



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
June 19, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

A. Discuss regulations for a proposed new Neighborhood Center zoning district

B. Discuss item for future consideration

1. Green / environmental regulations
2. Subdivision standards for infill lots
3. Zoning standards for Old Town
4. Employment Center district

C. Discuss regulations for a proposed new Urban Village zoning district

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Review and consider approval of minutes from the May 15, 2014 Planning & Zoning Commission regular meeting

B. Minutes from the June 7, 2014 Planning & Zoning Commission work session

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

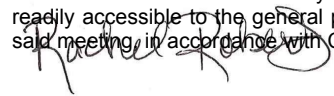
X. REPORTS/ANNOUNCEMENTS

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 June 19, 2014, 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.



Rachel Roberts, Board Secretary



Date: June 19, 2014

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss regulations for a proposed new Neighborhood Center zoning district

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Since the last work session, I've made a number of changes to the Neighborhood Center draft code. You'll see that a lot of formatting work still needs to be done and illustrations added, but much of the draft regulations are set. Please review the attached draft code and let me know at the meeting if there are any additional changes you would like made.

We will soon begin notifying owners of property (within the areas identified in the comprehensive land use plan as Neighborhood Village) of the city's plans to update the zoning code to implement the comprehensive plan. We will ask property owners to talk with staff about concerns they may have about changes to the zoning code or about future development on their property (or in the area). When we have a good idea of their concerns, we'll amend the draft code, if needed, to address those concerns and will then be prepared to bring a version for you to consider in a regular session. We want to be sure to allow adequate time for residents and property owners to discuss ideas and problems with staff before a final draft is made for formal consideration, so I expect we should be able to submit a draft for your consideration within the next six to seven months, if there are no unexpected delays.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:

Neighborhood Center District Code

City of Kennedale

Adopted [date]



NEIGHBORHOOD CENTER CODE

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SECTION 1. PURPOSE & INTENT

The Neighborhood Center is a mixed-use district intended to serve the surrounding neighborhoods and community. It includes a dense mix of residences and businesses and should be accessible by foot and bicycle from the surrounding neighborhoods. The Neighborhood Center should provide a range of housing options to serve residents of varying housing preferences. The intensity of uses within the district should vary according to the context of the area in which the district is located. The comprehensive land use plan envisions three locations for Neighborhood Center (NC) districts throughout Kennedale. Although the same code will apply to each NC district, some variations among the districts in mix of uses or form is expected, and this Code is intended to provide some flexibility to allow the districts to be tailored based on context and location.

The development standards in this District have the following main goals.

- Create a mixed-use district that implements the vision of the Neighborhood Village character district of the comprehensive plan and complements existing development;
- Provide neighborhood services currently not available near most residences, in a character that is sensitive to existing neighborhoods;
- Promote pedestrian orientation of streets and buildings, as well as pedestrian and cyclist access to buildings and streets, and discourage design that only accounts for vehicular convenience;
- Allow a range of small-scale commercial and institutional uses within easy walking distance of adjoining residential homes;
- Ensure new development within the District is compatible with surrounding, existing uses;
- Alleviate the perceived impact of mixed-use developments by requiring them to be of a pedestrian scale, bulk, and orientation;
- Create a street circulation system that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood;
- Provide a high level of predictability, both for the development community and the public.

SECTION 2. REGULATING PLAN

The Neighborhood Center district regulations are intended for the areas shown below. Please note that the maps are intended to show approximate locations. Properties subject to the regulations and requirements of this Code are those that are zoned “NC” Neighborhood Center zoning district.

[INSERT IMAGES/MAPS OF NEIGHBORHOOD CENTERS]

FIGURE 1. REGULATING PLAN BOUNDARIES



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 Neighborhood 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. Administration of this Code shall follow the process established in Section 3.11 of this Code and Section 17-403 of the Kennedale City Code.

3.3 Interpretation and appeals

Interpretation and appeals of this Code shall follow the process established in Section 17-405 of the Kennedale City Code.

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 Neighborhood Center code, the Neighborhood 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 Neighborhood Center code. Signs specifically prohibited in the zoning ordinance or by City Code are prohibited in the Neighborhood 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.B)	√		
Major Modifications (see Section 3.11.C)		√	
Variance Request (other than Minor Modifications)			√
Expand, renovate, or repair an existing building meeting the standards of this Code	√		
Expand an existing, non-conforming building, not to exceed 25% of the existing area of the land being occupied by the non-conforming use			√
Renovate an existing, non-conforming building without making structural alterations	√		
Renovate or repair an existing, non-conforming building, with renovations or repairs to include structural alterations			√
Repair an existing, non-conforming building without making 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 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. See Figure 3 (flow chart) for more information on the process for development review under this Code.

The Zoning Administrator shall be responsible for the following:

- i) Approving minor modifications to the Regulating Plan or minor modifications from the standards set by this Code.
- ii) Forwarding to the Planning and Zoning Commission projects requiring or requesting major modifications.

The Planner 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) Coordinating any necessary review of projects with other departments within the City of Kennedale.
- v) Forwarding to the zoning administrator projects requiring interpretation.
- vi) Forwarding to the Board of Adjustment requests for variances.

The Building Inspector 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. Permitted minor modifications are as follows:

- i) 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;
- ii) change in landscaping plants to similar plants that meet the intent of the Code and achieve the same effect;
- iii) 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 an increase in building height; and
- iv) changes to a site plan (including landscaping and lighting plans) or building plan that require a modification of any numerical standard in this Code by no more than ten percent (10%) (increase or decrease) with the exception of 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 specifically listed above in subsection B. 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 beyond Minor Modifications as permitted by City Code section 17-430.

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

1. *Site Plan.* As part of the building permit application(s), any development within the Neighborhood Center shall require a detailed site plan showing: the characteristics of the site, changes in those characteristics as may be proposed by the development; how the development will relate to public services and facilities; and that protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property.
 - a. *Information required for site plans.* The site plan shall show at least the following items of information.
 - i. Site/adjacent property information. The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 - ii. Building layout. The location of each existing and each proposed structure on the site; the general category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural concepts and building materials proposed;
 - iii. A table or attached document showing the type of units by size, number of bedrooms, and number and type of all residential dwellings;
 - iv. Traffic circulation and parking. The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks and/or other pedestrian facilities and their alignment with existing pedestrian facilities and their connections to existing developments/adjacent properties; bicycle paths (if such paths are intended to be provided); off-street parking areas, fire lanes and loading zones;
 - v. Drainage and utilities. Existing and proposed finished grade of the site, shown to contour intervals not exceeding two (2) feet, proposed handling of on-site surface drainage, location of any floodway or flood-prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
 - vi. Screening, landscaping and recreational facilities. The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.
2. Building Plan(s) and Elevations
3. Landscape Plan
4. Material Specifications

5. Lighting Plan
6. Plans and Specifications for Proposed Signs
7. Description of Proposed Scope of Work

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

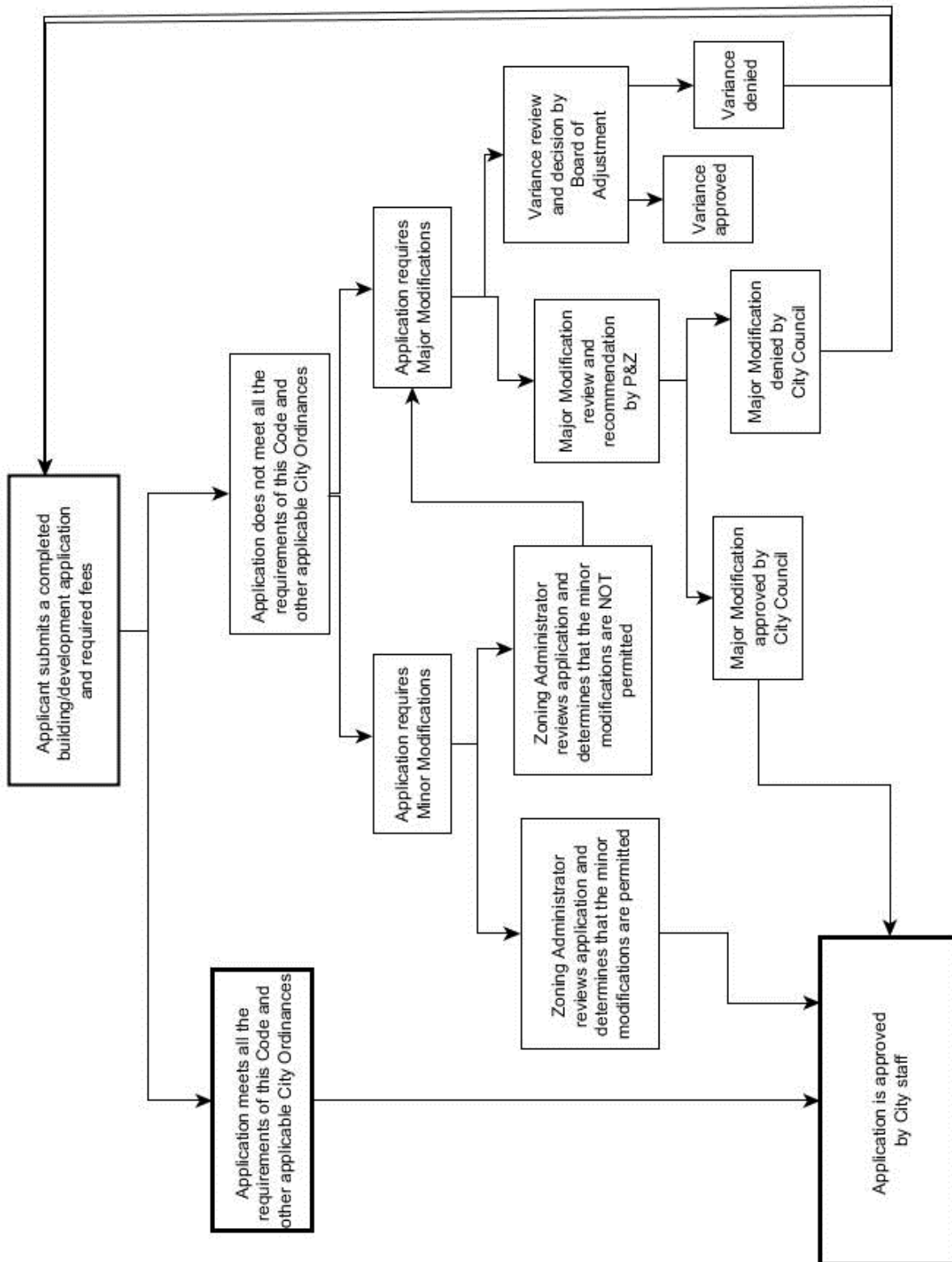


Figure 3. Approval process.

SECTION 4. BUILDING SIZE & PLACEMENT, BUILDING FRONTAGE, & LOT REQUIREMENTS

4.1 REQUIRED SIZE AND PLACEMENT

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

Frontage zone required. A minimum three feet (3') of frontage zone shall be provided. For residential uses, the frontage zone shall be landscaped. For non-residential uses, the frontage zone may be landscaped or may have paving materials (such as concrete, bricks, or pavers) and tree wells with tree grates.

Definitions. Front setback for a primary structure is the distance between the front façade of a structure and the street right-of-way. The terms “side setback” and “rear setback” have the same meaning as “setback,” “side yard,” and “rear yard” as defined in Kennedale City Code Section 17-431.

Neighborhood Center district	District Regulations
Lot area, minimum (square feet)	2,500
Lot area, maximum (square feet)	12,500
Lot width, minimum (feet)	25
Lot width, maximum (feet)	100
Lot depth, minimum (feet)	100
Lot depth, maximum (feet)	150
Block perimeter, maximum (feet)	2,600
Residential front yard setback, minimum (feet)	5 ¹
Residential front yard setback, maximum (feet)	15 ¹
Non-residential front yard setback, minimum (feet), lots fronting on streets interior to the district	0 ¹
Non-residential front yard setback, minimum (feet), lots fronting on streets exterior to the district	5 ¹
Non-residential front yard setback, maximum (feet)	10 ¹
Rear yard setback (feet)	5 ¹

Side yard setback, minimum (feet), interior lot Side yard setback, maximum (feet), interior lot	5 ¹ 20 ¹
Side yard setback, minimum (feet), corner lot (street side only) Side yard setback, minimum (feet), corner lot (street side only)	Min. required by Public Works Design Manual ¹ 30 ¹
Maximum height (stories) (feet)	2 40
Maximum lot coverage Residential Non-residential	70% 80%
Masonry requirement	80%
Minimum size of main building living area, attached or detached single family residential uses (square feet)	1,100
Minimum size of main building living area per unit, multi-family residential uses (square feet)	700
Glazing requirement for non-residential uses (percent per elevation) ² Minimum Maximum	10 60
Glazing requirement for residential uses (percent per elevation) Minimum Maximum	10 n/a
¹ Additional requirements for setbacks: • A thirty (30) foot minimum side and rear setback is required from adjacent properties with existing residential use not located within the Neighborhood Center. • A twenty-five (25) foot setback from the floodplain is required. • Accessory structures shall have a minimum front setback of ten feet (10') from the primary structure. Side and rear setbacks shall be the same as for primary structures. ² For glazing requirements, see Section 5.2.1	

Accessory structure size. Accessory structures shall be secondary and clearly articulated to the primary structure.

4.2 FRONTAGE REQUIREMENTS

4.2.1 Minimum frontage requirement

Building frontage covering at least fifty percent (50%) of the lot shall be required at the front build-to zone (see Figure 5). The “Build-to zone” is the range of allowable distances from a street right-of-way that a building may be built. The principal building façade line shall be located within this area (see Figures 4).

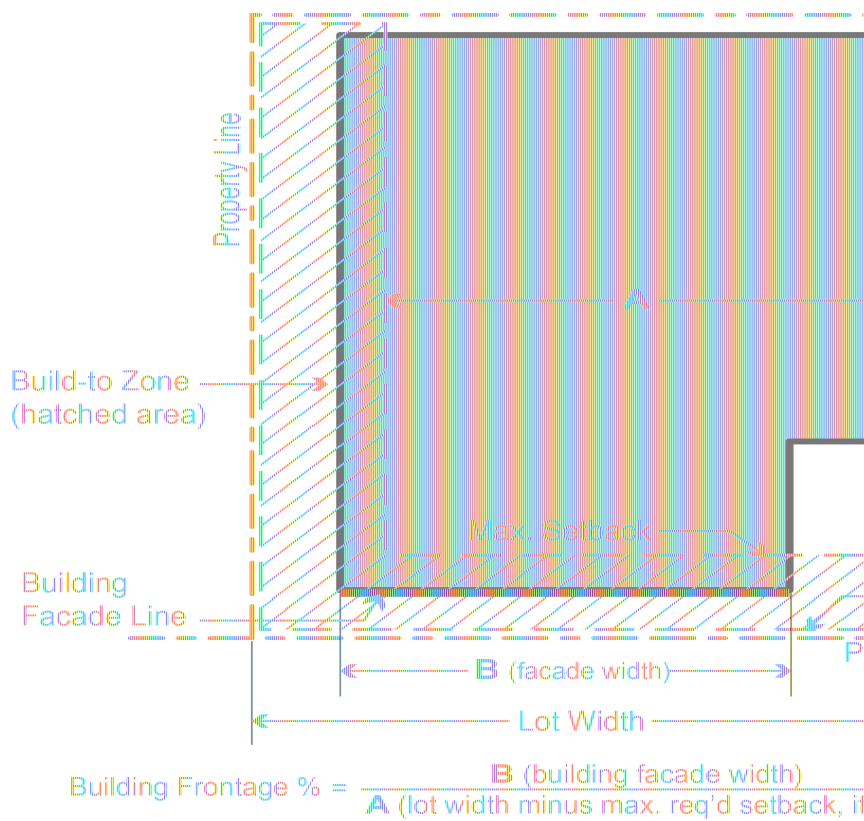


Figure 4. Percent of building façade required to be constructed within the build-to zone.

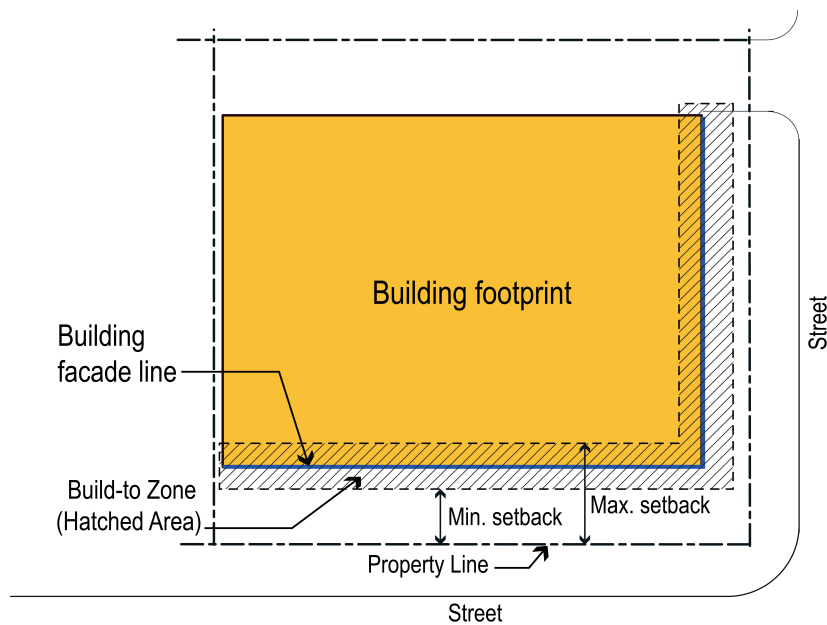


Figure 5. Illustration of build-to zone.

4.3 BUILDING HEIGHT

A. *Maximum height.*

Primary structures shall not exceed two (2) stories or forty (40) feet in height, whichever is greater.

B. *Finish floor height.*

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.

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 Neighborhood Center, it is important to recognize the pedestrian-oriented nature of this district while also accommodating visitors who come to the Neighborhood Center by car. The regulations in this section are intended to ensure building orientation provides for a variety of access options and supports the district character.

5.1.1 Pedestrian-oriented entrance required.

Each primary structure shall have its primary entrance oriented to the front of the lot (toward the street right-of-way) on which it is located. Additional entry points may be provided on side or rear façades, but primary entries shall be oriented to the front of the lot. For corner lots, the primary entrance may be oriented toward the street intersection (corner).

5.1.2 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 storage) shall be placed in the back of the building.

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, feeling of safety, approachability of a particular building, and ease of access for visitors arriving by car. This section regulates fenestration for **non-residential** uses in order to provide the desired character for the Neighborhood Center. For glazing standards for **residential** uses, see Section 4.1.

5.2.1 Required Glazing

A. *Structures accessible/visible to the public on four (4) or more sides.*

For primary structures visible or accessible to the public at four (4) or more sides, only one (1) side shall be exempt from the glazing requirements of this sub-section. For the primary façade and at least one other

façade, a minimum of twenty percent (20%) and a maximum of sixty percent (60%) of the façade shall have glazing meeting the standards of this code. At least one other façade shall have a minimum ten percent (10%) (60% maximum) glazing on at least one (1) other side.

Exceptions. For any primary structure having a 0' setback on each side lot line, the two sides shall be exempt from the glazing requirement, provided the exempt building façades are articulated every twenty feet (20'), rather than 40' as required in Section 5.3. Notwithstanding the above, no structure on a corner lot shall be exempt from the glazing requirements of this sub-section.

B. Structures accessible/visible to the public on three (3) or fewer sides.

For primary structures visible or accessible to the public at three (3) or fewer sides, one (1) side shall be exempt from the glazing requirements of this sub-section. The primary façade shall have a minimum of 20% and a maximum of 60% glazing. At least one remaining façade visible to the public shall have a minimum 10% and maximum 60% glazing.

C. Primary façades.

For any primary structure, regardless of how many sides are visible to the public, a minimum of 20% and a maximum of 60% of the primary façade shall have glazing meeting the standards of this code.

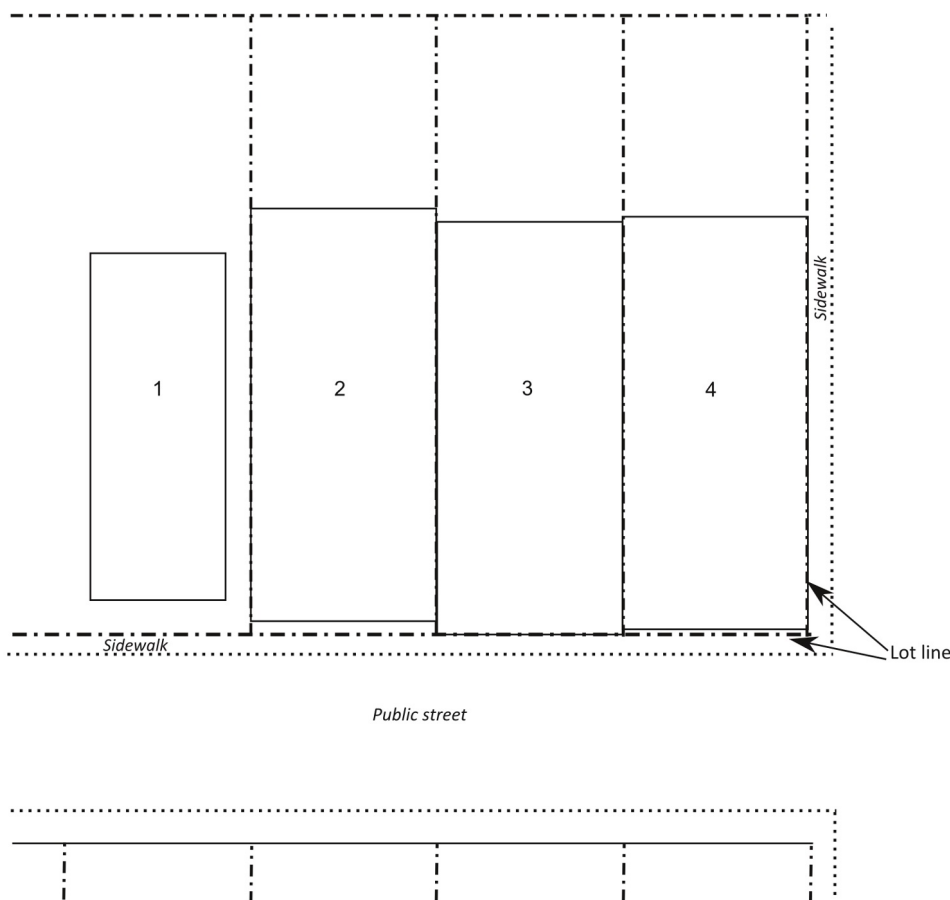


Figure x.

Example of structures subject to glazing requirements.

Structure 1: Visible to the public on four sides • Glazing requirements must be met for three sides • Primary façade and one other façade: min. 20% and max. 60% glazing • At least one other façade: min. 10% and max. 60% glazing
Structure 2: Visible to the public on three sides • Glazing requirements must be met for two sides • Primary façade: min. 20% and max. 60% glazing • At least one other façade: min. 10% and max. 60% glazing
Structure 3: Visible to the public on two sides • Glazing requirements must be met for primary façade (min. 20% and max. 60% glazing)
Structure 4: Visible to the public on three sides <i>and</i> located on corner lot • Glazing requirements must be met on two sides, but <u>both street-facing sides</u> must follow requirements for primary façades (min. 20% and max. 60% glazing)

5.2.2 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.

5.2.3 Minimum height of glazing.

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

5.2.4 Blank walls not permitted.

Blank walls longer than forty (40) 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 40 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. See Section 5.3 for articulation/modulation requirements.

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 Neighborhood Center.

A. *Minimum façade articulation*

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

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

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



Figure 6. Not permitted: Blank wall is longer than 40 feet, and no articulation is provided along the façade.

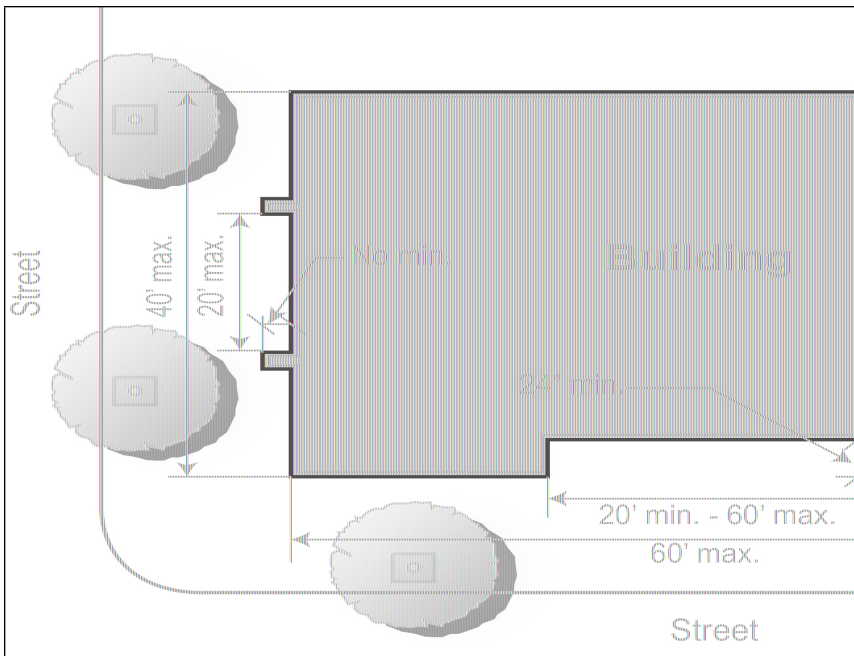


Figure 7. Illustration showing articulation along the building façade

- B. Additional standards for facades exempt from glazing requirements.* For any primary structure having a 0' setback on each side lot line, the two façades oriented to a side lot line shall be articulated every twenty feet (20') if they do not meet the glazing requirements of this Code.

5.4 BUILDING MATERIALS

5.4.1 Primary Structures

A. “A” Type Streets

All new primary structures shall be constructed of 100% masonry, except as noted under 1) of this sub-section. Masonry material shall be at least one of the following materials: glass, natural stone, face brick, face tile, concrete, split face concrete masonry units (haydite block), decorative pattern concrete block masonry unit, masonry veneer, and cement stucco (only 3-coat stucco shall be considered masonry).

- 1) For buildings that have two stories or more, upper stories shall be a minimum of 80% masonry, with the remaining 20%, if not masonry, selected from the following two materials. Board and batten, vinyl siding, and corrugated metal shall be prohibited.
 - a) Hardie-Plank™ (or equivalent);
 - b) EIFS;
 - c) Cedar or Redwood;
 - d) Architectural/ornamental metal (as a decorative element only) [define and provide illustrations].

C. “B” Type Streets

All new primary structures must be constructed of a minimum of 80% masonry. Masonry materials used shall be as defined in the sub-section above.

- 1) The remaining twenty percent (20%) accent materials used may be determined by the builder/developer subject to the following:
 - a) Board and batten, vinyl siding, and corrugated metal shall be prohibited.
 - b) Hardie-Plank™ (or equivalent) shall be permitted on façades ten (10) feet or more above the finished grade of the sidewalk along that façade.
 - c) EIFS shall only be permitted on façades ten (10) feet or more above the finished grade of the sidewalk along that façade
 - d) Cedar or Redwood;
 - e) Architectural/ornamental metal (as a decorative element only) [define and provide illustrations].

5.4.2 Secondary Structures

Secondary or accessory structures must complement the primary structure. Secondary/accessory buildings must be 80% masonry in accordance with sub-section 5.4.1.B of this code.

SECTION 6. SITE DESIGN STANDARDS

6.1 PARKING

6.1.1 Off-Street Parking Placement

A. Properties oriented toward or with primary access from "A" Street roadways

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). If side parking is used, no more than forty percent (40%) of the frontage of the lot shall be used for off-street parking.

B. Properties oriented toward or with primary access from "B" Street roadways

A maximum of twenty percent (20%) of the required off-street parking provided shall be permitted along the public street (between the right-of-way and the primary structure). Off-street parking between the right-of-way and primary structure shall be setback from the right-of-way a minimum of six (6) feet and must be screened by masonry or vegetation (see Sub-Section 6.1.2). All other off-street parking shall be provided behind or to the side of the primary structure and shall follow the requirements for off-street parking for "A" streets.



Figure 9. Off-street parking area provided behind the primary structure (secondary building entrances shown)

6.1.2 Screening of Off-Street Parking

Off-street parking visible from a public street must be screened in accordance with the regulations below. Off-street parking located to the rear of the primary structure shall be screened as described below if the space provided for the parking facility covers more than forty percent (40%) of the lot or if the lot is adjacent to an existing residential use.

1. Vegetation or a combination of vegetation (evergreen) and masonry (maximum 50% of screening materials may be masonry) shall be used for screening.
 - a. For this sub-section, “masonry” is defined per Section 17-405 of the Kennedale City Code.
 - b. Masonry must be of the same material as the primary building.
 - c. When masonry is used for screening, no section of masonry screening shall exceed twenty feet (20’) in length.
 - d. Vegetated screening must be in compliance with landscaping requirements 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).
2. Screening shall be a minimum of three feet (3’) and a maximum of four feet (4’) in height. 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.

6.1.3 Off-Street Parking Amount

A. Minimum number of spaces required.

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
<i>Non-residential</i>	
Retail, restaurant, medical or dental office	1 per 250 square feet of gross building area
Non-residential -- non-medical office	1 per 300 square feet of gross building area
<i>Residential</i>	
Single family (attached or detached)	1.5 per unit

Multi family	1.5 per unit
<i>Live/work</i>	1.25 per unit of residential <i>and</i> 1 per 250 square feet of non-residential building area (gross)

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. Compact car parking spaces shall be clustered together and shall not be interspersed with standard size parking spaces. Compact car parking spaces shall be at least eight feet (8') in width and sixteen feet (16') in length.

D. Handicapped Accessible Parking. Number and size of handicapped parking spaces provided shall comply with the Americans with Disabilities Act, the Texas Accessibility Standards, and any other applicable federal, state, or local regulations.

E. On-street parking. On-street parking shall be provided for all non-residential uses on streets interior to the district and may be counted toward the number of off-street parking spaces for non-residential uses.

1. If on-street parking is shared by more than one use, the number of spaces counted shall be divided equally among the uses sharing the on-street parking spaces, so that each use is allotted an equal share of on-street spaces for purposes of calculating number of parking spaces provided.
2. On-street parking may be parallel or angled.
3. The requirement for on-street parking may be waived by the Zoning Administrator if requested by the developer in writing. If the on-street parking requirement is waived, then the frontage zone shall be required to be a minimum of six feet (6') in width, and the sidewalk shall be required to be a minimum of six feet (6') feet in width, with an additional two feet (2') provided to provide a pedestrian clear zone between the sidewalk and the front building façade.

6.1.4 Bicycle Parking

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

- A. *Parking amount.* Bicycle parking shall be provided at a minimum amount of 5% of the number of spaces provided for car parking.
- B. *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 shall 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. Objects for securing bicycles must be dedicated for that purpose and may not be primarily for any other purpose (e.g., signage, traffic safety).
- C. *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.

6.1.5 Landscaping for Off-Street Parking

- A. All parking lots and drive areas shall be designed and landscaped in accordance with the following provisions:
 - (1.) 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.
 - (2.) Off-street parking located between the primary structure and the property line or street pavement edge shall be screened.
 - (3.) 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.
 - (4.) 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.

- B. 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.

6.2 SCREENING

6.2.1 Screening required between incompatible uses

A. Screening must be erected, placed, grown and maintained along the common boundary line of any non-residential uses sharing a common boundary with an existing residential use before any non-residential use is made of the property. This screening requirement shall be the responsibility of the owner of the non-residential use. For the purposes of this section, “non-residential 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.

B. 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.

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

- A. Garbage, refuse and trash collection/storage areas shall be screened by a masonry enclosure on three (3) sides. Screening walls 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. The fourth side shall be screened by a gate. The gate shall be made of wrought iron or architectural metal.
- C. The masonry used must be of the same material as the primary building.
- D. Trash collection/storage areas or dumpsters for uses located on “A” streets shall be located behind the primary structure and screened according to this sub-section..

6.2.3 Screening for loading docks

Loading docks shall be screened according to Section 17-424 of the Kennedale City Code. Loading docks oriented to “A” streets is not permitted.

6.2.4 Screening for parking areas

Screening of parking areas is controlled by Sub-section 6.1.2, “Screening of Off-Street Parking,” above.

6.3 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. In addition, sidewalks shall be designed to meet the requirements of the Americans with Disabilities Act, the Texas Accessibility Standards, and any other applicable federal, state, or local regulations.

6.3.1 "B" Street frontage requirements

The following standards shall apply to all development with frontage along "B" streets (see Figure 10).

- 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 5'x5') 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 and to the walkway in front of any adjoining building.

6.3.2 Sidewalk requirements

- A. Sidewalks shall be a minimum of five feet (5') and a maximum of eight feet (8') in width.
- B. 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.
- C. 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 of Public Works 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 of Public Works is not required to approve the use of Low-Impact Development standards.

D. Sidewalks shall be installed at the minimum widths and additional requirements shown in the table below. **[ILLUSTRATION NEEDS CORRECTING – SAYS KENNEDALE PKWY]**

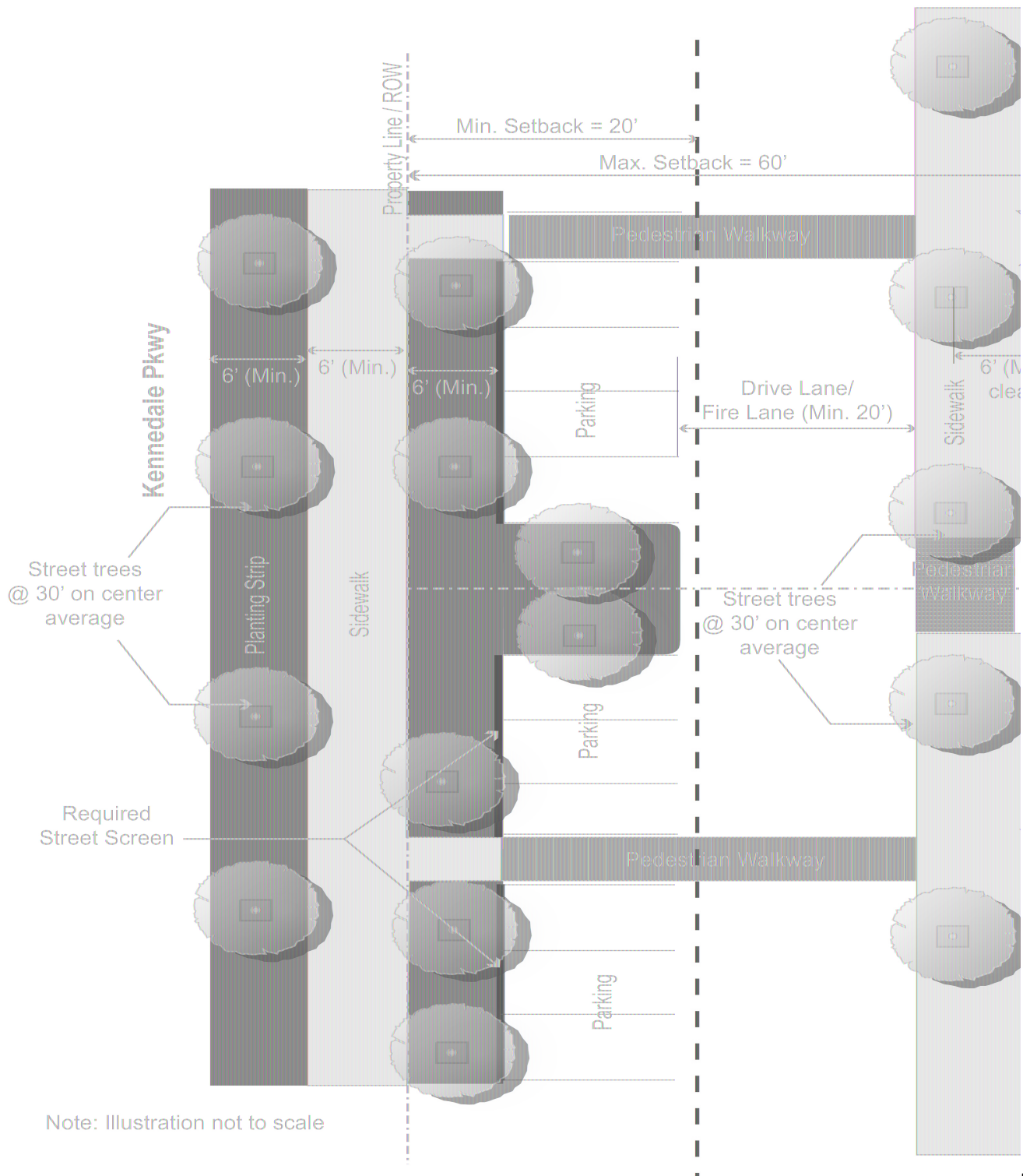


Figure 10.

Example of parking area showing required streetscape and site design for properties along "B" streets.

Table 6.5

Sidewalk location	Minimum Width (in feet)	Additional Requirements
"A" streets	6-8	Street trees shall be installed by the developer/builder when sidewalks are installed.* Minimum sidewalk width varies from 6 to 8 feet, depending on available right-of-way.
"B" streets	5-8	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.		

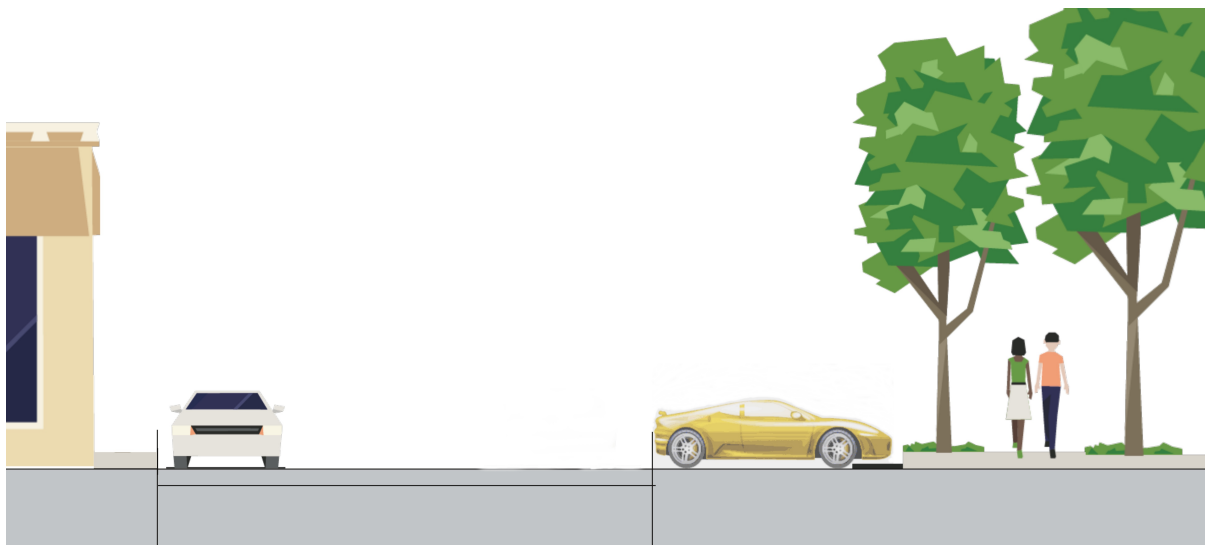


Figure 11. Example of sidewalk between planting strip and parking lot driveway (along Parkways).



Figure 12. Example of sidewalk location along “A” street types.



Figure 13. Example of sidewalk location along “B” street types.

6.3.3 Pedestrian Crossings and Connections

Pedestrian walkways shall be connected across properties to ensure safe, comfortable, and easily-accessible pedestrian connections are present throughout the Neighborhood Center District. In addition, notwithstanding the requirements of Kennedale city code and the Public Works Design Manual, where

pedestrian crossing are provided at street intersections interior to the district, the pedestrian crossing distance shall not exceed forty feet (40'). Pedestrian refuges and bulb outs may be used to reduce the pedestrian crossing distance for streets wider than forty feet.

6.4 STREETS, CURB CUTS, AND DRIVEWAYS

STREETS

“A” Streets

“A” Streets place great emphasis on maintaining an attractive, safe, well-connected pedestrian realm. While “A” streets should be accessible to automobile traffic, the design of “A” streets should give high priority to pedestrians and cyclists. All main streets for the Neighborhood Center shall be designed as “A” streets; for the purposes of this section, *main streets* refers to the function and identity of a street, not its level of service. “A” streets are the primary address streets for a neighborhood; they must be designed to be attractive and safe for pedestrian and should have a design speed of no more than 25 miles per hour. No loading docks, dumpsters, or building services shall be located on “A” streets. At least 50% of the street network within a Neighborhood Center shall be “A” streets. Each “A” street shall connect to at least one other “A” street in the district to maintain a walkable, pedestrian-friendly environment. **[INSERT ILLUSTRATION?]**

“B” Streets

“B” Streets should provide pedestrian amenities and ensure the safety of people traveling through the neighborhood on foot or on bicycle, but these streets are intended to be more auto-oriented than “A” streets. Up to 50% of the street network within a Neighborhood Center may be “B” streets. Loading docks, dumpsters, utility areas, and building services should be located off, accessible from, and oriented toward “B” streets, rather than “A” streets. Each “B” street should have an “A” street running parallel on either side of it to maintain the pedestrian realm. Where it is not possible for a “B” street to have an “A” street on either side, it should have at least one “A” street running parallel. In no case shall any “B” street have “B” streets on both sides. **[ILLUSTRATIONS NEEDED]**

Existing Conditions

The Sublett-area Neighborhood Center is dissected by Little School Rd and Sublett Rd, both identified as Boulevard roadway types in the Future Transportation Plan. These roadways are likely to continue to serve as B streets.

The New Hope-area Neighborhood Center is dissected by New Hope Rd and a future extension of Little School Rd. Because the Little School Rd extension has not yet been built, the Little School-facing sections of the district should be included in the required A street allotment. Both New Hope Rd and Little School Rd are intended to be Boulevards.

The Dick Price-area Neighborhood Center is dissected by Dick Price Rd and Hudson Village Creek. Both of these streets are intended to be Boulevards. Both streets are existing, but neither has been designed or improved to recent city standards, so both should be considered for designation as A streets in the future. Controlling land use in the area will be complicated by half of the district being located in Kennedale's Extra-Territorial Jurisdiction; for these properties, rezoning as an NC district is not possible. However, the city can require new plats in this area to be consistent with the comprehensive land use plan.

CURB CUTS AND DRIVEWAYS

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 and driveways within the property regulated by this Code.

- A. Primary driveways should be designed as streets. This includes designing pedestrian sidewalks and appropriate traffic control measures, as well as providing streetscape improvements and lighting to improve way-finding.
- 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. Curb return radii at intersections connecting to streets exterior to the district shall adhere to the regulations in the Public Works Design Manual. Curb return radii at street intersections interior to the district shall be a minimum of ten feet (10') and a maximum of fifteen feet (15') to the face of curb. Curb return radii at other intersection (i.e., drive approach and street intersections) shall be a minimum of five

feet (5'). Other aspects of drive approach size, location, and construction standards shall be governed by the City of Kennedale Public Works Design Manual.

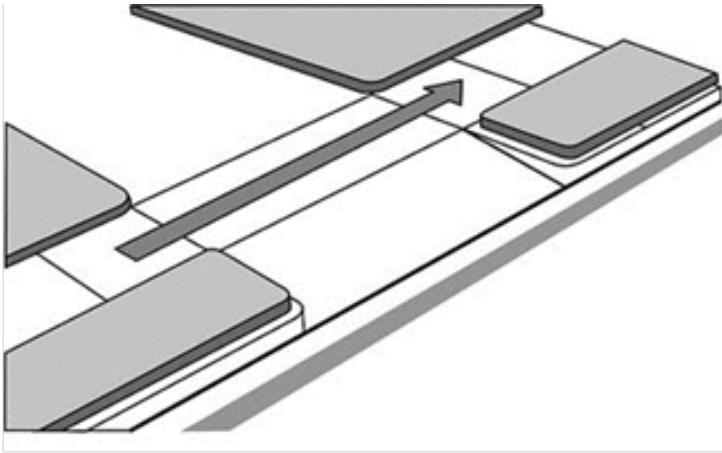


Figure 14. Primary driveway designed as a street, leading to off street parking located behind the primary structure. Primary driveways should be designed as streets and should include pedestrian facilities such as sidewalks.

A. Additional standards for “A” Streets

1. Curb cuts on “A” Streets shall be limited to 1 per 500 feet.
2. Cross access or shared access easements shall be required for all off-street parking areas, allowing traffic to move from one parking area to the next without re-entering the public street.
3. On tracts larger than five (5) acres, new streets interior to the district shall have a street connectivity index of 1.4 or greater. The *street connectivity index* is calculated by dividing the number of new street segments between intersections (and/or cul-de-sac heads) by the number of new street intersections.

B. Additional standards “B” Streets

1. Curb cuts on “B” Streets shall be limited to 1 per 250 feet.
2. Cross access or shared access easements shall be required for all off-street parking areas, allowing traffic to move from one parking area to the next without re-entering the public street.

C. Channelized right turns

Channelized right turns are prohibited at intersections interior to the district and at intersections with existing neighborhoods. Channelized right turns are permitted for egress at intersections that connect to streets exterior to the district.

1. When channelized rights turns are used, vehicles turning right shall be required to come to a complete stop before turning, and a stop sign must be installed.
2. The island used to form the channelized right-turn lane shall be designed to meet requirements of the Americans with Disabilities Act and shall provide curb-ramps or cut-throughs to allow access for disabled pedestrians.
3. Rumble strips shall be placed in the right turn lane to assist visually impaired pedestrians.
4. The angle at which the right-turn lane intersects the cross street shall not exceed 120 degrees.
5. The island provided to create the channel shall have a 2:1 length-to-width ratio

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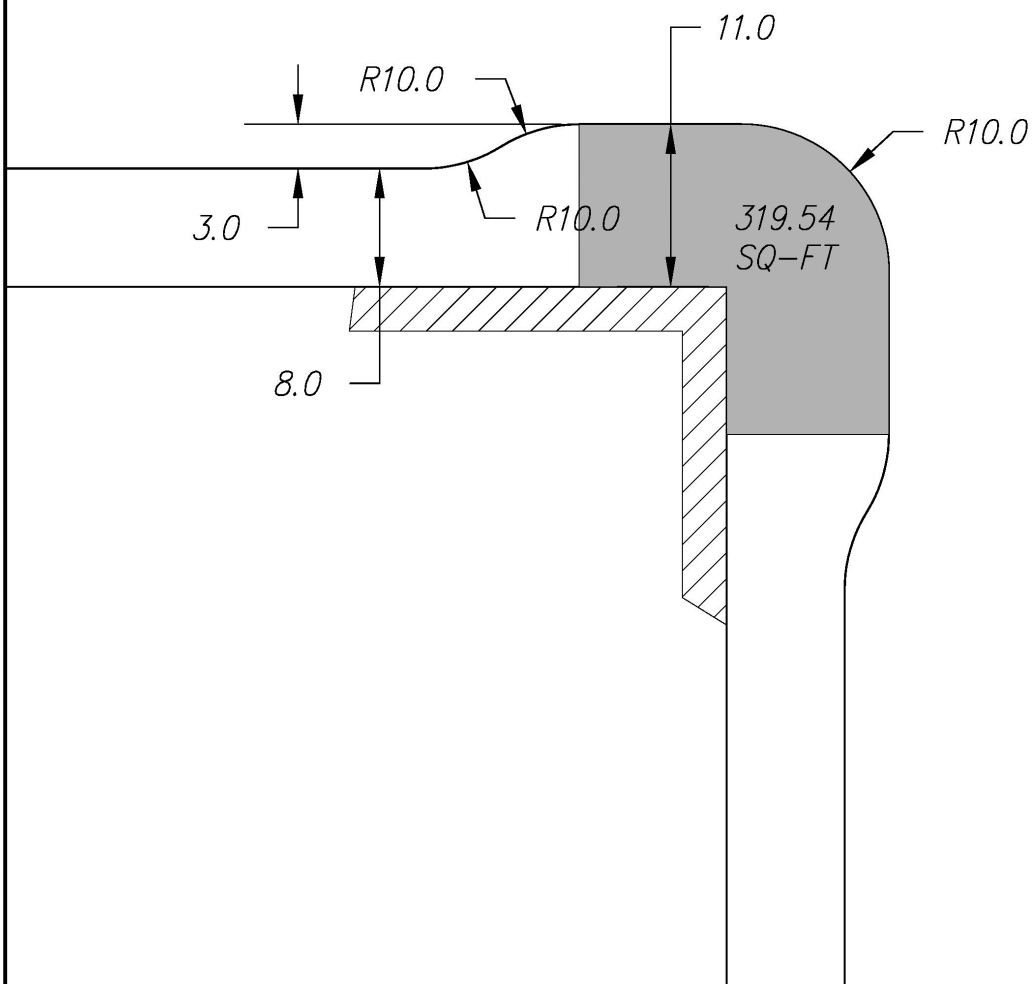
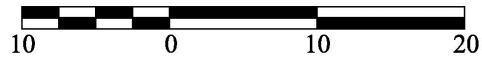


Figure x. Curb return radii, minimum 10'.

6.5 LANDSCAPING & TOPOGRAPHY

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

6.5.1 Tree spacing for “A” Streets

- A. Street trees are required along roadways classified as “A” Streets. One (1) street tree is required a minimum of every twenty feet (20’) and a maximum of thirty feet (30’), center to center, on average, but can vary to accommodate signage, topography, or other site conditions, or if tree species used need additional spacing. If additional spacing beyond 40’ is needed, the spacing shall be required, in writing, and is subject to approval by the City.
- B. The minimum vertical clearance for tree branches shall be eight feet (8’) above the sidewalk and at least thirteen feet (13’) from the top of the curb. If necessary to preserve safe or convenient passage for pedestrians along sidewalks, street trees may be planted in curb extensions between on-street parking bays.
- C. No more than forty percent (40%) of a single tree species shall be used.
- D. No tree shall be planted within twenty feet (20’) of an intersection or within ten feet (10’) of a fire hydrant, or within five feet (5) of underground utilities or a driveway. [spacing requirements to be verified by PW and FD] It shall be unlawful for any person, owner, or business to erect or place or cause to be erected or placed on any property under his possession or control any hedge, plant, tree, shrub, or other growth or any fence, wall, or other structure in such a manner or at such location as to constitute an obstruction to view creating a traffic hazard.

6.5.2 Tree spacing for “B” Streets

- A. Street trees are required for roadways classified as “B” Streets. Trees shall be planted at a spacing of one (1) tree for every fifty (50) linear feet or fraction thereof, of street frontage as measured at the property line. Street trees shall be planted a minimum of twenty-five (25) linear feet apart and a maximum of fifty (50) linear feet apart.
- B. The minimum vertical clearance for tree branches shall be eight feet (8’) above the sidewalk and at least thirteen feet (13’) from the top of the curb. If necessary to preserve safe or convenient passage for pedestrians along sidewalks, street trees may be planted in curb extensions between on-street parking bays.
- C. No more than forty percent (40%) of a single tree species shall be used.
- D. No tree shall be planted within twenty feet (20’) of an intersection or within ten feet (10’) of a fire hydrant, or within five feet (5) of underground utilities or a driveway. [spacing requirements to be verified by PW and FD] It shall be unlawful for any person, owner, or business to erect or place or cause to be erected or placed on any

property under his possession or control any hedge, plant, tree, shrub, or other growth or any fence, wall, or other structure in such a manner or at such location as to constitute an obstruction to view creating a traffic hazard.

6.5.3 Tree and Plant Selection

- A. *Street trees.* Street trees shall be selected from the list of recommended plants provided in Appendix B; trees to be planted under existing utility lines shall be species that, when mature, will attain a maximum height of twenty (20) feet and possess compact root systems posing minimum danger to the integrity of public utilities.
- B. *Landscaping plants.* Landscaping plants shall be native or adaptive and shall be approved by the City before installation. Plans shall be drought tolerant and suitable for growing in this area. A list of plants suitable for North Central Texas is provided in Appendix B. Non-invasive, native plants from these lists may be used for landscaping required by this Code. In addition, the following plants are prohibited:
- Japanese Honeysuckle / Purple Leaf Honeysuckle (*Lonicera Japonica* / *Lonicera Japonica Halliana*)
 - Vinca / Bigleaf Periwinkle (*Vinca Major*)

6.5.5 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.

6.5.6 Irrigation

Applicable regulations. Except where otherwise in Appendix C, irrigation shall be regulated as set forth in Kennedale City Code.

6.5.7 Clear Cutting and Tree Removal

A. Notwithstanding the requirements of this Code of the Kennedale City Code, clear cutting of land within an NC district is prohibited. *Clear cutting* means the removal of all of the trees or a significant majority of the trees within an area.

B. Development within the NC district shall be subject to the tree removal permit requirements. As part of developing land within an NC district, no person, directly or indirectly, shall cut down, destroy, remove, move or effectively destroy through damaging any protected tree situated on property within an NC district without first obtaining a tree removal permit as described in Kennedale City Code. In this Code, a *protected tree* is a tree as defined in Article VI, Chapter 16 of the Kennedale City Code.

6.5.8. Topography Protection

In addition to any requirements for mass grading in the Kennedale City Code, applications for a grading permit in a NC district shall be subject to the following regulations.

1. Mass grading operations shall be conducted so as to expose the smallest practical area of soil.
2. The proposal shall contain reasonable provisions for the preservation of natural land and water features, vegetation, drainage and other indigenous natural features of the site.
3. The grading shall not create or contribute to flooding, erosion, or increased turbidity, siltation or other forms of pollution in a watercourse.
4. The grading shall be undertaken in such a manner as to preserve and enhance the district's aesthetic character. Vegetative screens or buffer strips shall be maintained or reestablished in a timely manner with approved plantings consistent with this Code.
5. Development shall be initiated or a vegetative screen or buffer established within twelve months of the date of initiation of mass grading or clearing activities.
6. Mass grading shall not occur on land greater than ten acres.
7. Mass grading shall not occur thirty feet beyond the building envelope.
8. Mass grading activities shall be done in accordance with all applicable federal, state, and local laws, rules, and regulations, including those pertaining to air and water pollution.

6.6 LIGHTING

Adequate lighting is important to ensure safety for employees who work in the Neighborhood 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 Neighborhood Center to ensure public health, safety, and general welfare and to ensure lighting contributes to the desired character of the district.

6.6.1 Requirements for Exterior Lighting

- A. Lighting for each property shall be designed for the context of traffic (automobile, bicycle, or pedestrian) on the surface streets abutting the property, rather than for visibility from neighboring streets or outside the district.
- B. All luminaries used primarily for illuminating off-street parking areas, lighted canopies for non-residential uses, and similar lighting needs shall have a maximum height of twenty (20) feet.

- 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 Neighborhood 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

Administration and enforcement of this Section shall follow the administration and enforcement provisions of Section 17-503 of the Kennedale City Code.

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 Neighborhood Center Zoning District.

7.5 Signs to be located on private property

All signs must be wholly located on private property.

7.6 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 Neighborhood 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.

7.7 Sign Height and Location

Sign height, type, and location shall be as set forth in the tables below. Figures shown are for illustration purposes only. The illustrations used do not necessarily show signs meeting the standards of this Code.

Only the sign types listed below, the exempt temporary signs listed in Section 17-506 of the Kennedale City Code, limited exemption signs as listed in Section 17-516 of the Kennedale City Code, and flags as listed in Section 17-509(b) of the Kennedale City Code are permitted within a Neighborhood Center district.



Figure 17. Example of monument sign. Photo courtesy Morpho Landscape Architecture.

TABLE 7.2

MONUMENT SIGNS		
Location	Maximum Height (in feet)	Maximum sign face area (in square feet)
All parcels ⁶	7 ²	100
Additional Requirements: 1) The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the primary 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 primary building. 2) 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. 3) A maximum of one (1) monument sign is permitted per lot.		

The following illustrations are not intended to show signs that meet the requirements of this Code, but rather are intended to illustrate the general concept of a district identification sign.



Figures 19-21. Examples of district identification signs. Images courtesy WikiCommons users. See Appendix D for credit information.

TABLE 7.3		
DISTRICT IDENTIFICATION SIGNS		
Location	Maximum Height (in feet)	Maximum sign face area (in square feet)
Sublett Neighborhood Center: Little School Rd <i>OR</i> Sublett Rd New Hope Neighborhood Center: New Hope Rd <i>OR</i> Little School R Dick Price Neighborhood Center: Dick Price Rd <i>OR</i> Hudson Village Creek Rd	15	100 (each side)
Additional Requirements: 1) The sign base and sign structure shall be brick, stone, or other masonry materials. 2) The area around the sign base shall be landscaped.		



Figure 22. Example of an attached sign.

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

Additional Requirements:

- 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. Every sign should be an integral, subordinate element within the overall building and site design. The scale and proportion of the signage shall not overpower the building or obscure the building's architectural features.
- 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) Box signs are prohibited.
- 5) 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.
- 6) Signs may be illuminated with internal lighting. No exposed neon is permitted.
- 7) 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 façade faces.
 - (c) Signs may be illuminated with internal lighting. No exposed neon is permitted.



Figure 23. Example of an awning sign. Photo courtesy Gary Halvorson, Oregon State Archives.

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 into 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.
- Permitted materials shall be 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.

7.8 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.

7.9 Master Sign Plan

The owner(s) of a tract or tracts of land may file a master sign plan request in order to ask for a multi-tenant sign to be permitted or for a modification of any requirements that may apply to a sign under this Code. To request a multi-tenant sign, the property or properties in question must qualify under a unified sign agreement under Section 17-510 of the Kennedale City Code and must follow the process for requesting a unified sign agreement as stated in Section 17-510. To request a master sign plan to permit a modification of sign requirements, the owner(s) shall follow the process as stated in Section 17-511 of the Kennedale City Code.

SECTION 8. LAND USES

Mix of Uses Required.

Each district shall have a mix of uses, with an intensity of uses as described in the table below.

TYPE OF USE	MINIMUM REQUIRED PERCENTAGE OF LAND USE PER USE TYPE ¹	MAXIMUM PERCENTAGE OF PERMITTED LAND USE PER USE TYPE
Residential	60	75
Multi-family	0	25
Single family	35-60	75
Live/work	0	25
Non-residential	15	25
¹ It is not required that each permitted use type be included in the development mix. For example, each of the sample mixes of uses listed below would be permitted.		

Example 1:

Use Type	Percentage
Single family	50
Multi-family	25
Non-residential	25

Example 2:

Use Type	Percentage
Single family	50
Commercial	20
Office	15

Example 3:

Use Type	Percentage
Single family	50
Commercial	20
Office	15

Live/work	25
Non-residential	25

Residential uses. Residential uses shall not be permitted until building permits have been issued for at least one non-residential use within the district. A permit for residential use may be issued simultaneously with a permit for a non-residential use.

Multi-family uses. Multi-family uses (including structures, associated parking, and other features or facilities provided for the multi-family use) shall not exceed 25% of the land area within a Neighborhood Center.

a. Multi-family uses shall not be permitted until the minimum 25% of non-residential uses have been constructed, of which 50% of the structures dedicated for non-residential uses shall be occupied before multi-family uses shall be permitted.

b. Multi-family uses shall not be permitted until a site / concept plan has been submitted for the entire district. All owners of property within a Neighborhood Center district shall agree, in writing, to the site / concept plan, with the agreement binding on future owners and the agreement filed with the Tarrant County clerk.

Live/work uses. The residential and the non-residential space of a live/work unit must be occupied by the same tenant, but the tenant of the residence may be the owner of the business or an employee of the business. No portion of the live/work unit may be rented or sold separately. Residential use shall be prohibited on the ground floor. Live/work units shall be designed with the non-residential use as the primary use. Residential use is prohibited when the non-residential use is not occupied.

Permitted Uses.

The uses listed below are permitted within the Neighborhood Center district with the following exceptions.

- Drive-thrus are prohibited for all uses.
- No use shall exceed 10,000 square feet of gross floor area.
- Outside storage is prohibited for all non-residential and all live/work uses.
- New padsites for gas drilling shall not be permitted within the Neighborhood Center district.

Residential Uses

- Single-family residential

- Townhouse
- Condominium
- Apartment or multi-family dwelling
- Live/work
- Guest house/servant quarters
- Accessory building
- Basketball court (private)
- Tennis court (private)
- Swimming pool (private)
- Home occupation

Agriculture/Ranch Uses

- Produce stand

*Utility/Solid Waste Uses**

- Cable TV lines
- Sewer lift station
- Telephone exchange
- Utility poles and lines
- Utility mains and lines
- Water pump station
- Water storage tank
- Water well (special exception required)

*NOTE: Utility lines shall be placed / installed below ground. Installation of above-ground utility lines shall require a variance.

Government & Institutional Uses

- Church or rectory
- Community center
- Convalescent center
- Fire station
- Government office
- Library
- Museum or art gallery
- Park, playground, or dedicated open space
- Police station
- Post office
- School (nursery or kindergarten)
- School (elementary or middle)
- School (high school)
- Swimming pool (public)
- Tennis court (public)

Non-residential Uses

- Antique shop
- Art supply store
- Athletic or fitness club
- Audio store (retail)
- Bakery (retail)
- Bank or financial institution (*see Table 8.2*)
- Barber or beauty shop
- Bicycle sales and repair
- Book store
- Business office
- Camera store (retail)
- Child care center or facility
- Computer store (retail/service)
- Convenience store (*see Table 8.2*)
- Dental clinic or office
- Electronics store (retail)
- Florist shop
- Grocery store
- Hardware store
- Hobby shop
- Insurance sales office
- Jewelry store
- Laundry or dry cleaners
- Leather goods shop (retail)
- Meat, poultry & fish market
- Medical clinic or office
- Musical instrument store
- Office supply store
- Optical clinic or office
- Optical dispensary store
- Paint sales store (retail)
- Pet shop
- Pharmacy or drug store
- Picture framing shop
- Professional offices
- Racquetball court
- Real estate or leasing office
- Restaurant or café—inside service (drive-thrus and drive-ins are prohibited)
- Restaurant—kiosk (walk-up service only; drive-thrus and drive-in kiosks are prohibited)
- Shoe or boot store
- Sporting goods store
- Tailor or seamstress shop
- Title & abstract office
- Travel agency
- Veterinary clinic

Other Requirements

Hours of operation. For non-residential uses located within 35' of an adjacent property zoned for single-family residential use, hours of operation shall be restricted to between 7 AM and 9 PM Sunday through Thursday and 7 AM and 10 PM Fridays and Saturdays.

[ANY OTHER REQUIREMENTS TO ENSURE COMPATIBILITY WITH THE NC DISTRICT SHOULD BE LISTED HERE]

8.2 Use Criteria: Uses listed in Table 8.1 shall also meet the following standards in Table 8.2

Table 8.2 – Use Criteria	
<i>Use</i>	<i>Location & Design Criteria</i>
Non-Residential Uses	
Retail sales or service (personal service uses) – <u>drive-thru prohibited</u>	- For all uses, including hardware or similar stores, outside storage is prohibited; see also <i>Outdoor Display</i>, below - Convenience stores with gas sales or auto repair are prohibited
Banks or financial institutions	Payday lending establishments are prohibited in the NC district
Restaurants	- No outdoor events or activities shall be permitted that create a noise level discernable at the property line between a non-residential and residential or live/work use. - Outdoor seating shall not encroach a public sidewalk, except that for sidewalks at least seven feet in width, outdoor seating may encroach the sidewalk so long as at least five (5) feet of sidewalk remains unobstructed
Residential Uses	
Home occupations	Home Occupations are permitted as allowed in Kennedale City Code Section 17-423.
Other Uses	
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	- 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 property)	Parking shall be screened as required by this Code. Commercial parking lots (parking for a fee) are not permitted.
Outdoor Display	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	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	- 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 Neighborhood Center district. - 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.

Table 8.2 – Use Criteria

<i>Use</i>	<i>Location & Design Criteria</i>
Solar energy equipment	• 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 Neighborhood Center district. • Structurally attached solar collectors are permitted in the Neighborhood Center district. “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	• Special Events require approval from the City Council. Flea markets are prohibited (indoor or outdoor).
Outdoor events or activities – non-special events	• No outdoor events or activities shall be permitted that create a noise level discernable at the property line between a non-residential and residential use. • Outdoor activities include, but are not limited to, music played at a business establishment, live music performances, and announcements broadcast over loud speakers.

EXHIBITS

A District boundaries: property regulated by this Code

Exhibit A
Property Regulated by This Code

The boundaries of the Neighborhood Center district are, approximately:

More specific boundaries shall be established as properties are re-zoned under this Code.

APPENDICES

- A. Definitions
- B. Native plant lists
- C. Irrigation requirements
- D. Photo credits

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.

Build-to zone means range of allowable distances from a street right-of-way that a building may be built.

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 Neighborhood 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.

Harvested rainwater means storm water that is conveyed from a building roof, stored in a cistern or rain barrel, and disinfected and filtered before being used.

Live/work means a use that provides space for office/retail use on the ground floor and provides residences on the upper floor(s) in the same structure, or to the side or in back of the office/retail component, provided that there is internal access between the residential and non-residential space. The same tenant occupies both the non-residential and residential space in a live/work structure. Live/work units are designed for multiple uses and should be designed to include adequate soundproofing and safety measures between residential and non-residential uses. The primary use of a live/work unit is non-residential, and live/work units shall not be designed or built with the residential use as the primary use.

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

Structure means anything constructed or erected having location on or under the ground or attached to something having location on or under the ground, but not including fences or screening walls required by this Code.

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

APPENDIX B

Native Plants

The following plants are recommended by the Lady Bird Johnson Wildflower Center for use in the North Central Texas area.

Scientific Name	Common Name	Duration	Habit	Sun	Water
<i>Acer negundo</i>	Ash-leaf maple, Ash-leaved maple, Box elder, Boxelder, Fresno de guajuco	Perennial	Tree	Sun	Moist
<i>Aesculus glabra</i>	Ohio buckeye, Texas buckeye, Fetid buckeye, Horse chestnut	Perennial	Tree	Sun, Shade, Part-shade	Moist
<i>Amblyolepis setigera</i>	Huisache daisy, Butterfly daisy, Honey daisy	Annual	Herb	Part-shade	Dry
<i>Amorpha fruticosa</i>	Indigo bush, False indigo bush, False indigo, Desert false indigo	Perennial	Shrub	Sun, Part-shade	Moist
<i>Andropogon gerardii</i>	Big bluestem, Turkeyfoot	Perennial	Grass/Grass-like	Sun, Part-shade	Moist
<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Flame acanthus, Hummingbird bush, Wright's desert honeysuckle, Wright acanthus, Mexican flame, Wright's Mexican flame	Perennial	Shrub	Sun, Part-shade	Moist, Dry
<i>Aquilegia canadensis</i>	Eastern red columbine, Wild red columbine	Perennial	Herb	Shade, Part-shade	Moist, Dry
<i>Asclepias tuberosa</i>	Butterflyweed, Butterfly milkweed, Orange milkweed, Pleurisy root	Perennial	Herb	Sun, Part-shade	Moist, Dry
<i>Bignonia capreolata</i>	Crossvine	Perennial	Vine	Sun, Part-shade	Moist, Dry
<i>Bouteloua curtipendula</i>	Sideoats grama	Perennial	Grass/Grass-like	Sun, Part-shade	Moist, Dry
<i>Bouteloua dactyloides</i>	Buffalograss, Buffalo grass	Perennial	Grass/Grass-like	Sun	Dry
<i>Bouteloua gracilis</i>	Blue grama	Perennial	Grass/Grass-like	Sun	Dry
<i>Callicarpa americana</i>	American beautyberry, French mulberry	Perennial	Shrub	Part-shade	Moist
<i>Callirhoe digitata</i>	Finger poppy-mallow, Poppy mallow, Standing winecup, Wine cup, Winecup	Perennial	Herb	Sun	Dry
<i>Callirhoe involucrata</i>	Winecup, Purple poppy mallow	Perennial	Herb	Sun, Part-	Moist, Dry

				shade	
<i>Campsis radicans</i>	Trumpet creeper, Trumpet vine, Common trumpet creeper, Cow vine	Perennial	Vine	Sun	Moist, Dry
<i>Carya illinoensis</i>	Pecan	Perennial	Tree	Sun	Moist
<i>Carya texana</i>	Black hickory	Perennial	Tree	Part- shade	Dry
<i>Castilleja indivisa</i>	Entireleaf indian paintbrush, Texas paintbrush, Indian paintbrush, Scarlet paintbrush, Entire-leaf indian- paintbrush	Annual	Herb	Sun	Dry
<i>Centaurea americana</i>	American basket-flower, American star-thistle, Basket-Flower, Star thistle, Shaving brush	Annual	Herb	Part- shade	Dry
<i>Cephalanthus occidentalis</i>	Common buttonbush, Buttonbush, Button willow	Perennial	Shrub	Shade, Part- shade	Wet, Moist
<i>Cercis canadensis</i> var. <i>texensis</i>	Texas redbud	Perennial	Tree	Sun, Part- shade	Dry
<i>Chromolaena odorata</i>	Jack in the bush, Fragrant boneset, Fragrant mistflower, Crucita, Blue mistflower	Perennial	Shrub	Part- shade	Dry
<i>Clematis pitcheri</i>	Purple clematis, Purple leatherflower, Leatherflower, Bluebill	Perennial	Vine	Sun, Part- shade	Moist
<i>Conoclinium coelestinum</i>	Blue mistflower	Perennial	Herb	Sun, Part- shade	Moist
<i>Cooperia drummondii</i>	Evening rain lily, Evening star rain lily	Perennial	Herb	Sun, Part- shade	Moist, Dry
<i>Coreopsis tinctoria</i>	Plains coreopsis, Golden tickseed, Goldenwave, Calliopsis	Annual	Herb	Sun, Part- shade	Moist
<i>Diospyros texana</i>	Texas persimmon, Mexican persimmon, Black persimmon, Chapote, Chapote prieto	Perennial	Tree	Sun, Part- shade	Dry
<i>Echinacea angustifolia</i>	Black Sampson, Black Samson echinacea, Narrow-leaf Coneflower	Perennial	Herb	Sun, Part- shade	Dry
<i>Echinacea purpurea</i>	Eastern purple coneflower, Purple coneflower	Perennial	Herb	Sun, Part- shade	Dry
<i>Engelmannia peristenia</i>	Engelmann's daisy, Engelmann Daisy, Cutleaf Daisy	Perennial	Herb	Sun	Dry
<i>Eryngium leavenworthii</i>	Leavenworth's eryngo, Eryngo	Annual	Herb	Sun, Part-	Moist

				shade	
<i>Eustoma exaltatum</i> ssp. <i>russellianum</i>	Texas bluebells, Texas bluebell, Bluebell, Showy prairie gentian, Prairie gentian	Annual, Biennial, Perennial	Herb	Sun	Moist
<i>Frangula</i> <i>caroliniana</i>	Carolina buckthorn, Carolina false buckthorn, Indian cherry	Perennial	Tree	Part- shade	Moist
<i>Fraxinus americana</i>	White ash	Perennial	Tree	Sun, Shade, Part- shade	Moist, Dry
<i>Gaillardia pulchella</i>	Firewheel, Indian Blanket	Annual	Herb	Sun, Part- shade	Dry
<i>Glandularia</i> <i>bipinnatifida</i> var. <i>bipinnatifida</i>	Prairie verbena, Purple prairie verbena, Dakota mock vervain, Dakota vervain	Annual, Perennial	Herb	Sun, Part- shade	Dry
<i>Helianthus</i> <i>maximiliani</i>	Maximilian sunflower, Max sunflower	Perennial	Herb	Sun	Moist, Dry
<i>Hesperaloe</i> <i>parviflora</i>	Red yucca, Coral yucca, Red flowered false yucca, Redflower false yucca, Samandoque, Yellow yucca	Perennial	Cactus/Succulent	Sun	Dry
<i>Hibiscus laevis</i>	Halberdleaf rosemallow, Halberdleaf hibiscus, Scarlet rose mallow	Perennial	Shrub	Sun, Part- shade	Moist
<i>Hilaria belangeri</i> var. <i>belangeri</i>	Curly-mesquite	Perennial	Grass/Grass-like	Sun	Dry
<i>Ilex decidua</i>	Possumhaw, Possumhaw Holly, Deciduous Holly, Winterberry, Deciduous yaupon	Perennial	Shrub	Sun, Part- shade	Moist
<i>Ilex vomitoria</i>	Yaupon, Yaupon holly, Cassina	Perennial	Shrub, Tree	Sun, Shade, Part- shade	Moist, Dry
<i>Juglans nigra</i>	Black walnut, Eastern black walnut	Perennial	Tree	Sun, Part- shade	Moist
<i>Juniperus ashei</i>	Ashe juniper, Ashe's juniper, Mountain cedar, Blueberry juniper	Perennial	Tree	Part- shade	Dry
<i>Juniperus virginiana</i>	Eastern red cedar, Eastern redcedar, Virginia juniper	Perennial	Tree	Sun, Shade, Part- shade	Dry
<i>Lantana urticoides</i>	Texas lantana, Calico bush, West Indian shrub-verbena	Perennial	Shrub	Sun	Dry
<i>Leptochloa dubia</i>	Green sprangletop	Perennial	Grass/Grass-like	Part- shade	Dry
<i>Liatris elegans</i>	Blazing star, Gay feather, Pink-scale	Perennial	Herb	Sun	Dry

	gayfeather, Pinkscale blazing star				
<i>Liatris mucronata</i>	Cusp gayfeather, Gayfeather, Blazing star, Narrow-leaf gayfeather, Texas gayfeather, Cusp blazing star	Perennial	Herb	Sun	Dry
<i>Lobelia cardinalis</i>	Cardinal flower	Perennial	Herb	Sun, Shade, Part-shade	Wet, Moist
<i>Lonicera albiflora</i>	Western white honeysuckle, Texas honeysuckle, White honeysuckle, White shrub honeysuckle, White limestone honeysuckle	Perennial	Vine	Sun, Part-shade	Moist, Dry
<i>Lonicera sempervirens</i>	Coral honeysuckle, Trumpet honeysuckle, Woodbine	Perennial	Vine	Sun, Part-shade	Moist
<i>Lupinus texensis</i>	Texas bluebonnet, Bluebonnet, Texas lupine, Buffalo clover, Wolf-flower	Annual	Herb	Sun	Dry
<i>Machaeranthera tanacetifolia</i>	Tanseyleaf tansyaster, Tahoka Daisy, Tansy Aster	Annual	Herb	Sun, Part-shade	Dry
<i>Mahonia swaseyi</i>	Texas barberry, Texas Oregon-grape	Perennial	Shrub	Sun	
<i>Mahonia trifoliolata</i>	Agarita, Agarito, Algerita, Laredo mahonia, Laredo Oregon-grape, Trifoliate barberry	Perennial	Shrub	Sun, Part-shade	Moist, Dry
<i>Melampodium leucanthum</i>	Blackfoot Daisy, Rock daisy, Plains blackfoot	Perennial	Herb	Sun, Part-shade	Dry
<i>Monarda citriodora</i>	Lemon beebalm, Horsemint, Purple horsemint, Lemon mint, Plains horsemint, Lemon horsemint	Annual	Herb	Sun, Part-shade	Dry
<i>Muhlenbergia lindheimeri</i>	Lindheimer's muhly, Big muhly, Lindheimer muhly	Perennial	Grass/Grass-like	Sun	Moist, Dry
<i>Muhlenbergia reverchonii</i>	Seep muhly	Perennial	Grass/Grass-like	Sun	Moist, Dry
<i>Oenothera macrocarpa</i> ssp. <i>macrocarpa</i>	Bigfruit evening-primrose, Fluttermill, Missouri evening primrose	Perennial	Herb	Sun, Part-shade	Dry
<i>Oenothera speciosa</i>	Pink evening primrose, Showy evening primrose, Mexican evening primrose, Showy primrose, Pink ladies, Buttercups, Pink buttercups	Perennial	Herb	Sun	Moist, Dry
<i>Palafoxia callosa</i>	Small palafox, Small palafoxia	Annual	Herb	Sun	Dry
<i>Panicum virgatum</i>	Switchgrass, Wand panic grass	Perennial	Grass/Grass-like	Sun, Part-shade	Moist, Dry
<i>Parthenocissus quinquefolia</i>	Virginia creeper	Perennial	Vine	Sun, Shade,	Moist

				Part-shade	
<i>Passiflora incarnata</i>	Purple passionflower, Purple passion vine, Maypop, Apricot vine	Perennial	Vine	Sun, Part-shade	Moist, Dry
<i>Penstemon cobaea</i>	Wild foxglove, Prairie penstemon, Foxglove penstemon, False foxglove, Large-flowered beardtongue, Large-flowered penstemon, Prairie beardtongue, Cobaea penstemon	Perennial	Herb	Sun, Part-shade	Dry
<i>Phlox drummondii</i>	Annual phlox, Phlox, Drummond phlox	Annual	Herb	Sun, Part-shade	Dry
<i>Physostegia pulchella</i>	Beautiful false dragon-head, Showy false dragonhead	Perennial	Herb	Part-shade	Moist
<i>Platanus occidentalis</i>	American sycamore, Buttonwood, Plane-tree, Sycamore	Perennial	Tree	Sun, Shade, Part-shade	Moist
<i>Poa arachnifera</i>	Texas bluegrass, Texas blue grass	Perennial	Grass/Grass-like	Sun, Part-shade	Moist
<i>Prosopis glandulosa</i>	Honey mesquite	Perennial	Tree	Sun	Dry
<i>Prunus mexicana</i>	Mexican plum, Bigtree plum	Perennial	Tree	Sun, Part-shade	Moist, Dry
<i>Quercus fusiformis</i>	Escarpment live oak, Plateau live oak, Texas live oak, Scrub live oak, Hill country live oak, Plateau oak	Perennial	Tree	Sun, Part-shade	Dry
<i>Quercus macrocarpa</i>	Bur oak, Burr oak, Savannah oak, Overcup oak, Prairie oak, Mossy-cup oak, Mossy-overcup oak, Blue oak	Perennial	Tree	Sun, Shade, Part-shade	Wet, Moist, Dry
<i>Quercus marilandica</i>	Blackjack oak, Barren oak, Black oak, Jack oak	Perennial	Tree	Part-shade	Dry
<i>Quercus muehlenbergii</i>	Chinkapin oak, Chinquapin oak, Chestnut oak, Yellow chestnut oak, Yellow oak, Rock chestnut oak, Rock oak	Perennial	Tree	Sun, Part-shade	Dry
<i>Quercus shumardii</i>	Shumard oak, Shumard's oak, Shumard red oak, Southern red oak	Perennial	Tree	Sun, Part-shade	Moist, Dry
<i>Quercus stellata</i>	Post oak	Perennial	Tree	Part-shade	Dry
<i>Quercus texana</i>	Nuttall Oak, Texas red oak, Texas oak, Spanish oak, Rock oak	Perennial	Tree	Part-shade	
<i>Ratibida columnifera</i>	Mexican hat, Prairie coneflower, Upright prairie coneflower, Red-spike	Perennial	Herb	Sun	Moist, Dry

	mexican-hat, Long-headed coneflower, Thimbleflower				
<i>Rhus aromatica</i>	Fragrant sumac, Aromatic sumac, Lemon sumac, Polecat bush	Perennial	Shrub	Sun, Shade, Part-shade	Moist, Dry
<i>Rhus lanceolata</i>	Prairie flameleaf sumac, Flame-leaf sumac, Prairie sumac, Lance-leaf sumac	Perennial	Tree	Sun	Dry
<i>Rudbeckia hirta</i>	Black-eyed Susan, Common black-eyed Susan, Brown-eyed Susan	Annual	Herb	Sun, Shade, Part-shade	Moist, Dry
<i>Salvia azurea</i>	Pitcher sage, Big blue sage, Azure sage, Giant blue sage, Blue sage	Perennial	Herb	Part-shade	Dry
<i>Salvia farinacea</i>	Mealy blue sage, Mealy sage, Mealy cup sage	Perennial	Herb	Sun	Moist
<i>Salvia greggii</i>	Autumn sage, Cherry sage, Gregg salvia	Perennial	Shrub	Sun	Dry
<i>Salvia regia</i>	Mountain sage, Royal sage	Perennial	Shrub	Shade, Part-shade	Dry
<i>Salvia roemeriana</i>	Cedar sage	Perennial	Herb	Part-shade	Dry
<i>Sapindus saponaria</i> var. <i>drummondii</i>	Western soapberry, Soapberry	Perennial	Tree	Sun, Part-shade	Moist, Dry
<i>Schizachyrium scoparium</i>	Little bluestem	Perennial	Grass/Grass-like	Sun, Part-shade	Dry
<i>Sorghastrum nutans</i>	Indiangrass, Yellow indian grass	Perennial	Grass/Grass-like	Sun, Shade, Part-shade	Moist, Dry
<i>Styphnolobium affine</i>	Eve's necklace, Eve's necklapepod, Texas sophora	Perennial	Tree	Part-shade	Dry
<i>Taxodium distichum</i>	Bald cypress, Baldcypress, Common bald cypress, Southern bald cypress, Deciduous cypress	Perennial	Tree	Sun, Part-shade	Moist
<i>Thelesperma filifolium</i>	Stiff green thread, Green thread	Annual	Herb	Sun	Dry
<i>Tradescantia occidentalis</i>	Prairie spiderwort, Western Spiderwort, Spiderwort	Perennial	Herb	Sun, Part-shade	Dry
<i>Tripsacum dactyloides</i>	Eastern gamagrass	Perennial	Grass/Grass-like	Part-shade	Moist
<i>Ulmus americana</i>	American elm, White elm	Perennial	Tree	Sun,	Moist

				Part-shade	
<i>Ulmus crassifolia</i>	Cedar elm, Fall elm, Olmo	Perennial	Tree	Part-shade	Moist
<i>Ungnadia speciosa</i>	Mexican buckeye	Perennial	Tree	Sun, Part-shade	Dry
<i>Vernonia baldwinii</i>	Baldwin's ironweed, Western Ironweed, Ironweed	Perennial	Herb	Sun	Moist
<i>Viburnum rufidulum</i>	Rusty blackhaw viburnum, Rusty blackhaw, Southern blackhaw, Downy viburnum	Perennial	Tree	Part-shade	Dry
<i>Wedelia texana</i>	Zexmenia, Orange zexmenia, Wedelia, Hairy wedelia, Texas creeping-oxeye	Perennial	Herb	Sun, Part-shade	Moist, Dry
<i>Yucca rupicola</i>	Twistleaf yucca, Twisted-leaf yucca, Texas yucca	Perennial	Cactus/Succulent	Sun, Part-shade	Dry

The following plants are recommended by the Texas Parks & Wildlife Department for Tarrant County (excepting southeastern Tarrant County).

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
AMERICAN ELDERBERRY	SAMBUCUS CANADENSIS	EXCELLENT	GOOD
SWITCHGRASS	PANICUM VIRGATUM	EXCELLENT	EXCELLENT
ILLINOIS BUNDLE FLOWER (PRAIRIE MIMOSA)	DESMANTHUS ILLINOENSIS	EXCELLENT	EXCELLENT
CHICKASAW PLUM	PRUNUS ANGUSTIFOLIA	EXCELLENT	EXCELLENT
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
COMMON CURLYMESQUITE	HILARIA BERLANGERI	EXCELLENT	GOOD
COFFEE BEAN	SESBANIA MACROCARPA	EXCELLENT	EXCELLENT

FRAGRANT SUMAC	RHUS AROMATICA	EXCELLENT	EXCELLENT
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
WATER SMARTWEED	POLYGONUM AMPHIBIUM	EXCELLENT	EXCELLENT
PENNSYLVANIA SMARTWEED	POLYGONUM PENSYLVANICUM	EXCELLENT	EXCELLENT
CORALBERRY	SYMPHORICARPOS ORBICULATUS	EXCELLENT	EXCELLENT
LONG-LEAF PONDWEED	POTAMOGETON NODOSUS	EXCELLENT	GOOD
ROUND HEAD BUSHCLOVER (ROUNDHEAD LESPEDEZA)	LESPEDEZA CAPITATA	EXCELLENT	GOOD
DOTTED SMARTWEED	POLYGONUM PUNCTATUM	EXCELLENT	GOOD
TRUMPET HONEYSUCKLE	LONICERA SEMPERVIRENS	EXCELLENT	GOOD
LEAFY PONDWEED	POTAMOGETON FOLIOSUS	EXCELLENT	GOOD
GIANT CANE	ARUNDINARIA GIGANTEA	EXCELLENT	GOOD
WESTERN WHEATGRASS	ELYTRIGIA SMITHII (AGROPYRON SMITHII)	EXCELLENT	GOOD
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	EXCELLENT	GOOD
COMMON TRUMPET-CREEPER	CAMPSIS RADICANS	EXCELLENT	GOOD
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	EXCELLENT	GOOD
PURPLETOP	TRIDENS FLAUUS	EXCELLENT	GOOD
BLACK WILLOW	SALIX NIGRA	EXCELLENT	FAIR
WESTERN INDIGO (SCARLET PEA)	INDIGOFERA MINIATA	EXCELLENT	FAIR
PECAN	CARYA ILLINOENSIS	EXCELLENT	EXCELLENT
DOWNY VIBURNUM (RUSTY BLACKHAW)	VIBURNUM RUFIGULUM	EXCELLENT	EXCELLENT
RIVERBANK GRAPE	VITIS RIPARIA	EXCELLENT	EXCELLENT
CROTON, SPP.	CROTON, SPP.	EXCELLENT	EXCELLENT
AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA	EXCELLENT	EXCELLENT
TEXAS PERSIMMON	DIOSPYROS TEXANA	EXCELLENT	GOOD
MUSTANG GRAPE	VITIS MUSTANGENSIS	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
PINCHOT JUNIPER (REDBERRY JUNIPER)	JUNIPERUS PINCHOTII	EXCELLENT	GOOD
BLUE GRAMA	BOUTELOUA GRACILIS	EXCELLENT	GOOD
GREEN ASH (RED ASH)	FRAXINUS PENNSYLVANICA	EXCELLENT	GOOD

BLACK WALNUT	JUGLANS NIGRA	EXCELLENT	GOOD
GREEN SPRANGLETOP	LEPTOCHLOA DUBIA	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
DESERT WILLOW	CHIOPSIS LINEARIS	EXCELLENT	FAIR
COMMON PERSIMMON	DIOSPYROS VIRGINIANA	GOOD	EXCELLENT
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
OSAGE ORANGE (BOIS D'ARC)	MACLURA POMIFERA	GOOD	GOOD
SESSILELEAF TICKCLOVER	DESMODIUM SESSILIFOLIUM	GOOD	GOOD
SMOOTH SUMAC	RHUS GLABRA	GOOD	GOOD
COMMON HONEY LOCUST	GLEDITSIA TRIACANTHOS	GOOD	GOOD
TROPIC CROTON	CROTON GLANDDULOSUS	GOOD	FAIR
WOOLLY CROTON	CROTON CAPITATUS	GOOD	FAIR
CURLTOP SMARTWEED (WILLOW-WEED)	POLYGONUM LAPHIFOLIUM	GOOD	FAIR
OKLAHOMA BLACKBERRY	RUBUS OKLAHOMUS	GOOD	EXCELLENT
SUGAR HACKBERRY (SUGARBERRY)	CELTIS LAEVIGATA	GOOD	GOOD
COMMON BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	GOOD	GOOD
CANADA WILDRYE	ELYMUS CANADENSIS	GOOD	GOOD
ROUGHLEAF DOGWOOD	CORNUS DRUMMONDII	GOOD	GOOD
CHINKAPIN OAK	QUERCUS MUHLENBERGII	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
BLACK HICKORY (TEXAS HICKORY)	CARYA TEXANA	GOOD	GOOD
SAND LOVEGRASS	ERAGROSTIS TRICHODES	GOOD	GOOD
SLIPPERY ELM	ULMUS RUBRA	GOOD	GOOD
CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	FAIR
BLUE SAGE	SALVIA AZUREA	GOOD	FAIR
SWAMP PRIVET	FORESTIERA ACUMINATA	GOOD	EXCELLENT
ALABAMA SUPPLEJACK (RATTAN VINE)	BERCHEMIA SCANDENS	GOOD	GOOD

VIRGINIA WILD RYE	ELYMUS VIRGINICUS	GOOD	GOOD
YELLOW SWEETCLOVER	MELILOTUS OFFICINALIS	GOOD	GOOD
GUM BUMELIA (CHITTAMWOOD)	BUMELIA LANUGINOSA	GOOD	GOOD
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	GOOD	GOOD
CAROLINA SNAILSEED	COCCULUS CAROLINUS	GOOD	GOOD
SEDGES	CAREX SPP.	GOOD	GOOD
GREEN HAWTHORN	CRATAEGUS VIRDIS	GOOD	GOOD
SAW GREENBRIAR	SMILAX BONA-NOX	GOOD	GOOD
EASTERN HOP HORNBEAN	OSTRYA VIRGINIANA	GOOD	FAIR
FLORIDA PASPALUM	PASPALUM FLORIDANUM	GOOD	FAIR
REVERCHON HAWTHORN	CRATAEGUS REVERCHONI	GOOD	FAIR
SACAHUISTA (BEAR GRASS)	NOLINA SPP.	GOOD	FAIR
MEXICAN PLUM	PRUNUS MEXICANA	GOOD	GOOD
CATCLAW SENSITIVEBRIAR	SCHRANKIA NUTTALLI	GOOD	GOOD
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
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
INLAND CEANOTHUS (REDROOT)	CEANOTHUS HERBACEUS	GOOD	GOOD
SILVER BLUESTEM	BOTHRIODCHLOA LAGUROIDES	GOOD	FAIR
RICE CUTGRASS	LEERSIA ORYZOIDES	GOOD	FAIR
ENGELMANN DAISY	ENGELMANNIA PINNATIFIDA	GOOD	FAIR
TEXAS SIGNALGRASS (TEXAS MILLET)	BRACHIARIA TEXANA	GOOD	FAIR
SKELETONLEAF GOLDEN-EYE	VIGUIERA STENOLOBA	GOOD	FAIR
HEATH ASTER	ASTER ERICOIDES	GOOD	FAIR
PLAINS COREOPSIS (GOLDEN TICKSEED)	COREOPSIS TINCTORIA	GOOD	FAIR
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
REDROOT PIGWEED	AMARANTHUS RETROFLEXUS	FAIR	FAIR
UPRIGHT PRAIRIE CONEFLOWER (MEXICAN HAT)	RATIBIDA COLUMINFERA	FAIR	FAIR
PRAIRIE SUMAC	RHUS LANCEOLATA	FAIR	FAIR
INDIAN BLANKET	GAILLARDIA PULCHELLA	FAIR	FAIR

LITTLE-LEAF SUMAC	RHUS MICROPHYLLA	FAIR	FAIR
COBAEA PENSTEMON (FOXGLOVE)	PENSTEMON COBAEA	FAIR	FAIR
LEAVENWORTH ERYNGIUM	ERYNGIUM LEAVENWORTHII	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
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
BEEBALM (WILD BERGAMOT)	MONARDA FISTULOSA	FAIR	LOW
PROSTRATE KNOTWEED	POLYGONUM AVICULARE	FAIR	FAIR
POKEBERRY (POKEWEED)	PHYTOLACCA AMERICANA	FAIR	FAIR
TEXAS COLUBRINA	COLUBRINA TEXENSIS	FAIR	FAIR
BARNYARD GRASS	ECHINOCHLOA CRUSGALLI VAR. CRUSGALLI	FAIR	GOOD
GUAYACAN	GUAIAACUM ANGUSTI-FOILIIUM	FAIR	FAIR
COMPASSPLANT	SILPHIUM LACINIATUM	FAIR	FAIR
PURPLE CONEFLOWER	ECHINACEA PALLIDA	FAIR	FAIR
CHOLLA	OPUNTIA (MULTIPLE SPECIES)	FAIR	FAIR
PRICKLYPEAR	OPUNTIA SPP.	FAIR	FAIR
AWNLESS BUSH SUNFLOWER	SIMSIA CALVA	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
ROUGH BUTTOMWEED (POOR- JOE)	DIODIA TERES	FAIR	FAIR
CATCLAW ACACIA	ACACIA GREGGII	FAIR	FAIR
SPIKERUSH	ELEOCHARIS SPP.	FAIR	LOW
WESTERN SOAPBERRY	SAPINDUS SAPONARIA VAR. DRUMMONDII	FAIR	LOW
BEARDED SPRANGLETOP	LEPTOCHLOA FASCICULARIS	LOW	FAIR
FLATSLEDGE	CYPERUS SPP.	LOW	FAIR
BUSHY KNOTWEED	POLYGONUM RAMOSISSIMUM	LOW	LOW
BEAKRUSH	RHYNCHOSPORA SPP.	LOW	LOW
COMMON POOLMAT	ZANNICHELLIA PALUSTRIS	LOW	FAIR
LANCELEAF GAILLARDIA	GAILLARDIA AESTIVALIS	LOW	LOW
DUCKWEEDS	FAMILY LEMNACEAE	LOW	FAIR

KIDNEYWOOD	EYSENHARDTIA TEXANA	LOW	LOW
MESCALBEAN (TEXAS MOUNTAIN LAUREL)	SOPHORA SECUNDIFLORA	LOW	LOW
BEGGAR'S TICKS	BIDENS LAEVIS	LOW	LOW
SOUTHERN NAIAD	NAJAS GUADALUPENSIS	LOW	LOW
MEXICAN BUCKEYE (MONILLA)	UNGNADIA SPECIOSA	LOW	LOW

APPENDIX C. IRRIGATION

- I. 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.
- II. Cisterns.* The use of cisterns for rainwater harvesting is permitted.
- (a) Harvest rainwater shall be used for irrigation only. Piping for rainwater harvesting systems shall be separate from and shall not include any direct connection to any potable water piping or to the city's sanitary sewer system. Cisterns shall not be used to provide potable water. Filter systems are required to remove solids and debris and shall be treated or controlled to prevent mosquito breeding.
 - (b) Cisterns shall 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.
 - (c) Cisterns shall not exceed ten (10) percent coverage in any required yard. The maximum height of any cistern 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.
 - (e) Cisterns shall be made of durable materials sufficient to withstand weight and pressure from water storage and resist leaking or corrosion.
 - (f) Every irrigation outlet shall be permanently identified with an indelibly marked placard stating: "CAUTION: HARVESTED RAINWATER; DO NOT DRINK."
 - (g) Installation and repair of cisterns requires an irrigation permit or plumbing permit, as applicable, from the City of Kennedale. Cisterns larger than 175 square feet require an accessory building permit.
 - (h) Rain barrels with capacity of 100 gallons or less shall not require an irrigation or plumbing permit but shall meet all other requirements of this sub-section.
 - (i) The design, maintenance, and use of rainwater harvesting systems are the responsibility of the individual system owners

APPENDIX D. IMAGE CREDITS

All images in this document are courtesy City of Kennedale or Livable Plans & Codes unless otherwise stated below.

Figure 17. Morpho Landscape Architecture

Figure 19. Dsafdy (GFDL or CC-BY-SA-3.0-2.5-2.0-1.0, via Wikimedia Commons)

Figure 20. Xnatedawgx (Own work) [(CC-BY-SA-3.0 or GFDL), via Wikimedia Commons]

Figure 21. Stacalusa (Own work) (Public domain), via Wikimedia Commons

Figure 23. Gary Halvorson, Oregon State Archives



Date: June 19, 2014

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss item for future consideration

1. Green / environmental regulations
2. Subdivision standards for infill lots
3. Zoning standards for Old Town
4. Employment Center district

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: June 19, 2014

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss regulations for a proposed new Urban Village zoning district

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Since the Commission did not have much time to discuss this item at the Saturday work session, I've added it to the regular meeting work session in case you have additional comments.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: June 19, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and consider approval of minutes from the May 15, 2014 Planning & Zoning Commission regular meeting

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Minutes from the May 15th meeting are attached to this message for your review.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	05.15.2014 PZ Minutes	05.15.2014 PZ Minutes.doc
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KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

**KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
May 15, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chairman Harvey called the work session to order at 6:09 P.M.

II. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	x	
Tom Pirtle	x	
<i>vacant</i>		
Stephen Brim		x
Katie McFadden	x	
Don Rawe	x	
Mike Walker	x	
<i>Alternates</i>		
Carolyn Williamson	x	
<i>vacant</i>		

A quorum was present. Ms. Williamson was asked to serve as a regular member in place of Stephen Brim, who was absent.

Staff present: Rachel Roberts (planning director)

III. WORK SESSION

A. Discuss any item on the regular session agenda

Mr. Harvey gave some background on Case PZ 14-05 described some of the differences between this case and the one two years ago. He also described the drainage on the property. He said he understands they [the applicant] don't have to include drainage as part of a concept plan, but as a planned development district, they should include that information. Mr. Rawe asked about fire access, and Ms. Roberts said they had checked with the fire chief, and he said it's fine for phase I, and phase II should be fine if the church to the south builds the drive close enough and the landscaping isn't a problem. Ms. McFadden said if they'll need handicapped parking next to the offices, so the Commission may want to ask the applicant about putting the offices in the back. The Commission members noted that they needed more information about some elements, such as drainage and fire access.

B. Discuss items for future consideration

The Commission did not discuss this item.

C. Discuss regulations for potential new Neighborhood Center zoning district

The Commission discussed the changes Ms. Roberts had made to the draft standards for a proposed Neighborhood Center zoning district.

The work session closed at 7:01 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Chairman Harvey called the meeting to order at 7:01 P.M.

VI. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	x	
Tom Pirtle	x	
<i>vacant</i>		
Stephen Brim		x
Katie McFadden	x	
Don Rawe	x	
Mike Walker	x	
<i>Alternates</i>		
Carolyn Williamson	x	
<i>vacant</i>		

A quorum was present. Ms. Williamson continued to serve as a regular member in place of Stephen Brim.

Staff present: Rachel Roberts (planning director)

VII. MINUTES APPROVAL

A. Review and consider for approval minutes from the April 17, 2014 Planning & Zoning Commission meeting

Ms. Williamson made a motion to approve the minutes from the April 17th meeting, seconded by Mr. Pirtle. The motion passed unanimously.

VIII. VISITOR/CITIZENS FORUM

Brian Johnson, Kennedale mayor, told the Commission he hoped to have more regular meetings between the City Council and the Commission, at least two per year. He'd like to have one in September, after budget but before board appointments.

IX. REGULAR ITEMS

A. Case PZ 14-03 to receive comments and consider action on a request by Sidney DaSilva, DBA Equity One Group, for the City of Kennedale to vacate 0.1192 acres of public right-of way located adjacent to property at 1453 J R Hawkins Rd, L C Rayburn's Subdivision Remainder Lot 6, Kennedale, Tarrant County, as shown in a deed of record in Vol. 10782 p. 1561, Tarrant County.

1. Staff presentation

Ms. Roberts the City of Arlington's plans for Joplin would require a 70 foot right-of-way, and J R Hawkins would require 50 to 60 feet of right-of-way. She said if Arlington wanted to re-acquire the same r-o-w later, it would have to pay fair market value. She said Mr. DaSilva may own the underling fee simple title, but the r-o-w is the predominant interest in the property and has the most value, and the city has the right to determine what that value is and can require full payment for it. She added that the city is also authorized to determine that a particular r-o-w is not useful to the public and sell it for nominal value, and it's up to the city to determine whether to charge fair market value or a nominal value. Ms. Roberts said the staff recommendation is to vacate a portion of the r-o-w requested, as shown on an exhibit attached to the staff report, and that the applicant be required to pay fair market value or dedicate a small sliver of additional land for r-o-w in exchange, as shown on the exhibit.

2. Applicant presentation

Sidney DaSilva, 6500 Green Spring Dr, Arlington, addressed the Commission. He said he disagrees with the portion to be abandoned because he had visited Arlington's transportation division and spoke with the engineering & operations manager, and the manager doesn't understand why Kennedale would request Mr. DaSilva to abandon that strip of land, since it's inside Kennedale, and if Arlington needs more land for the road, they would not go inside Kennedale. Mr. DaSilva said he would not be interested in swapping land. Mr. DaSilva said he also paid fair market value for the land, and it belongs to him, and he pays taxes on it. He said he will offer \$500 for the right-of-way.

3. Public hearing

No one registered to speak.

4. Applicant response

Mr. Harvey asked if there was anything he would like to add. Mr. DaSilva said he wanted to ask the Commission for help in developing the piece of land.

5. Staff response and summary

Ms. Roberts said Mr. DaSilva would like to subdivide the land into two lots, and he already has enough land to subdivide, as-is. She said the fair market value Mr. DaSilva thinks he paid did not include the right-of-way as buildable area, but as right-of-way. Ms. McFadden asked Ms. Roberts about the fair market value. Ms. Roberts said the appraised value would have included the right-of-way as a lower value, not at a buildable value. Ms. Roberts said that since Mr. DaSilva didn't want to dedicate the portion staff had suggested as a possible land swap, staff didn't want to require him to dedicate it.

Mr. Harvey went over the Commission's options: deny the request; take the city's recommendation and approve with fair market value; or refuse the city's recommendation and make its own recommendation.

Ms. McFadden asked if the city would be comfortable abandoning all of the requested right-of-way for fair market value. Ms. Roberts said staff would not feel comfortable with it, but the Planning & Zoning Commission is the appointed body, and they have to make the decision they feel comfortable making.

6. Action by the Planning & Zoning Commission

Mr. Pirtle made a motion to approve abandonment as recommended by staff as illustrated in the portion shown in yellow on Exhibit B and based on the fair market value price of the property. Mr. Walker seconded the motion.

Mr. Rawe asked who determines the fair market value. Mr. Harvey said that came from staff. Mr. Pirtle said if the city wants to change it after the Commission meeting, that's up to City Council, but that it would be less fair market value than the Commission heard when the case was considered before because it's a smaller property to be abandoned.

The motion passed with all in favor.

B. CASE PZ # 14-05 Public hearing and consideration of Ordinance approval regarding a request by Cynthia Sasedor for a zoning change from “C-1” Restricted commercial district and “R-2” Single family residential district to a Planned Development district to allow an assisted and independent living facility on an approximately 2.4 acres property located at the corner of Potomac Pkwy and Little School Rd, legal description of M P Lamar Survey A-987 Tract 2.

1. Staff presentation

Ms. Roberts gave the staff presentation. She said Ms. Sasedor had applied for a rezoning two years ago but had withdrawn the case before it went to Council. She said staff considers the request to be in compliance with the comprehensive land use plan. She recommended approval.

Mr. Harvey asked Ms. Roberts if she thought the application met the requirements of a planned development district. Ms. Roberts said it meets the requirements of the ordinance, but the code authorizes the Commission to ask for more information or to place conditions.

2. Applicant presentation

Jason Eggenburger, 2104 Fairmount Ave, Fort Worth, architect, and Mark Feuling, 4505 Kingswick Dr, Arlington, developer, addressed the Commission on behalf of the applicant. Mr. Eggenburger said they tried to keep the plans similar to before but had added medical office and a potential future phase. Mr. Eggenburger said they thought they had met the requirements of the ordinance and worked with staff to make sure they had provided everything needed and were looking for approval to get to the next step of hiring civil engineers and refining the architecture.

Ms. Sasedor told the Commission she had been a healthcare provider for over twenty years and has provided services in nursing home and assisted living facilities. When she applied for a zoning change two years ago, she wasn't 100% ready. She said she's purchased the property and is ready to start this business. She distributed to the Commission her estimated employment opportunities for the first phase.

Mr. Feuling said the medical office in this facility is for a doctor planning to move her practice from Mansfield and that Ms. Sasedor will bring her corporate office from Mansfield. He told the Commission they will be keeping with the local feel of the homes with the elevations.

Ms. Sasedor said the facility would be assisted living, only vital signs monitoring, not nursing home care, and there would be an outpatient rehabilitation clinic beside it. She said some residents would have cars, some would not, and there won't be a lot of cars for the assisted living portion of the facility. Mr. Rawe asked if the rehabilitation services would be primarily for the residents or the community, and Ms. Sasedor said it would be for both.

Mr. Walker asked what kind of specialty the doctor practiced, and Ms. Sasedor said she was an internist. He asked if it would be a locked facility, and Ms. Sasedor said it would be open during the day and locked at night. Mr. Walker asked if she would have dementia patients, and Ms. Sasedor said no.

Mr. Pirtle and Mr. Harvey discussed the proposed entrances and exits. Mr. Eggenburger said they had originally planned an entrance on Little School but removed it after talking with staff. Ms. Roberts said staff wouldn't want a driveway that close, especially with the church driveway to be located so close by. Mr. Pirtle asked about the plans for a detention pond; Mr. Eggenburger said they would work with Arlington, as they have the utilities there. Mr. Harvey said this area has many issues with water movement, and the Commission had expressed this with the prior case. Mr. Feuling said the civil plans will have to pass both Kennedale and Arlington. Mr. Harvey said in a planned development district, the Commissioners have to make sure the ordinance includes everything the city needs and do due diligence. Mr. Feuling said the courtyard will also be part of the plan for water run-off. Mr. Harvey said

when you come for a PD, you have to bring everything to the table, or we have to write everything in the ordinance.

Mr. Eggenburger said they know the history of the site, but a lot of the engineering is done after the zoning stage. Mr. Pirtle said the plan doesn't answer a lot of their questions. Mr. Eggenburger asked what the Commission's concerns were in addition to drainage. Mr. Pirtle asked where the other fire lanes were. Mr. Eggenburger said that for phase II, they could use the church's property. Mr. Pirtle said there is no deal between the assisted living facility and the church. Mr. Pirtle said the elevations are from two years before and don't match this plan. Mr. Eggenburger said it would look similar.

Ms. McFadden said with the comprehensive plan, the city wants a walking community, and parking in the front doesn't meet that look. She asked if they would be willing to put the offices with parking toward the back of the building. Ms. Sasedor said she had requested to have the offices up front because the doctor's and rehabilitation offices need visibility from the major thoroughfare.

Mr. Harvey said everything for a PD has to be decided on when they approve it, since if it's not in the PD, they are subject to the standard code of ordinances, and they have to be careful not to overlook something. He said with the offices on the east end, you'll have a lot of traffic by the intersection and asked how they would mediate that safety concern. Mr. Feuling said it would be planned once they have the church site plan. Mr. Harvey asked if they had an agreement with the church; Mr. Feuling said no.

Mr. Pirtle said it wasn't that they weren't trying to kill the project, they just were trying to get all the answers they needed.

Mr. Harvey asked if they would do 100% masonry along Little School Rd, as proposed before. Mr. Eggenburger said yes. Mr. Harvey asked if they would consider going back to the original configuration. Mr. Eggenburger said that was a question for Ms. Sasedor. Mr. Harvey asked about the parking islands, and Mr. Eggenburger said the landscaping was per ordinance. Mr. Harvey said this is a PD. Mr. Harvey said he wasn't comfortable approving with so many changes and without as much information as before. Mr. Harvey also expressed concerns about storm water, traffic, fire lanes, and signs.

Mr. Walker said it may be helpful to asked where the Commission goes from this point. Mr. Harvey said they would move on to the public hearing.

3. Public hearing

No one registered to speak.

4. Applicant response

No response was needed since there no one spoke during the public hearing.

5. Staff response and summary

Ms. Roberts said from the staff perspective, the comprehensive plan allows for this kind of use and the concept plan meets the requirements of the ordinance. She said staff was comfortable with what was submitted. She recommended approval, understanding, that some changes would need to be made to the concept plan to address the Commission's concerns. She said she hoped the Commission would allow the plan to be conceptual at this level, since the concept plan does not require the same level of detail as a site plan. She recommended approval but said if the Commission did not want to approve, she asked that they would continue the case to allow the applicant to make changes to the concept plan.

Ms. McFadden said this didn't meet what they were trying to achieve with form-based codes, with the parking lot design, the signs, and the detention issues. Ms. Roberts said she would agree on the parking lot, but a form-based code was not necessarily going to be used throughout the city. She said detention is

very important, but staff would be comfortable if they could get the concepts for the detention, because they won't issue a building permit if detention isn't taken care of through the engineering plans.

Mr. Harvey said they didn't have to have detailed plans at this stage, but they didn't have enough of a concept. Mr. Walker said the Commission liked the use and thought it will be good for the community but are not comfortable with the level of detail in the concept plan. He said the Commission is going to approve it if they have the level of comfort needed from the concept plan. He added that he loved the facility and the ideas behind it.

6. Action by the Planning & Zoning Commission

Ms. McFadden asked Mr. Harvey if he was okay with the concept other than engineering. Mr. Harvey said the Commission was looking for a commitment, not for detailed engineering. He said he agreed with Mr. Walker's statement that the city needs the services, but his job is to make sure the facility fits. He said the Commission's options were to approve, continue, or deny the case.

Mr. Rawe asked if the city had sent out letters to notify residents. Ms. Roberts said yes, and they had received phone calls, and that most of the people who called had received a letter two years ago, so they were familiar with the request.

Mr. Pirtle made a motion to continue the case until next month's meeting, with an interim work session prior to the regular session meeting. The motion was seconded by Mr. Walker. The motion passed with all in favor except Mr. Harvey, who abstained.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said Bark in the Park would be held May 17th, the city-wide garage sale would be May 30th-31st, June 7th is the city-wide cleanup, and June 28th is the final bird workshop. She mentioned a health workshop to be held at the Senior Center. She said the City Council approved Case PZ 14-04, and the Board of Adjustment granted special exceptions to three salvage yards for a period of five years.

Mr. Harvey said that James is retiring and asked the Commission members if they would like to get him a gift, and they agreed. Mr. Harvey asked if they could have placed on the next agenda a request that Ms. Williamson be moved to a regular position. Ms. Roberts said that may have to be done during regular board appointments, but she would check.

The Commission decided to hold an extra work session to work on the Bowman Springs code on Saturday, June 7th from 9 AM to noon.

XI. ADJOURNMENT

Ms. McFadden made a motion to adjourn, seconded by Mr. Pirtle. The motion passed with all in favor except Mr. Harvey, who abstained.

The meeting adjourned at 9:25 P.M.

Ernest Harvey, Chair

Date

ATTEST:

Rachel Roberts, Planner/Board Secretary

Date



Date: June 19, 2014

Agenda Item No: MINUTES APPROVAL - B.

I. Subject:

Minutes from the June 7, 2014 Planning & Zoning Commission work session

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The minutes from the June 7 work session are attached to this message for your review.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	06.07.2014 PZ Work Session Minutes	06.07.2014 PZ work session minutes.doc
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KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION

AGENDA

COMMISSIONERS – WORK SESSION

June 7, 2014

JURY ROOM, 405 MUNICIPAL DRIVE

WORK SESSION – 9:00 A.M.

I. CALL TO ORDER

The work session was called to order at 9:12 A.M.

II. ROLL CALL

Present: Ernest Harvey (chair), Tom Pirtle (vice-chair), Stephen Brim, Katie McFadden, Don Rawe, Mike Walker, Carolyn Williamson (alternate)

Absent: no members were absent

Staff present: Rachel Roberts (community development director)

III. WORK SESSION

The Commission decided to discuss Agenda Item B first.

B. Discuss standards for proposed new Neighborhood Center zoning district

The Commission discussed changes to the draft standards for the proposed Neighborhood Center zoning district.

The Commission closed the work session for a break at 11:12 A.M. The work session resumed at 11:21 A.M.

A. Discuss standards for proposed new Urban Village zoning district

The Commission discussed the vision and conceptual ideas for the Urban Village zoning district.

XI. ADJOURNMENT

The meeting adjourned at 11:56 A.M.

Ernest Harvey, Chair

Date

ATTEST:

Rachel Roberts, Planner/Board Secretary

Date