essentially, a result of the comprehensive plan and was developed with the intention of furthering the plan's goals, staff considers this code in compliance with the comprehensive land use plan.

Compliance with other plans.

The Strategic Plan does not directly address the idea of developing new zoning standards for Oak Crest, but it does recognize the Oak Crest area as being in need of redevelopment and recommends undertaking a study of potential development options for this area. It also recommends taking steps to attract new businesses to Kennedale.

Compliance with City Council goals.

One of the Council's goals is for Kennedale to be a sustainable, attractive city. The Employment Center code sets a higher standard for building form and site design than our zoning code requires, and development under the Employment Center code is expected to be more attractive than would be expected under the regular zoning code.

In addition, two of the Council's other goals also relate to this case. One goal, Achieve a Thriving Community, calls for providing more options for the community in terms of appropriate, desired businesses, as well as creating an environment where residents will want to live in Kennedale throughout their lives. The Employment Center code relates to this goal by setting standards that make this gateway area more attractive for residents and by establishing predictable development codes that are more attractive to potential businesses. Predictability and attractiveness to potential new businesses also is related to another Council goal, Balance the Tax Burden, which calls for diversifying land uses and attracting and retaining appropriate businesses. And finally, the city is encouraged to make clarity and flexibility available to the business community in the goal Enhance the Business Climate. This goal is addressed also by having a more predictable development code with more authority at the administrative level.

Staff Recommendation.

The rezoning requested is in compliance with the comprehensive plan and City Council goals. Staff recommends approval of Case PZ 13-06.

Action by the Commission.

Kennedale City Code sets forth the Commission's role in hearing rezoning cases. The Commission may recommend approval or denial (with or without prejudice).

"The planning and zoning commission, after conducting a hearing on a zoning request, shall report its recommendations on the zoning request to the city council for their consideration. The planning and zoning commission may recommend favorable approval of the request or that the request be denied, with or without prejudice... When the planning and zoning commission recommends that the proposal should be denied, it shall report the same to the city council and the applicant. Furthermore, notwithstanding any provision to the contrary, the planning and zoning commission in considering a rezoning application shall have the authority to consider and recommend approval of any zoning classification set forth in the zoning ordinance having a lesser intensity and being more restrictive than the zoning designation requested by the applicant."

Sample Motions.

For your reference, sample motions are provided below.

I make a motion to recommend approval of Case PZ 13-06.

I make a motion to recommend approval of Case PZ 13-06, with the following changes ...

I make a motion to recommend denial of Case PZ 13-06 without prejudice.

I make a motion to recommend denial of Case PZ 13-06.

IV. Notification:

Notice was published in the *Star-Telegram*, and letters were sent to property owners as required by city code.

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 13-06 ordinance	PZ 13-06 ordinance.docx
2.	PZ 13-06 map	PZ 13-06 map.pdf

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED; REZONING PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, in order to promote the public health, safety and general welfare the City Council desires to amend the zoning classification of certain properties within the city limits as described below in order to begin implementing the comprehensive land use plan adopted in March 2012; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the City of Kennedale and the Kennedale Economic Development Corporation, persons or entities having a proprietary interest in certain property being approximately 5 acres located in the David Strickland Survey, Abstract No. 1376, and a part of blocks 43, 55, and 56 of the Shelby County School Lands Tarrant County, Texas, also known as Oak Crest Addition Block 4 Lots 8, 9, 10A, 11A, 12A, 13A, 14-18, 19A, 20-26 according to the deeds recorded in County Clerk's Instrument Numbers D210098119, D213166605, D213143127, D213048705, D213006234, Deed Records, Tarrant County, Texas, have requested to rezone the property from its present classification of "C-1" Restricted Commercial District to "EC" Employment Center District;

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on September 19, 2013, and the City Council of the City of Kennedale, Texas held a public hearing on October 10, 2013, with respect to the amendments described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, THAT:

SECTION 1.

The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and or restricted as shown and described below:

Approximately 5 acres located in the David Strickland Survey, Abstract No. 1376, and a part of blocks 43, 55, and 56 of the Shelby County School Lands Tarrant County, Texas, also known as Oak Crest Addition Block 4 Lots 8, 9, 10A, 11A, 12A, 13A, 14-18, 19A, 20-26 according to the deed recorded in County Clerk's Instrument Numbers D210098119, D213166605, D213143127, D213048705, D213006234, Deed Records, Tarrant County, Texas, from its present classification of "C-1" Restricted Commercial District to "EC" Employment Center District.

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clause, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 4.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or

not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, penalty clause, publication clause and effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 7.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 10th DAY OF OCTOBER 2013.

MAYOR

ATTEST:

CITY SECRETARY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Case PZ 13-06 - Site of requested rezoning

