



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
October 15, 2015
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. Presentation and discussion with staff from CHC Development concerning a possible planned development district application for property located along Bowman Springs Rd

B. Discuss any item on the regular session agenda

C. Select items for discussion future agendas

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Consider approval of minutes from September 17, 2015 Planning and Zoning Commission meeting

VIII. VISITOR/CITIZENS FORUM

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

IX. REGULAR ITEMS

A. **CASE # PZ 15-09** to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing new zoning districts, "Neighborhood Village overlay district" and "Urban Village overlay district," and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the Planning & Zoning Commission

B. **CASE # PZ 15-11** Public hearing and consideration of Ordinance approval regarding a request by Summit Custom Homes for a zoning change for 2.07 acres from "AG" Agricultural zoning district to "R1" Single family residential zoning district at 1033 – 1041 Swiney Hiatt Rd and 1149 Swiney Hiatt, legal description of Oliver Acres block 1 lot 5 and ½ of lot 4 and lot 6D, Kennedale, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

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

CERTIFICATION

I certify that a copy of the October 15, 2015, 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



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2015

Agenda Item No: WORK SESSION - A.

I. Subject:

Presentation and discussion with staff from CHC Development concerning a possible planned development district application for property located along Bowman Springs Rd

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The Kennedale Economic Development Corporation is purchasing a 15-acre property along Bowman Springs, part of which is in the floodplain. The KEDCS plans to convey the floodplain to the city for the long-term Village Creek project, and the remaining 8 acres would be sold for development. The seller did not want to split the property when selling it, so this approach will guarantee acquiring land for the Village Creek project.

Economic development staff have talked with several developers who might be interested in building there. One firm from the Metroplex has expressed interest in bringing their product to the Kennedale market. They have been working mostly in the northern part of the region. At the work session, they will present ideas for a possible planned development district at this location and would like to get feedback from the Commission on their ideas.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2015

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission may discuss any item on the regular session agenda. No presentation by the applicant may be made, and no comments from the public may be heard.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2015

Agenda Item No: WORK SESSION - C.

I. Subject:

Select items for discussion future agendas

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission may direct staff to add items to future agenda. No substantive discussion of these items may be held.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from September 17, 2015 Planning and Zoning Commission meeting

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from September 17, 2015 Planning and Zoning Commission meeting

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	09.17.2015 PZ Minutes	09.17.2015 PZ Minutes Final.docx
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KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
September 17, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

Mr. Harvey called the meeting to order at 6:01 PM.

II. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle		X
Harry Browne		X
Stephen Brim	X	
Jeff Whitacre	X	
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley		X
<i>vacant</i>		

There was a quorum.

City Council members present: Brian Johnson, Charles Overstreet, Liz Carrington, Frank Fernandez.

Mr. Browne joined the commission at 6:31 PM.

Staff present: Bob Hart (city manager); Rachel Roberts (city planner); Katherine Rountree (board secretary).

III. WORK SESSION

A. Joint work session with the City Council

Mayor Johnson and Bob Hart went over the proposed budget with City Council for fiscal year 2015-2016.

B. Discuss overlay ordinances for Urban Village and Neighborhood Village character districts

Mr. Whitacre discussed setback requirements, build lines and parking requirements. He wanted to propose expanding the sidewalks as well. He addressed businesses requiring a dedicated public space per 1000 square feet of parking. He wanted to potentially take out business drive-throughs in both the neighborhood and urban village.

The work session was closed at 7:09 PM.

The work session reopened at 7:14 PM.

The work session was closed at 7:55 PM.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:09 PM.

VI. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle		X
Harry Browne	X	
Stephen Brim	X	
Jeff Whitacre	X	
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley		X
<i>vacant</i>		

There was a quorum.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary).

VII. MINUTES APPROVAL

A. Consider approval of minutes from August 20, 2015 Planning and Zoning Commission meeting

Mr. Browne motioned to approve the minutes. The motion was seconded by Ms. Williamson and passed with all in favor except Mr. Harvey, who abstained from voting.

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak.

IX. REGULAR ITEMS

There were no regular items.

X. REPORTS/ANNOUNCEMENTS

The Drug Takeback event will be on September 26, 2015.

The Historical Society is having cemetery cleanup from 9 AM to 11 AM but meeting at 8:45 AM to shuttle over on September 19, 2015.

The KKB is holding a recycling event on October 24, 2015.

The KKB is holding a bird habitat cleanup in November.

The Bird Identification Workshop will be on October 17th, 2015 at 9:00 AM.

XI. ADJOURNMENT

Mr. Whitacre motioned to adjourn. The motion was seconded by Mr. Browne and passed with all in favor except Mr. Harvey, who abstained from voting.

The meeting adjourned at 7:14 PM.



Date: October 15, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 15-09 to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing new zoning districts, "Neighborhood Village overlay district" and "Urban Village overlay district," and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Background.

The Commission has been discussing the overlay ordinances for the Neighborhood Village and Urban Village character districts for several months (character districts are areas identified in the comprehensive land use plan as having a particular character, with each district having characteristics that distinguish it from the other districts). The ordinance under consideration is the result of those discussions. As you will recall, this ordinance is intended to put standards in place for these character districts until the full zoning code update is completed. The ordinance -- if adopted -- will likely be revised when the full code update is done.

The Village character districts are intended to provide walkable, mixed-use districts at different scales. The Neighborhood Village district, meant to serve neighborhoods, would be smaller in size, have lower building heights, and will provide space for residents to have goods and services provided in a family-accessible environment. It is envisioned that many visitors to the Neighborhood Village will walk or bike from surrounding neighborhoods, although some visitors will drive, and parking will need to be provided for those visitors.

The Urban Village will be large in scale, have higher building heights, and serve a wider segment of the community, rather than just adjacent neighborhoods. It is envisioned that some people will walk to the Urban Village, but many visitors will drive there and then walk to the various destinations within the district.

The ordinance was drafted based on much discussion with the Commission and on comments from one of our consultants. It will establish new overlay districts but does not change the zoning on any property. The city or property owners would next have to rezone properties in order for the overlay districts to be in effect.

Action by the Planning & Zoning Commission

The review and approval process for amendments to the city code is similar to the rezoning process. The Commission may make a recommendation to the Council to approve or deny, or you may postpone making a recommendation until a later date. If you make a motion to approve the changes to the code, you may make a recommendation to approve the ordinance as presented or with changes; if you would recommend changes, you must state those changes in your motion.

IV. Notification:**V. Fiscal Impact Summary:****VI. Legal Impact:****VII. Recommendation:**

Approve

VIII. Alternative Actions:**IX. Attachments:**

1.	PZ 15-09 ordinance (draft)	PZ 15-09 ordinance rev 10-05-15 (Village overlay districts)_RR.docx
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AN ORDINANCE AMENDING ARTICLE VI OF CHAPTER 17 OF THE KENNEDALE CITY CODE (1991), AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF KENNEDALE, TEXAS BY AMENDING SECTION 17-420 "OVERLAY DISTRICTS" BY ADDING A NEIGHBORHOOD CENTER OVERLAY DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, in order to promote the public health, safety and general welfare the City Council desires to adopt the proposed amendment to its city code in order to establish regulations that allow for development in keeping with the character of the Neighborhood Village and Urban Village character districts described in the comprehensive land use plan; and

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

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on October 15, 2015, and the City Council of the City of Kennedale, Texas held a public hearing on November 16, 2015, with respect to the amendments described herein; and

Whereas, the City has complied with all requirements of Chapter 211 of the Local Government Code, Section 17-429 of the Zoning Ordinance, and all other laws dealing with notice, publication, and procedural requirements for the approval of amending the Schedule of Uses under Section 17-421 of the Kennedale City Code.

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

SECTION 1.

Article VI, "Zoning", of Chapter 17, "Planning and Land Development", of the Code of Ordinances of the City of Kennedale is hereby amended by adding a new section, Section 17-420.1, "Neighborhood Village Overlay District" to read as follows:

- (a) *Location of overlay district.* In addition to any other applicable regulations, the

standards contained in this section shall govern the development of land and structures in areas identified in the comprehensive land use plan identified as Neighborhood Village.

- (b) *Purpose and character.* The purpose of the Neighborhood Center overlay district to provide a dense and diverse mix of residences and businesses that serve adjacent and nearby neighborhoods at a neighborhood scale. Neighborhood Center districts should be very easily accessible by foot from the surrounding neighborhoods. Intensity of each district should vary based on the surrounding context, but each district may include a blend of attached and detached buildings, with shallow or no setbacks and building oriented toward the street. The uses and character should have less intensity than the Urban Village overlay district. Fitting the character of surrounding neighborhoods, a Neighborhood Center overlay district should have 1 to 2 story buildings, although some portion of the district could include 3-story buildings if designed appropriately. Frontages may include stoops, porches, storefronts, and arcaded walkways.
- (c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. The existence or use of any building or land in an overlay district shall be subject to the time limitations and amortization provisions set forth in this section and in sections 17-428 and 17-430. To the extent of any conflict between this section and any other provision in any city ordinance, this ordinance shall prevail.
- (d) *Permitted underlying (or base) district.* Prior to the use of any land or building in the overlay district, a permitted underlying (or base) zoning district shall be approved in accordance with section 17-429 of the Kennedale City Code in addition to the overlay district. Permitted underlying zoning districts in the Neighborhood center overlay district are “AG” Agricultural, “R-1” Single Family Residential, “R-2” Single Family Residential, “R-3” Single Family Residential, “C-0” Retail Commercial, “C-1” Restricted Commercial, “C-2” General Commercial.
- (e) *Definitions.* For purposes of this section, certain terms herein are defined as follows:

Frontage shall have the meaning established in Section 17-310 of the Kennedale City Code.

Frontage street means the street from which a primary building’s front setback is measured. This is usually also the street on which a building is addressed. A frontage street may be a primary or secondary street.

Primary building shall have the meaning established in Section 17-310 of the Kennedale City Code.

Primary entrance means the main point of access into a building. If the main point of access for employees is different than the main point of access for visitors, the primary entrance shall be the main point of access for pedestrians into a building.

Primary street means a street and its frontage designed to higher standards for pedestrian-oriented design and access, ensuring that the relationship between buildings, the pedestrian realm and the street enforce the desired character for the district. These streets shall have few, if any, gaps in the “street wall” and limit the frontage of off-street parking and service functions. For purposes of this section, Kennedale Sublett Rd, Little School Rd, New Hope Rd, and Dick Price Rd are considered primary streets. These streets are typically located on the perimeter of a Neighborhood Village; new streets on the interior of a Neighborhood Village may also be designated as primary streets. The streets identified here as primary streets can instead be classified as secondary streets under the following conditions.

- (a) No new development under this code, which would create a street wall along a primary perimeter street, has already occurred or been permitted; *and*
- (b) Streets interior to a development will be built and classified as primary street in terms of this code; *and*
- (c) New primary structures built on property having access to the new interior primary street will be oriented to the new street and will be subject to the regulations for primary structures along primary streets.

Screening wall shall be defined as a solid fence or wall as described under *Screening (device)* under Section 17-431, “Definitions,” of Kennedale city code.

Screening wall break means a gap provided in a screening wall to allow passage of pedestrians, bicyclists, and other non-vehicle traffic.

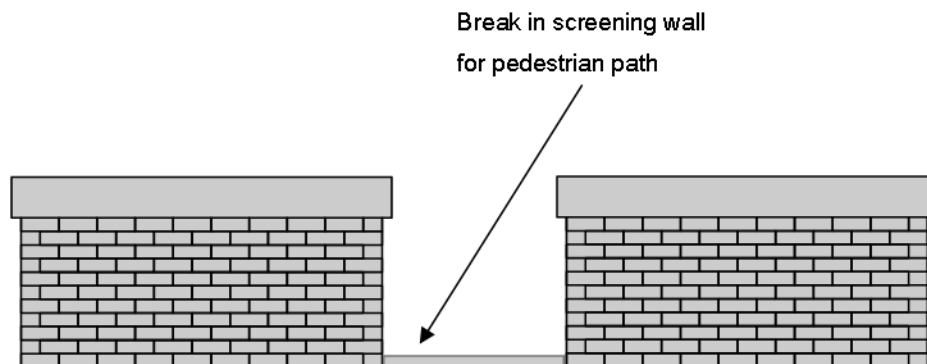


Illustration of break in screening wall.

(f) *Building placement and height regulations.*

Setbacks for the Neighborhood center overlay district shall be as set forth in the following table. Setbacks shall conform to a “build-to” zone established through minimum and maximum setbacks. The “build-to zone” shall be the area from the “build-to line” (the minimum setback line) and the maximum setback. At least eighty (80) percent of the front façade of a building shall be located within the front build-to zone. Conforming residential uses in existence or permitted for construction on or before the date this ordinance is adopted shall be considered conforming in terms of setbacks after this ordinance is adopted.

	Front (in feet)		Side (in feet)		Rear (in feet)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Residential	10	25	10	15	Per underlying base district	n/a
Residential corner lot	20	35	20, or as specified by Public Works design manual	n/a	Per underlying base district	n/a
Non-residential	10	25	8 ¹	n/a ¹	10 ^{1, 2}	20 ²
Non-residential corner lot	10	35	As specified by Public Works design manual ^{1, 2}	30, unless otherwise specified by Public Works design manual ²	10 ^{1, 2}	20 ²

Additional requirements:

(a) No structures are permitted within the 100-year floodplain.

(b) 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.

¹ A thirty-five (35) foot minimum side and rear setback is required from adjacent properties with existing residential use not located within the Neighborhood center overlay district. The setback is required on any side abutting an existing residential use not located within the overlay district, where the use was in existence prior to adoption of this district.

² Additional setbacks may be required to accommodate fire lanes, easements, or other uses. The minimum and maximum setback requirements shall not supersede other safety or public health requirements of the Kennedale City Code that may require larger side or rear setbacks.

Building Height	
Minimum height	Maximum height
As specified in building code for 1-story buildings	2* (stories)
	35 (feet)
	* A height of 3 stories (50 feet) may be permitted through a conditional use permit, provided, however, that no 3-story building may be built adjacent to a lot with a residential structure existing prior to the date this code is adopted.

(g) *Lot size and lot coverage.*

Lot Size		
	Minimum	Maximum
Residential	5,000	15,000
Non-residential	10,000	35,000

Maximum Lot Coverage	
Residential	No maximum for lots less than 8,000 square feet
	Maximum 80% lot coverage for lots between 8,000 and 15,000 square feet
Non-residential	Minimum required to meet landscaping, parking, and other site requirements

(h) *Parking regulations.*

- (1) All off-street parking created after the date this ordinance is adopted shall be located behind the main structure or to the side of the main structure. No off-street parking shall be permitted in front of the primary structure unless located within the public right-of-way. Parking located in the right-of-way shall not be permitted when it obstructs the flow of traffic on the street or creates a traffic hazard. Parking in the right-of-way shall not count toward the required minimum off-street parking amount unless approved by the City as part of a site plan.

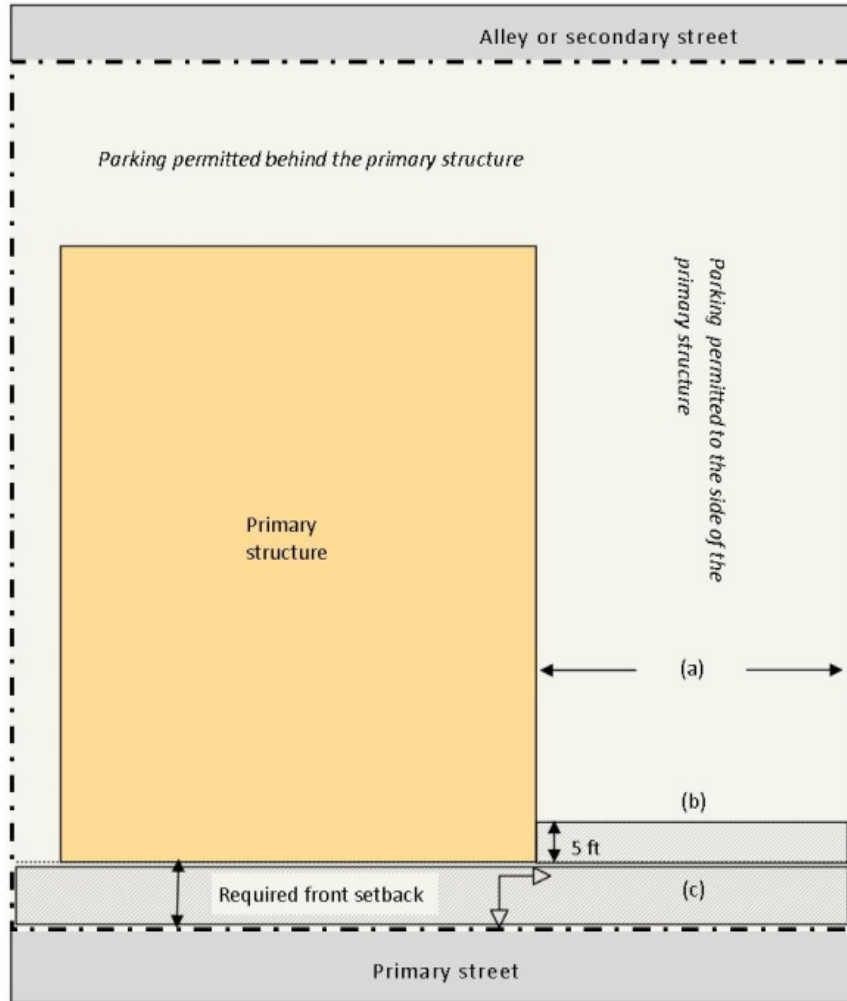
(2) *Parking to the side of a primary structure.*

- (a) Non-residential uses. If off-street parking is constructed to the side of the primary structure, no more than forty-two (42) feet of the lot frontage (lot width)

shall be used for off-street parking for non-residential uses, or the minimum width required for one row of standard parking (as required by the Public Works Design Manual) and the minimum width fire lane/drive aisle to meet fire code, whichever is greater. No part of the side parking area shall be within the required front setback.

- i) The Zoning Administrator is authorized to permit up to an additional ten (10) feet of the lot frontage to be used for off-street parking when requested, in writing, to permit construction of parking for irregular-shaped parcels where the shape of the parcel prohibits the construction of sufficient parking behind the main structure to meet the minimum parking requirements. However, the Zoning Administrator shall not permit additional lot width to be used for parking if the addition would result in more than fifty (50) percent of the lot width to be used for parking.
- ii) For parking located entirely behind the primary structure, there is no limit on the amount of lot width that may be used for parking.

(b) Residential uses. If off-street parking is constructed to the side of the primary structure, and no more than forty (40%) of the frontage of the lot shall be used for off-street parking. Off-street parking requirements shall be in accordance with the parking schedule found in section 17-421 hereof. Parking spaces for at least two (2) motor vehicles shall be provided in an enclosed garage for any single family dwelling constructed after the date of adoption of this section. A front entry garage is prohibited unless the vehicle entryway is screened from view from the front public right-of-way by the dwelling or other structure. For the purposes of this section, a porte-cochere shall constitute sufficient screening of a front entry garage provided the vehicle entryway of the garage is located no less than eighty (80) feet from the front property line. Regardless of the orientation of the garage required by this section, any gate or door to a porte-cochere must be of wrought iron construction and must not screen more than twenty-five (25) percent of its entryway.



- (a) 45 ft maximum allowed width for parking row and aisle
- (b) Side parking shall be set back at least 5 ft behind front façade of the primary structure
- (c) Side parking is not permitted within the minimum front setback (between the build-to line and the right-of-way)

(3) *Number of parking spaces.*

- (a) *Minimum.* For each permissible use in a Neighborhood center overlay district, all off-street parking shall be regulated in accordance with the table below.

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

Office (except medical or dental)	1 per 300 square feet of gross building area
<i>Residential</i>	
Single family (attached or detached)	2 off-street spaces per unit OR 1 off-street space and 1 on-street space per unit (on-street parking must be provided within 200 feet of the primary structure) ¹
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)
¹ For each single-family (attached or detached) or live-work structure, an enclosed garage behind the primary structure shall be provided to accommodate at least the minimum required off-street parking spaces. Off-street parking for multi-family uses may be a mix of covered and uncovered parking, but all such parking shall be located behind the residential structures and screened according to the requirements of this code for parking and auto-oriented uses.	

(b) *Parking provided above the minimum requirements.* All parking provided in excess of the minimum required by city code shall be located behind the primary structure.

(c) *Lot area for off-street parking.* The area used for off-street parking may not exceed fifty (50) percent of the total lot area. Travel lanes serving the parking lot will count as part of the lot area used for parking spaces; travel lanes functioning primarily as drive lanes to reach the rear of the lot rather than as parking lanes (such as drive lanes along parking to the side of the structure), however, will not count toward the lot area used for parking spaces.

- (4) Where off-street parking areas for non-residential uses are located adjacent to a property with a residential primary use in existence before this overlay district was adopted, the off-street parking areas shall be screened in accordance with Sec. 17-425, except that breaks in the screening structure shall be provided, as needed, to accommodate pedestrian and cyclist connections across properties (if provided). Screening shall be maintained in good condition at all times. A break in the screening wall may be wide enough to accommodate both pedestrians and cyclists will be permitted but shall be restricted from automobile access.
- (5) *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 twenty percent (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.

(6) *Bicycle parking.* Bicycle parking shall 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 pedestrian entrance of the building it serves, and may be located between the street curb and the building (within the sidewalk area), 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.
- (d) *Shared bicycle parking.* Up to two (2) bicycle parking spaces may be shared by different uses on a shared or adjacent site, but the parking facility must be located within a hundred (100) feet (may be a bit far for shared bike parking) of the primary entry for the primary structure for each use.

(i) *Blank wall limitation.*

- (1) Blank walls longer than forty (40) feet are prohibited for all uses (residential and non-residential).
- (2) For purposes of this district, “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 (4) feet in height from ground level and longer than forty (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.

(j) *Glazing requirements.*

- (1) For any primary structure, a minimum of twenty percent (20%) and a maximum of sixty percent (60%) of the primary façade shall have glazing. At least one other façade shall have a minimum of ten percent (10%) glazing on all floors.
- (2) For non-residential uses, ground floor glazing on the primary facade shall have a maximum sill height of four (4) feet.

(k) *Building orientation and disposition.* 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).

- (1) Where permitted under Section 17-421 of the Kennedale City Code, drive-through lanes or other auto-oriented site elements shall not be located with frontage along any primary street. Auto-oriented site elements shall be hidden behind a 3' high street screen along all other frontages (see illustration below). The street screen shall be made up of (i) a living screen or (iii) a combination living and primary building material screen (see Section 17-425 of the Kennedale City Code and sub-section (m) of this ordinance for details).
- (2) No more than 70% of a lot's frontage along a non-primary street may be dedicated to drive-through lanes, canopies, service bays, and other auto-related site elements. There shall be no such limitation along alleys and internal block frontages.
- (3) All off-street loading, unloading, and trash pick-up areas shall be located internal to the site, along alleys, or along non-primary streets only. If a site has no frontage on a non-primary street or alley access, off-street loading, unloading, and trash pick-up areas may be permitted along the side of a building or along a primary street.
- (4) All off-street loading, unloading, or trash pick-up areas along any street frontage shall be screened as required by this section. Any use permitted with a conditional use permit shall be required to be screened as required by this section.

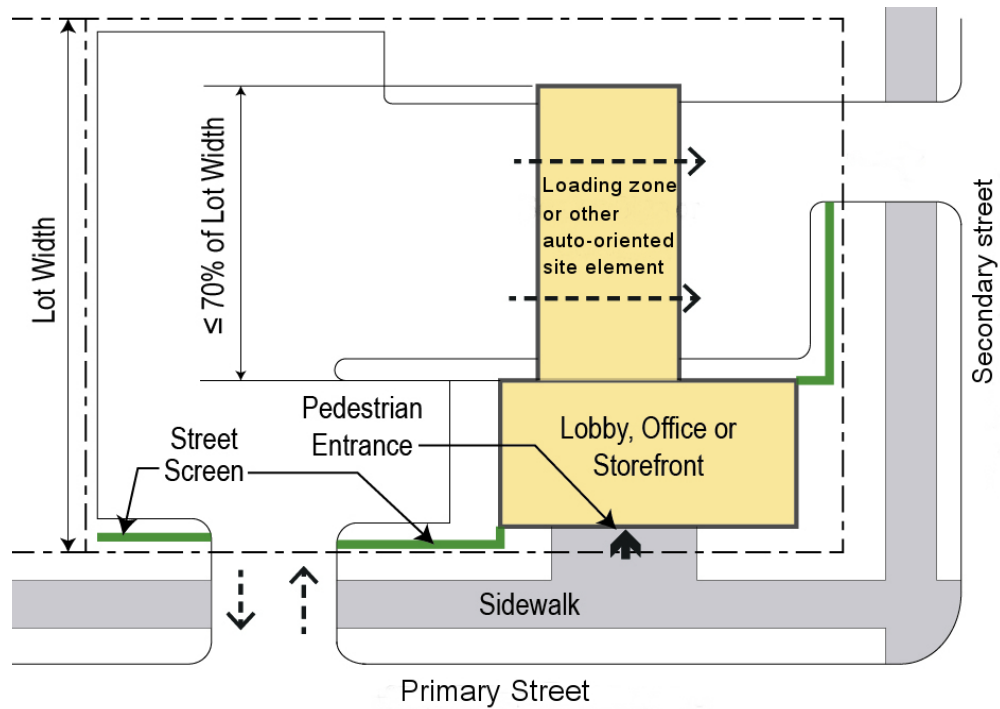


Illustration: Image illustrating the appropriate design of auto-related site elements (e.g., loading zones, bank drive-throughs)

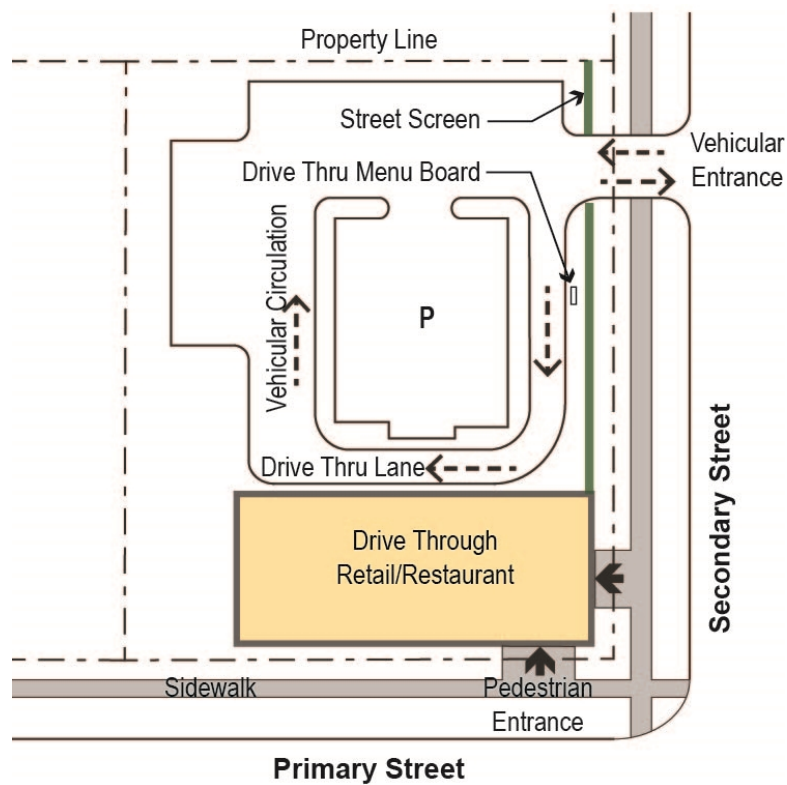
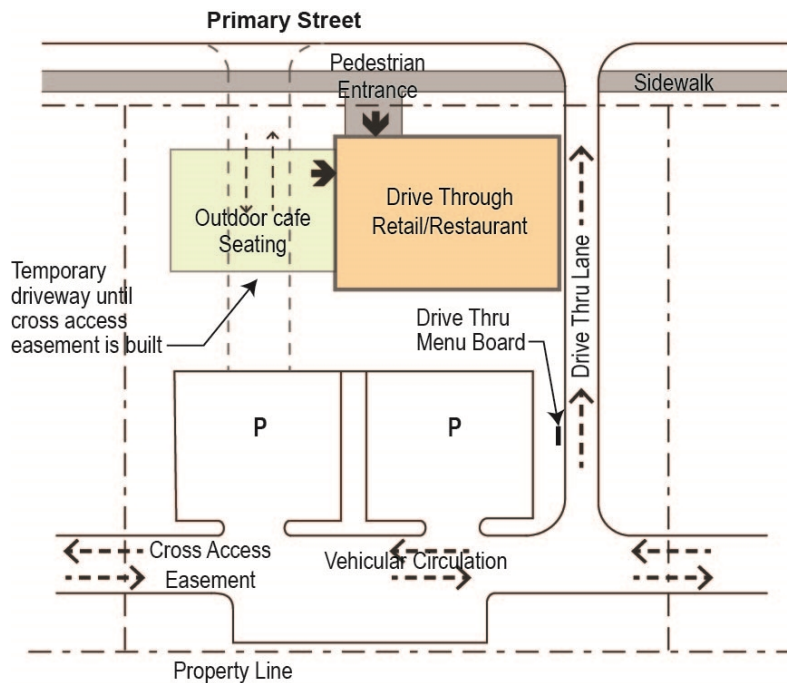


Illustration of the appropriate design of retail/restaurant drive-throughs (Corner Lot)



*Illustration of the appropriate design of retail/restaurant drive-throughs
(Interior Lot)*

- (l) *Outside storage regulations.* All outside storage, when permitted by the regulations of both the underlying zoning district and the overlay district, shall be regulated in accordance with section 4-226 of the City Code and any other applicable codes and regulations.
- (m) *Screening regulations.*
 - (1) *Screening for single family residential uses.* Screening shall be in accordance with Sec. 17-425.
 - (2) *Screening for all other uses.* Screening shall be in accordance with Sec. 17-425 except where otherwise regulated below.
 - (a) Garbage, refuse and trash collection/storage areas shall be screened by a masonry enclosure on three (3) sides. 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 shall be located behind the primary structure but shall not be placed within 35 feet of a residential use existing prior to the construction of a building intended for commercial use.
- (n) *Reserved.*
- (o) *Sign regulations.* The sign regulations set forth in chapter 17, article VII, "Signs," of this Code shall apply to all uses located in the Neighborhood Center Overlay districts except where otherwise regulated.
- (p) *Loading dock regulations for new construction.* For each permissible use in an overlay district, all off-street parking shall be regulated in accordance with the regulations of section 17-424 of the Kennedale City Code.
- (q) *Sidewalks.* Notwithstanding the requirements of Sec. 17-243, sidewalks within this district shall be a minimum of six feet (6'). Where sidewalks are located next to the curb along a Kennedale Parkway, minimum sidewalk width shall be eight feet (8').
- (r) *Landscaping.* Landscaping shall be in accordance with Chapter 17, Article VIII Landscape Standards of the Kennedale Code of Ordinances except where otherwise required below.
 - (1) Requirements for single family residential districts shall apply to single family residential (attached or detached), except that no part of any required front yard for single family residential uses shall be paved, drip irrigation is required for all landscaping, and artificial turf shall be prohibited.
 - (2) All other uses shall comply with the requirements in Chapter 17. Article VIII. Landscape Standards of the Kennedale Code of Ordinances, except the Zoning Administrator may substitute the requirements in Chapter 17. Article VIII. Landscape Standards of the Kennedale Code of Ordinances in lieu of one of the following - public park, courtyard, or public plaza that have:
 - (a) a combination of at least three of the following amenities: seating, water feature, landscaping, decorative paving or patterned concrete paving, sculptures and/ or other public art; *and*
 - (b) minimum five hundred (500) square feet in size or twenty five (25) percent of the total property square feet, whichever is greater, with public access and visibility from the street.

(3) Street trees.

- (a) Street trees are required along roadways classified as primary 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 tree shall be planted within twenty feet (20') of an intersection or within ten feet (10') of a fire hydrant (unless otherwise approved, in writing, by the fire chief), or within five feet (5) of underground utilities or a driveway (unless otherwise approved, in writing, by the public works director). 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.

(s) *Topography protection.*

- (a) In addition to any requirements for mass grading in the Kennedale City Code, applications for a grading permit in a Neighborhood Center Overlay 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.

- (t) *Prohibited uses.* Notwithstanding the underlying zoning district, the following uses are prohibited within this district, except that any use hereby prohibited within this district that is already in existence as a legal use at the time this district is adopted shall be considered a legal use as permitted by and in accordance with Sec. 17-428. In addition to the uses listed below, drive-throughs are prohibited within the Neighborhood Center overlay districts.

- (1) Auto Inspection Station
- (2) Auto Paint & Body Shop
- (3) Auto Parts Store
- (4) Auto Repair Garage
- (5) Auto Sales Lot
- (6) Boat Sales
- (7) Boat Storage
- (8) Building materials establishment with outside storage
- (9) Cabinet Shop
- (10) Car Wash
- (11) Contractor Yard
- (12) Farm Implement Sales
- (13) Golf Course
- (14) Gun Shooting Range
- (15) Gunsmith Shop
- (16) Heavy Equipment Sales
- (17) Large Retail Facility
- (18) Lumber Yard
- (19) Manufacture Homes Sales Lot
- (20) Mini-Warehouse
- (21) Movie Theater, drive-in
- (22) Nightclub or Dance Hall
- (23) Paintball Sports, Survival Games
- (24) Parking Lot, Commercial (for a fee)
- (25) Pawnshop
- (26) Private Club
- (27) Recreational Vehicle Sales
- (28) Restaurant, Drive-In
- (29) Service Station
- (30) Sexually Oriented Business

- (31) Taxidermist
- (32) Tool & equipment rental
- (33) Trailer sales & rental
- (34) Truck rental
- (35) Truck repair
- (36) Truck sales
- (37) Truck wash
- (38) Vehicular racing facility

- (u) *Uses by special exception.* When the following uses are permitted within the underlying zoning district, they are permitted within this district only by special exception. Any use prohibited within the underlying zoning district is also prohibited within this district.

- (1) Auto Rental (indoor display only; no outside storage or display and no repairs permitted; all vehicles for rent must be stored inside an enclosed structure meeting the standards of the overlay district, the underlying zoning district, and all other applicable codes and regulations)
- (2) Bowling Alley
- (3) Plant Nursery

SECTION 2.

Article VI, "Zoning", of Chapter 17, "Planning and Land Development", of the Code of Ordinances of the City of Kennedale is hereby amended by adding a new section, Section 17-420.2, "Urban Village Overlay District" to read as follows:

- (a) *Location of overlay district.* In addition to any other applicable regulations, the standards contained in this section shall govern the development of land and structures in areas identified in the comprehensive land use plan identified as Urban Village.
- (b) *Purpose and character.* The purpose of the Urban Village overlay district is to act as gateways into the "core" of Kennedale and to provide a high-intensity node of activity with a dense mix of residences and businesses in a walkable environment. The Urban Village overlay district is similar to the Neighborhood Center overlay district, yet larger and of a higher intensity. Buildings should be attached, multi-story structures oriented toward the street with no setback or shallow setbacks. Similar to the Neighborhood Center districts, frontage types within an Urban Village overlay district may be stoops, porches, storefronts, and arcaded walkways, but with building heights typically ranging from 3 to 5 stories. While Urban Villages should promote pedestrian circulation and access from nearby neighborhoods and areas, it can be expected that a significant number of visitors will access the urban village by car. A

“park once and walk everywhere” approach should be taken during the design phase of urban villages to enable convenient and pleasant walking.

- (c) *Applicability in event of conflict.* This section is to be superimposed in addition to the regulations applicable to any approved underlying (or base) district. The existence or use of any building or land in an overlay district shall be subject to the time limitations and amortization provisions set forth in this section and in sections 17-428 and 17-430. To the extent of any conflict between this section and any other provision in any city ordinance, the more strict provision shall prevail.
- (d) *Permitted underlying (or base) district.* Prior to the use of any land or building in the overlay district, a permitted underlying (or base) zoning district shall be approved in accordance with section 17-429 of the Kennedale City Code in addition to the overlay district. Permitted underlying zoning districts in the Urban Village Overlay district are “AG” Agricultural, “R-1” Single Family Residential, “R-2” Single Family Residential, “R-3” Single Family Residential, “C-0” Retail Commercial, “C-1” Restricted Commercial, “C-2” General Commercial.
- (e) *Definitions.* For purposes of this section, certain terms herein are defined as follows:

Frontage shall have the meaning established in Section 17-310 of the Kennedale City Code.

Frontage street means the street from which a primary building’s front setback is measured. This is usually also the street on which a building is addressed.

Primary building shall have the meaning established in Section 17-310 of the Kennedale City Code.

Primary entrance means the main point of access for a building. If the main point of access for employees is different than the main point of access for visitors, the primary entrance shall be the main point of access for pedestrians into a building.

Primary street means a street designed to higher standards for pedestrian-oriented building design and access, ensuring that the relationship between buildings, the pedestrian realm and the street enforce the desired character for the district. These streets shall have few, if any, gaps in the “street wall” and limit the frontage of off-street parking and service functions. For purposes of this section, Kennedale Sublett Rd, Little School Rd, New Hope Rd, and Dick Price Rd are considered primary streets. These streets are typically located on the perimeter of a

Neighborhood Village; new streets on the interior of a Neighborhood Village may also be designated as primary streets. The streets identified here as primary streets can instead be classified as secondary streets under the following conditions.

- (a) No new development under this code, which would create a street wall along a primary perimeter street, has already occurred or been permitted; *and*
- (b) Streets interior to a development will be built and classified as primary street in terms of this code; *and*
- (c) New primary structures built on property having access to the new interior primary street will be oriented to the new street and will be subject to the regulations for primary structures along primary streets.

Screening wall shall be defined as a solid fence or wall as described under *Screening (device)* under Section 17-431, “Definitions,” of Kennedale city code.

Screening wall break means a gap provided in a screening wall to allow passage of pedestrians, bicyclists, and other non-vehicle traffic.

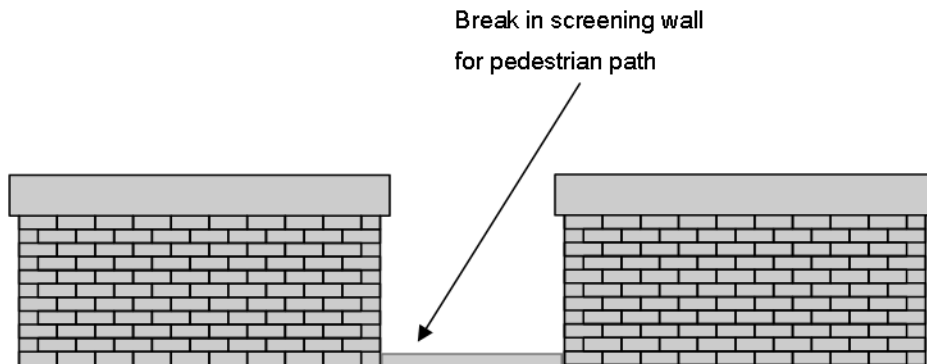


Illustration of break in screening wall.

- (f) *Building placement and height regulations.* Setbacks for the Urban Village Overlay district shall be as set forth in the following table. Conforming residential uses in existence or permitted for construction on or before the date this ordinance is adopted shall be considered conforming in terms of setbacks after this ordinance is adopted.

	Front (in feet)		Side (in feet)		Rear (in feet)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Residential	10	15	10	15	15 ¹	n/a

Residential corner lot	10	25	10, or as specified by Public Works design manual	40	15 ¹	n/a
Non-residential	10	15	10 ¹	n/a ¹	10 ^{1, 2}	20 ²
Non-residential corner lot	10	25	10, or as specified by Public Works design manual ^{1, 2} (whichever is greater)	45, unless otherwise specified by Public Works design manual ²	10 ^{1, 2}	20 ^{1, 2}

Additional requirements:

- (a) No structures are permitted within the 100-year floodplain.
- (b) 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.

¹ A thirty-five (35) foot minimum side and rear setback is required from adjacent properties with existing residential use not located within the Urban Village overlay district. The setback is required on any side abutting an existing residential use not located within the overlay district, where the use was in existence prior to adoption of this district.

² Additional setback may be required to accommodate fire lanes, easements, or other uses. The minimum and maximum setback requirements shall not supersede other safety or public health requirements of the Kennedale City Code that may require larger side or rear setbacks.

Building Height	
Minimum height	Maximum height
As specified in building code for 1-story buildings	3* (stories)
	50 (feet)
	* A height of 4 stories (65 feet) may be permitted through a conditional use permit, provided, however, that no 4-story building may be built adjacent to a lot with a residential structure existing prior to the date this code is adopted.

(g) *Lot size and lot coverage.*

Lot Size		
	Minimum	Maximum

Residential	5,000	15,000
Non-residential	5,000	40,000

Maximum Lot Coverage	
Residential	No maximum for lots less than 8,000 square feet Maximum 80% lot coverage for lots between 8,000 and 15,000 square feet
Non-residential	Minimum required to meet landscaping, parking, and other site requirements

(h) *Parking regulations.*

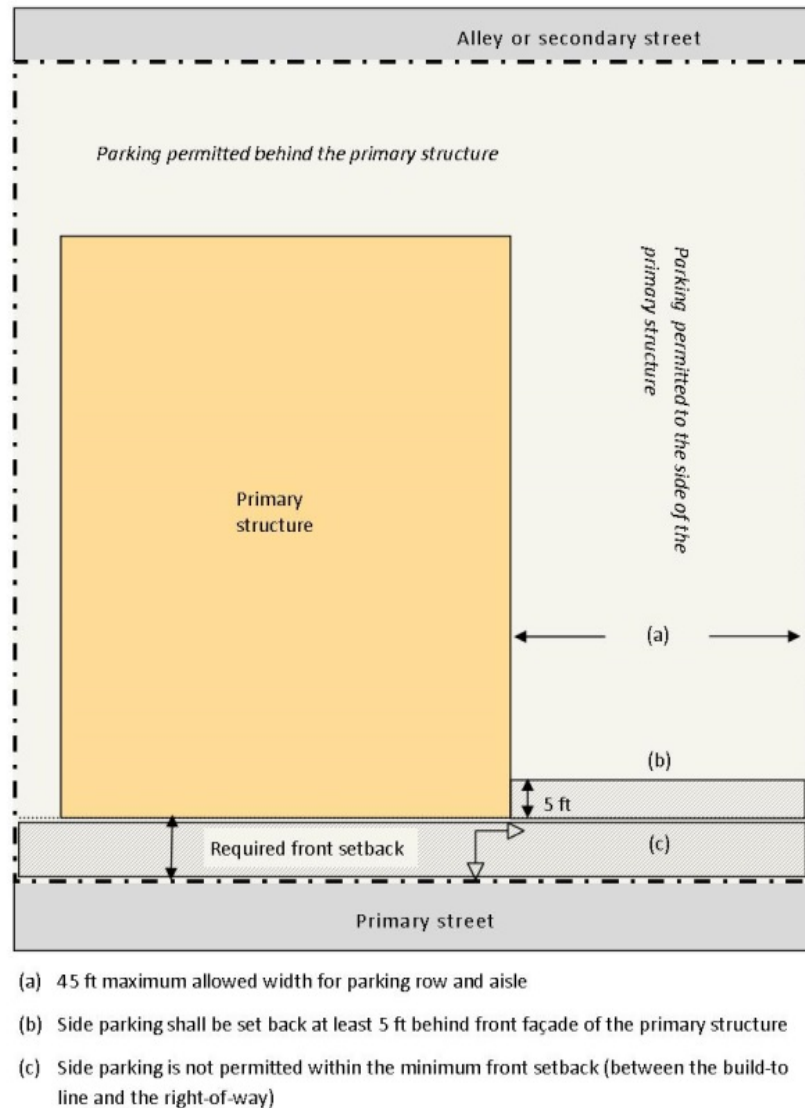
(1) All off-street parking created after the date this ordinance is adopted shall be located behind the main structure or to the side of the main structure. No off-street parking shall be permitted in front of the primary structure unless located within the public right-of-way. Parking located in the right-of-way shall not be permitted when it obstructs the flow of traffic on the street or creates a traffic hazard. Parking in the right-of-way shall not count toward the required minimum off-street parking amount unless approved by the City as part of a site plan.

(2) *Parking located to the side of a primary structure.*

(a) *Non-residential uses.* If off-street parking is constructed to the side of the primary structure, no more than forty-five (45) feet of the lot frontage (lot width) shall be used for off-street parking for non-residential uses, or the minimum width required for one row of standard parking (as required by the Public Works Design Manual) and the minimum width fire lane/drive aisle to meet fire code, whichever is greater. No part of the side parking area shall be within the required front setback.

- i) The Zoning Administrator is authorized to permit up to an additional ten (10) feet of the lot frontage to be used for off-street parking when requested, in writing, to permit construction of parking for irregular-shaped parcels where the shape of the parcel prohibits the construction of sufficient parking behind the main structure to meet the minimum parking requirements. However, the Zoning Administrator shall not permit additional lot width to be used for parking if the addition would result in more than fifty (50) percent of the lot width to be used for parking.

- ii) For parking located entirely behind the primary structure, there is no limit on the amount of lot width that may be used for parking.



(b) *Residential uses.* If off-street parking is constructed to the side of the primary structure, and no more than forty (40%) of the frontage of the lot shall be used for off-street parking. Off-street parking requirements shall be in accordance with the parking schedule found in section 17-421 hereof. Parking spaces for at least two (2) motor vehicles shall be provided in an enclosed garage for any single family dwelling constructed after the date of adoption of this section. A front entry garage is prohibited unless the vehicle entryway is screened from view from the front public right-of-way by the dwelling or other structure. For the purposes of this section, a porte-cochere shall constitute sufficient screening of a front entry garage provided the vehicle entryway of

the garage is located no less than eighty (80) feet from the front property line. Regardless of the orientation of the garage required by this section, any gate or door to a porte-cochere must be of wrought iron construction and must not screen more than twenty-five (25) percent of its entryway.

(3) *Number of parking spaces.*

(a) Minimum. For each permissible use in a Neighborhood center overlay district, all off-street parking shall be regulated in accordance with the table below.

Use Type	Minimum Number of Spaces Required
<i>Non-residential</i>	
Retail, restaurant, medical or dental office	1 per 300 square feet of gross building area
Office (except medical or dental)	1 per 400 square feet of gross building area
<i>Residential</i>	
Single family (attached or detached)	2 off-street spaces per unit OR 1 off-street space and 1 on-street space per unit (on-street parking must be provided within 200 feet of the primary structure) ¹
Multi family	1.5 per unit
<i>Live/work</i>	1.25 per unit of residential <i>and</i> 1 per 300 square feet of non-residential building area (gross)
¹ For each single-family (attached or detached) or live-work structure, an enclosed garage behind the primary structure shall be provided to accommodate at least the minimum required off-street parking spaces. Off-street parking for multi-family uses may be a mix of covered and uncovered parking, but all such parking shall be located behind the residential structures and screened according to the requirements of this code for parking and auto-oriented elements.	

(b) *Parking provided above the minimum requirements.* All parking provided in excess of the minimum required by city code shall be located behind the primary structure.

(c) *Lot area for off-street parking.* The area used for off-street parking may not exceed fifty (50) percent of the total lot area. Travel lanes serving the parking lot will count as part of the lot area used for parking spaces; travel lanes functioning primarily as drive lanes to reach the rear of the lot rather than as parking lanes (such as drive lanes along parking to the side of the

structure), however, will not count toward the lot area used for parking spaces.

(4) Where off-street parking areas for non-residential uses are located adjacent to a property with a residential primary use in existence before this overlay district was adopted, the off-street parking areas shall be screened in accordance with Sec. 17-425, except that breaks in the screening structure in accordance with Section 17-420.1(4) shall be provided, as needed, to accommodate pedestrian and cyclist connections across properties (if provided). Screening shall be maintained in good condition at all times.

(5) *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 twenty percent (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.

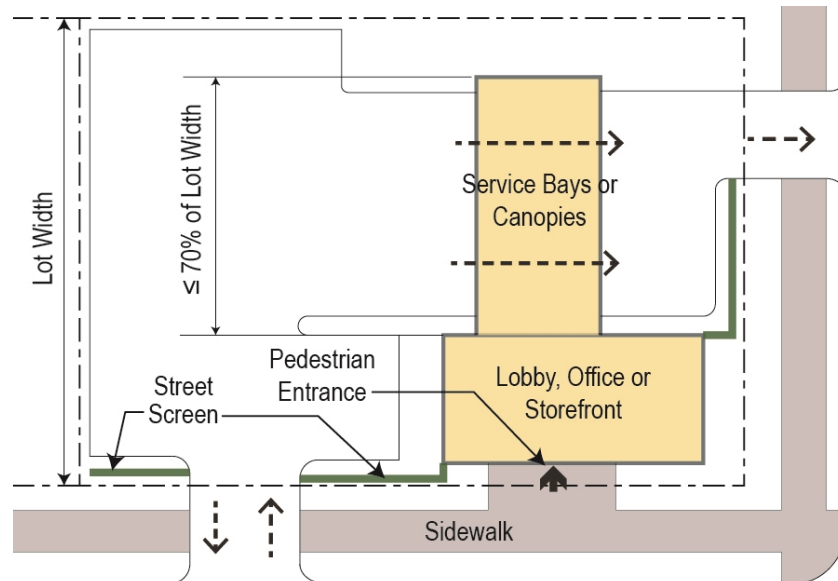
(6) *Bicycle parking.* Bicycle parking shall be provided for every non-residential use.

- a) *Parking amount.* Bicycle parking shall be provided at a minimum amount of five (5) percent 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).
- i) *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.

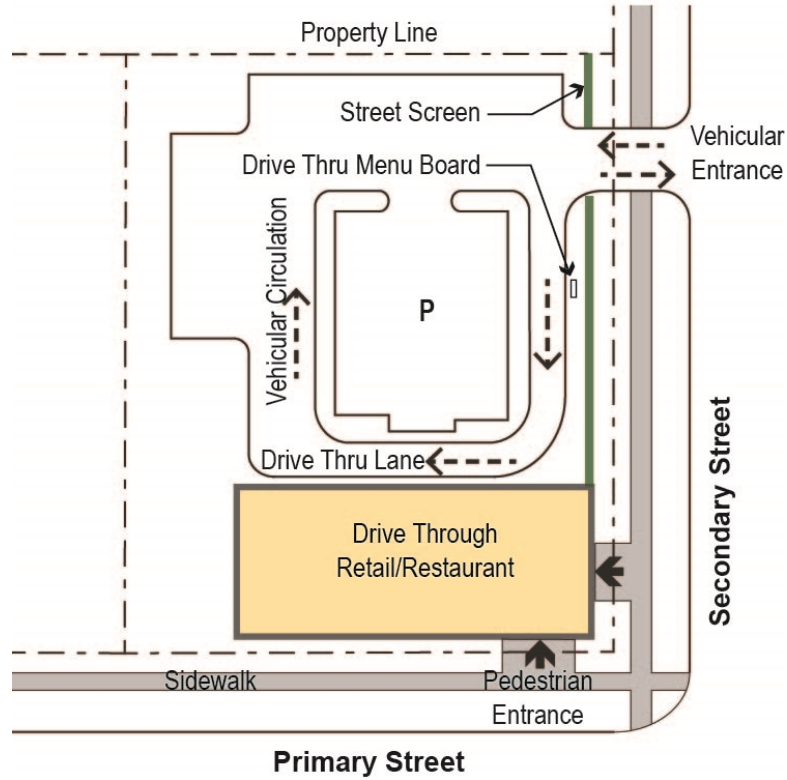
- ii) *Shared bicycle parking.* Up to two (2) bicycle parking spaces may be shared by different uses on a shared or adjacent site, but the parking facility must be located within a hundred (100) feet of the primary entry for the primary structure for each use.
- (h) *Blank wall limitation.*
 - (1) Blank walls longer than forty (40) feet are prohibited for all uses (residential and non-residential).
 - (2) For purposes of this district, “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 (4) feet in height from ground level and longer than forty (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.
- (i) *Glazing requirements.*
 - (1) For any primary structure, a minimum of twenty (20) percent and a maximum of sixty (60) percent of the primary façade shall have glazing. At least one other façade shall have a minimum of twenty (20) percent glazing on all floors.
 - (2) For non-residential uses, ground floor glazing on the primary facade shall have a maximum sill height of four (4) feet.
- (j) *Building orientation and disposition.* 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).
 - (1) Where permitted under Section 17-421 of the Kennedale City Code, drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located with frontage along any primary street. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3’ high street screen along all other frontages (see illustration below). The street screen shall be made up of (i) a living screen or (iii) a combination living and primary building material screen (see Section 17-425 of the Kennedale City Code and sub-section (l) of this ordinance for details).
 - (2) No more than seventy (70) of a lot’s frontage along a non-primary street may be dedicated to drive-through lanes, canopies, service bays, and other auto-related site elements. There shall be no such limitation along alleys and internal block frontages.
 - (3) All off-street loading, unloading, and trash pick-up areas shall be located internal to the site, along alleys, or along non-primary streets only. If a site has no frontage on a non-primary street or alley access, off-street

loading, unloading, and trash pick-up areas may be permitted along the side of a building or along a primary street.

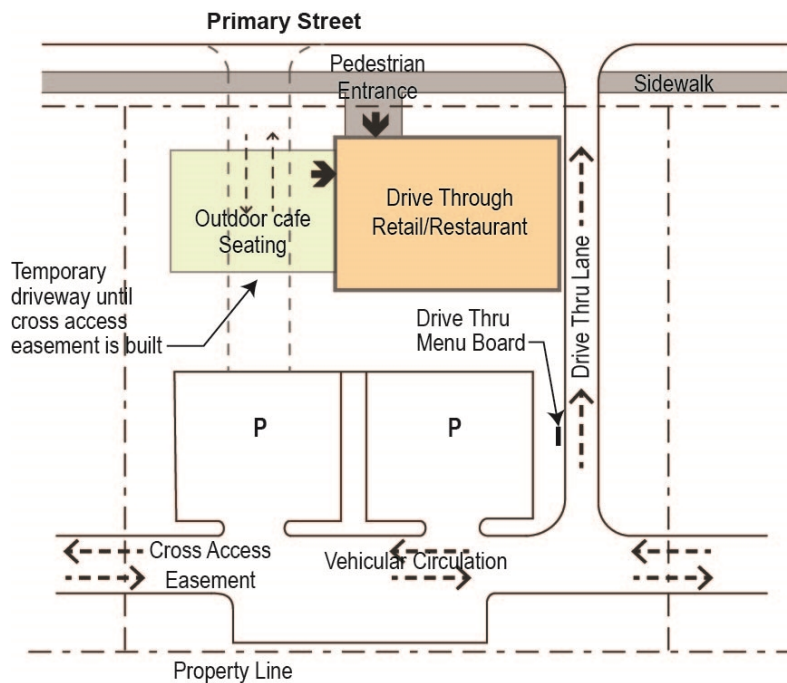
- (5) All off-street loading, unloading, or trash pick-up areas along any street frontage shall be screened as required by this section. Any use permitted with a conditional use permit shall be required to be screened as required by this section.



*Illustration: Image illustrating the appropriate design of auto-related site elements
(Gas stations, auto-service uses, and bank drive-throughs)*



*Illustration of the appropriate design of retail/restaurant drive-throughs
(Corner Lot)*



*Illustration of the appropriate design of retail/restaurant drive-throughs
(Interior Lot)*

- (k) *Outside storage regulations.* All outside storage, when permitted by the regulations of both the underlying zoning district and the overlay district, shall be regulated in accordance with section 4-226 of the City Code and any other applicable codes and regulations.
- (l) *Screening regulations.*
 - (1) *Screening for single family residential uses.* Screening shall be in accordance with Sec. 17-425.
 - (2) *Screening for all other uses.* Screening shall be in accordance with Sec. 17-425 except where otherwise regulated below.
 - (a) Garbage, refuse and trash collection/storage areas shall be screened by a masonry enclosure on three (3) sides. 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 shall be located behind the primary structure but shall not be placed within 35 feet of a residential use existing prior to the construction of a building intended for commercial use.
- (m) *Reserved.*
- (n) *Sign regulations.* The sign regulations set forth in chapter 17, article VII, "Signs," of this Code shall apply to all uses located in the Urban Village Overlay districts except where otherwise regulated.
- (o) *Loading dock regulations for new construction.* For each permissible use in an overlay district, all off-street parking shall be regulated in accordance with the regulations of section 17-424 of the Kennedale City Code.
- (p) *Sidewalks.* Notwithstanding the requirements of Sec. 17-243, sidewalks within this district shall be a minimum of six feet (6'). Where sidewalks are located next to the curb along a Kennedale Parkway, minimum sidewalk width shall be eight feet (8').
- (q) *Landscaping.* Landscaping shall be in accordance with Chapter 17. Article VIII. Landscape Standards of the Kennedale Code of Ordinances except where otherwise required below.
 - (1) Requirements for single family residential districts shall apply to single family residential (attached or detached), except that no part of any required front

yard for single family residential uses shall be paved, drip irrigation is required for all landscaping, and artificial turf shall be prohibited.

- (2) All other uses shall comply with the requirements in Chapter 17. Article VIII. Landscape Standards of the Kennedale Code of Ordinances, except the Zoning Administrator may substitute the requirements in Chapter 17. Article VIII. Landscape Standards of the Kennedale Code of Ordinances in lieu of one of the following - public park, courtyard, or public plaza that have:

- (a) a combination of at least three of the following amenities: seating, water feature, landscaping, decorative paving or patterned concrete paving, sculptures and/ or other public art; *and*
- (b) minimum five hundred (500) square feet in size or twenty five (25) percent of the total property square feet, whichever is greater, with public access and visibility from the street.

- (3) Street trees.

- (a) Street trees are required along roadways classified as primary 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 tree shall be planted within twenty (20) feet of an intersection or within ten (10) feet of a fire hydrant (unless otherwise approved, in writing, by the fire chief), or within five (5) feet of underground utilities or a driveway (unless otherwise approved, in writing, by the public works director). 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.

- (r) *Topography protection.*

In addition to any requirements for mass grading in the Kennedale City Code, applications for a grading permit in an Urban Village Overlay 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.

- (s) *Prohibited uses.* Notwithstanding the underlying zoning district, the following uses are prohibited within the Urban Village Overlay district, except that any use hereby prohibited within this district that is already in existence as a legal use at the time this district is adopted shall be considered a legal use as permitted by and in accordance with Sec. 17-428.

- (1) Auto Inspection Station
- (2) Auto Parts Store
- (3) Auto Sales Lot
- (4) Boat Sales
- (5) Boat Storage
- (6) Building materials establishment with outside storage
- (7) Cabinet Shop
- (8) Car Wash
- (9) Contractor Yard
- (10) Farm Implement Sales
- (11) Golf Course
- (12) Gun Shooting Range
- (13) Gunsmith Shop
- (14) Heavy Equipment Sales
- (15) Lumber Yard
- (16) Manufacture Homes Sales Lot
- (17) Mini-Warehouse
- (18) Movie Theater, drive-in

- (19) Nightclub or Dance Hall
- (20) Paintball Sports, Survival Games
- (21) Parking Lot, Commercial (for a fee)
- (22) Pawnshop
- (23) Private Club
- (24) Recreational Vehicle Sales
- (25) Service Station
- (26) Sexually Oriented Business
- (27) Taxidermist
- (28) Tool & equipment rental
- (29) Trailer sales & rental
- (30) Truck rental
- (31) Truck repair
- (32) Truck sales
- (33) Truck wash
- (34) Vehicular racing facility

(s) *Uses by special exception.* When the following uses are permitted within the underlying zoning district, they are permitted within this district only by special exception. Any use prohibited within the underlying zoning district is also prohibited within this district.

- (1) Auto Rental
- (2) Auto Sales (indoor display only; no outside storage or display and no repairs permitted; all vehicles for sale, storage, or display must be stored inside an enclosed structure meeting the standards of the overlay district, the underlying zoning district, and all other applicable codes and regulations)
- (3) Bowling Alley
- (4) Motorcycle Sales (indoor display only; no outside storage or display and no repairs permitted; all motorcycles for sale, storage, or display must be stored inside an enclosed structure meeting the standards of the overlay district, the underlying zoning district, and all other applicable codes and regulations)
- (5) Plant Nursery with outside sales, storage, or display

(t) *Uses by conditional use permit.* When the following uses are permitted within the underlying zoning district, they are permitted within this district by conditional use permit. Any use prohibited within the underlying zoning district is also prohibited within this district.

- (1) Large Retail Facility
- (2) Auto Repair
- (3) Auto Paint & Body Shop
- (4) Restaurant, Drive-In

(5) Any other permitted non-residential use with drive-through.

SECTION 3.

Article VI, "Zoning", of Chapter 17, "Planning and Land Development", of the Code of Ordinances of the City of Kennedale is hereby amended by renaming Section 17-420, "Overlay Districts" to read as follows:

Sec. 17-420. – Business 287 Overlay and Interstate 20/Loop 820 Overlay districts.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, Section 1, the penalty clause,

DRAFT: subject to change pending review by city attorney and city council

the publication clause, and the effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 9.

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

PASSED AND APPROVED ON THIS 16th DAY OF November 2015.

MAYOR

ATTEST:

CITY SECRETARY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2015

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

CASE # PZ 15-11 Public hearing and consideration of Ordinance approval regarding a request by Summit Custom Homes for a zoning change for 2.07 acres from "AG" Agricultural zoning district to "R1" Single family residential zoning district at 1033 – 1041 Swiney Hiatt Rd and 1149 Swiney Hiatt, legal description of Oliver Acres block 1 lot 5 and ½ of lot 4 and lot 6D, Kennedale, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: rezoning from "AG" to "R-1"

Location: north side of Swiney Hiatt

Applicant: Summit Custom Homes

Surrounding uses: single-family residential: Beacon Hill and Falcon Wood are across Swiney Hiatt, The Vineyard is directly behind one of the properties, and the larger lot single family homes on Collett Sublett are also nearby.

Staff Recommendation: approve

Background and Overview.

These properties are part of the Oliver Acres addition, originally dedicated in 1940. The properties are zoned "AG," which requires a minimum of 1 acre for development. The area is primarily single family residential. Summit Custom Homes has requested to rezone the properties in question from their current zoning of "AG" Agricultural to "R-1" Single Family Residential. Surrounding properties are zoned agricultural and single family residential (R-1, R-3, and The Vineyard PD).

A summary comparison of the development standards for each district is as follows: minimum lot area under AG zoning is 1 acre, whereas R-1 lots are required to be at least 1/2 an acre. A change in zoning would increase the potential number of lots from 4 to 8. Minimum lot width is smaller in AG districts than in R-1 districts, but minimum lot depth is the same in the two districts. Front and side setback minimums are the same in AG and R-1, but required rear setbacks are smaller in R-1 than in AG districts. The minimum living area for homes and the masonry requirements are the same in both districts.

Staff Review.***Compliance with the comprehensive land use plan.***

The comprehensive land use plan identifies this area as Neighborhood and Neighborhood Corridor (the immediate frontage along Swiney Hiatt is Neighborhood Corridor, while the bulk of the acreage is Neighborhood; see attached illustration). The Neighborhood district is intended to be residential in character; a full description of the character district is included with this report. R-1 zoning is in compliance with the character district description (or as close as any of our residential zoning districts can come to it).

The Neighborhood Corridor district is intended to provide commercial uses along particular roadways within the city. While this area may transition to including some commercial uses in the future, the kinds of commercial uses intended for the Corridor districts will need to develop over time as density increases in the area. At this time, a Neighborhood use is the most suitable development pattern for area.

Staff considers the requested zoning to be in compliance with the comprehensive land use plan.

Compliance with the strategic plan.

The strategic plan's recommendations are not applicable to this rezoning request.

Compliance with City Council priorities.

The Council has two priorities related to this rezoning request: (1) Enhance the Business Climate -- Increasing resident population was noted as part of enhancing the business climate; and (2) Balance the Tax Burden -- Creating higher density housing was identified as one way to balance the tax burden. The proposed rezoning increases potential density (reducing minimum lot size from 1 acre to ½ acre) and increases potential number of new residents while also maintaining the neighborhood character of the area.

Staff Recommendation.

The requested rezoning is in compliance with the comprehensive plan and Council priorities and does not conflict with the strategic plan. Staff recommends approval.

Action by the Planning & Zoning Commission.

The city code describes the Commission's role in requests for rezoning [in Sec. 17-429(e)]: after conducting a hearing, you shall report your recommendation to the City Council. You may recommend approval or denial (with or without prejudice), or you may postpone action on the request until a later date.

For your reference, sample motions are listed below.

- * I make a motion to recommend approval of Case PZ 15-11.
- * I make a motion to recommend approval of Case PZ 15-11, with the following changes to the ordinance {list changes}.
- * I make a motion to recommend denial of Case PZ 15-11.
- * I make a motion to recommend denial of Case PZ 15-11, without prejudice.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 15-11 ordinance	PZ 15-11 ordinance.pdf
2.	Neighborhood character district description	Neighborhood Character District (excerpt from comprehensive plan).pdf
3.	Future Land Use Plan	Kennedale_Future Land Use_11x17 3-28-12.pdf
4.	PZ 15-11 map of site	PZ 15-11 aerial (compressed) site of rezoning request.pdf

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED; REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE FROM "AG" AGRICULTURAL DISTRICT TO "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI, of the Texas Constitution and Chapter 9 of the Local Government Code; and

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

WHEREAS, Summit Custom Homes, which has a proprietary interest in said property being an approximately 2.07 acre tract in the J M Lilly Survey A-980, more particularly described as Oliver Acres Addition Block 1 Lot 5 and the east half of Lot 4 and Block 1 Lot 6D, Tarrant County, Texas, has filed an application to rezone the property from its present classification of "AG" Agricultural Zoning District to a "R-1" Single Family Residential Zoning District; and

WHEREAS, the City Council has determined that single family residential zoning is the most appropriate zoning district to facilitate the development of the property; and

WHEREAS, the requested zoning of "R-1" Single Family Residential Zoning District is in compliance with the comprehensive land use plan for the City of Kennedale; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 15th day of October 2015 and by the City Council of the City of Kennedale on the 16th day of November 2015 with respect to the zoning changes described herein; and

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

WHEREAS, the City Council does hereby deem it advisable and in the public interest to

amend the City's Zoning Ordinance as described herein.

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

SECTION 1:

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

An approximately 2.07 acre tract in the J. M. Lilly Survey A-980, more particularly described as Oliver Acres Addition Block 1 Lot 5 and the east half of Lot 4, Tarrant County, Texas as conveyed through a warranty deed filed with Tarrant County, Texas on June 11, 2010, instrument number D210140023, and a portion of Oliver Acres Block 1 Lot 6, Tarrant County, Texas, as conveyed through a warranty deed filed with Tarrant County, Texas on May 13, 2015, instrument number D215099944 ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, from of "AG" Agricultural Zoning District to a "R-1" Single Family Residential Zoning District.

SECTION 2.

The zoning districts and boundaries as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4.

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 5.

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale, Texas.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, including but not limited to all Ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

SECTION 10.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, the penalty clause, the publication clause, and the effective date clause of this ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 11.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED ON THIS 16th DAY OF NOVEMBER 2015.

APPROVED:

Mayor Brian Johnson

ATTEST:

City Secretary, Leslie Galloway

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney, Wayne K. Olson

Exhibit A
Legal Description

Tract 1

GE# ALPH79-67910000397 JT Alamo

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

ALL CASH

(State Bar of Texas form [2006] reproduced by word processor)

Date: April 30, 2010

Grantor: Karl Mitchell Killgore in his capacity as Independent Executor of the Estate of Mabel Beam Killgore, Deceased; Edgar Lewis Killgore; Francis Laverne Killgore Heath; Howard Cecil Killgore; Clyde Nolan Killgore; Gerald Don Killgore; and Karl Mitchell Killgore, Individually

Grantor's Mailing Address:

c/o Karl Mitchell Killgore
432 Arwine Drive
Hurst, Texas 76053

Grantee: John R. Crouch and wife, Sharon I. Crouch

Grantee's Mailing Address:

1702 Queensborough Drive
Arlington, TX 76015

Consideration: Ten and No/100-----Dollars and other good and valuable consideration.

Property (including any improvements):

Being the East one-half (1/2) of Lot 4, and all of Lot 5, Block 1, of OLIVER ACRES, an Addition to the City of Kennedale, Tarrant County, Texas, according to the plat thereof recorded in Volume 1383, Page 586 and 587, Plat Records, Tarrant County, Texas.

Reservations from Conveyance:

Notwithstanding anything contained in this deed to the contrary, Grantor hereby reserves for Grantor and Grantor's heirs, successors and assigns forever, all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Tract 2

EXHIBIT A¹

That certain portion of Lot 6, Block 1, Oliver Acres, a subdivision now in the City of Kennedale, Tarrant County, Texas, according to the Plat recorded in Volume 1363, Pages 566 and 567, Deed Records, Tarrant County, Texas, and being more particularly described as follows;

BEGINNING at an iron rod at the Southeast corner of said Lot 6, Block 1, Oliver Acres, said iron being in the West line of Collett Sublett Road, and in the North line of Swiney Hiatt Road;

THENCE West 210.0 feet along the North line of Swiney Hiatt Road, the Southline of Lot 6, to an iron rod for corner;

THENCE North 00 degrees 45 minutes East, 126.0 feet to an iron rod for corner;

THENCE East 210.0 feet along the South line of said tract described in Volume 6625, Page 322, Deed Records, Tarrant County, Texas, to an iron rod for corner in the West line of Collett Sublett Road also being the East line of said Lot 6;

THENCE South 00 degrees 45 minutes West, 126 feet along the West line of Collett Sublett Road, the East line of Lot 6, Block 1, to the Point of Beginning, and containing 0.61 acres of Land, more or less.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE
ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**



Hingham, Massachusetts



The Woodlands, Texas



Montgomery Farm, Allen, Texas

Neighborhood Village

These villages serve the surrounding neighborhood and community. They are smaller and less intense than Urban Villages. Uses should include a dense mix of residences and businesses. Neighborhood Villages should be very easily accessible by foot from the surrounding neighborhoods. Intensity of each Neighborhood Village will vary based on the surrounding context.

Sample Development Types:

- Townhome/Rowhouse
- Context-sensitive small-scale multifamily
- Neighborhood-serving retail and services
- Restaurant
- Café/coffee shop
- Community theater

Neighborhoods

This district is primarily residential in nature. Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services, such as those provided at Neighborhood Villages. The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

Sample Development Types:

- Single family
- Attached single-family
- Townhome/Rowhouse
- Accessory dwelling unit
- Cluster development
- Context-sensitive small-scale multifamily
- Clearly marked centers that include public gathering space, school, small park, or other civic use

Conservation Overlay

This area is intended to preserve the rural and cultural landscape of Kennedale and serve as a buffer between adjacent communities. This will provide a greenbelt gateway into Kennedale and help the city retain a geographic identity distinct from surrounding areas.

Sample Development Types:

- Conservation subdivision
- Agriculture
- Open space preservation

KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

- Town Center 
- Downtown Village 
- Urban Village 
- Urban Corridor 
- Neighborhood Village 
- Neighborhood Corridor 
- Neighborhoods 
- Employment Center 
- Light Industrial District 
- Park & Open Space 
- Conservation Overlay 
- Potential Commuter Train or
Park & Ride Station 
- Schools 

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

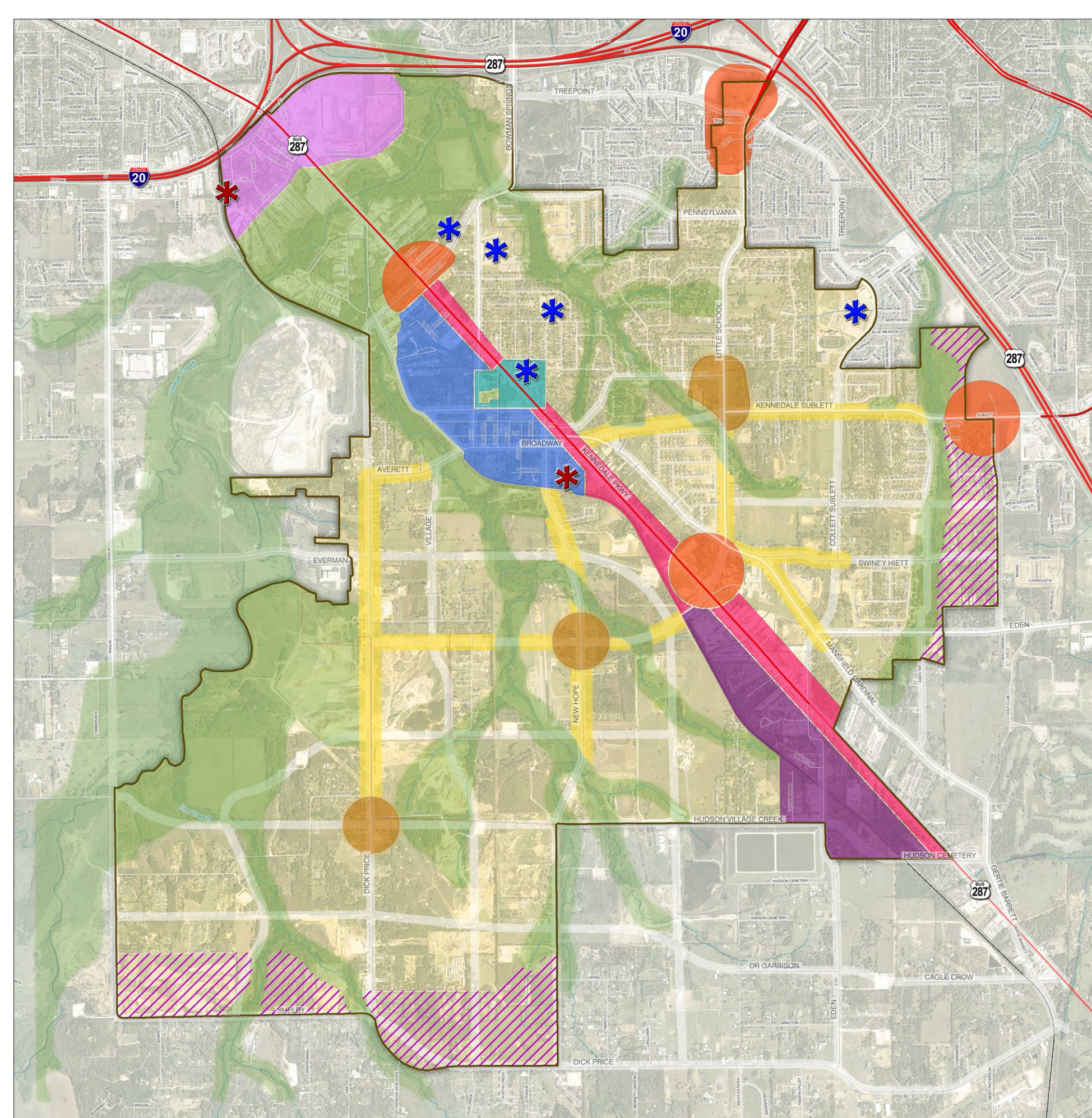
0 1,000 2,000 4,000 Feet



March 8, 2012



KENNEDALE
You're Here, Your Home



Parcel boundary data from the current Appraisal District

0 300 600

FALCON NEST

SWINEY HIATT

MANSEFIELD CARDINAL

TOWER

SUNRISE

LITTLE SCHOOL

287 BUS

Symbols

PZ 15-11: site of request

PZ 15-11: site of request

TOWER

TOWER

MANSELD CARDINAL

SWINEY HILL

DNIE

FALCON NEST

A vertical number line with tick marks at 0, 300, and 600. The word "Feet" is written at the top.

Parcel boundary data from the Tarrant Appraisal District