



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
April 19, 2018
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 providing an overview of the real estate development process and role of municipal planning and zoning authority (staff, boards and commissions, and City Council)
- B. Discuss any item on the regular session agenda

IV. EXECUTIVE SESSION

V. REGULAR SESSION

VI. CALL TO ORDER

VII. ROLL CALL

VIII. DECISION ITEMS

- A. Consider approval of the minutes from the March 15, 2018 Regular Meeting
- B. **CASE # PZ 18-01** to conduct a public hearing, receive comments, and consider approval on a request by Skorburg Retail Corp., for a Zoning change and Concept Plan for approximately 23.1 acres from "AG" Agricultural District to "PD" Planned Development District for a new neighborhood consisting of 92 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, 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

IX. 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.

X. 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 April 19, 2018, 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.



Jay Narayana, AICP
Interim Planning Director



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 19, 2018

Agenda Item No: WORK SESSION - A.

I. Subject:

Presentation providing an overview of the real estate development process and role of municipal planning and zoning authority (staff, boards and commissions, and City Council)

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 19, 2018

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 19, 2018

Agenda Item No: DECISION ITEMS - A.

I. Subject:

Consider approval of the minutes from the March 15, 2018 Regular Meeting

II. Originated by:

III. Summary:

Please see the attached minutes for your approval.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	Minutes_PZ_March15.2018	Minutes_PZ_March15.2018.pdf
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PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | March 15,
2018 CITY HALL COUNCIL CHAMBERS, 405
MUNICIPAL DRIVE WORK SESSION - 6:00 PM |
REGULAR SESSION – 7:00 PM

I. CALL TO ORDER

Mr. Chris Pugh, called the work session to order at 6:03PM

II. WORK SESSION

- A. Discuss the appointment of a temporary chairperson for this meeting
- Mr. Adkins mad the motion to vote for Mr. Chris Pugh as the temporary chair person, second by Mr. Medina. The motion passed with all in favor and none opposed.

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	VACANT		
3	Sheldon Gerron	X	
4	John Hivale		X
5	Kayla Hughes		X
6	Daniel Medina	X	
7	Chris Pugh	X	
8	Horace Young		X
9	Jadey James	X	

- B. Discussion of rain run-off across Danny Drive, in association with the proposed Hudson Village Business Park
- Mr. Adkins, provided a thumb drive with satellite photos and regular photos along Danny Drive, and of storm drains, washes outs along fences, creeks. Stating what direction the rain water flows causing lots of swamp like flood.
 - Mr. James, asked is it a flood plain area.
 - Craig Barns with Shield Engineering Group, advised there is a drainage study through FEMA. FEMA, is working to approve more area as a flood plain. FEMA intends/reviewing a future detention pond for this area. There is no date yet for this future development to restrict the flow of water.
 - Mr. Adkins looks like the city is taking the steps to have a solution in the future.
- C. Discussion of possible improvements to foliage conditions along Kennedale Parkway
- Craig Barns, with Shield Engineering Group, summarized by stating the Green Ribbon program funded by TXDOT it pay 100% provided the city provides the plans. TXDOT bid the project and did construction. City to be responsible to keep plants alive. They also provided

sidewalk funds through the Regional Toll Road project grant, also reviewed and approved by TXDOT. RTR sidewalk that is out there now. This was provided by grants through TXDOT.

- Mr. Adkins, provided handouts for the Visibility at Intersections guidelines. Stated the plants are obstruction to enter the parkway.
- Craig Barns, the triangles that have the stop bars, pedestrians first then cars. Need to discuss about adding 2 stops bars but could be confusing. Kennedale Pkwy will have to be run through TXDOT regarding any pavement changes.
- Mr. Adkins, some intersection you cannot pull out as much before getting hit.
- Mr. Medina, why not cut the plants down 3 ft and trim the shrubs
- Mr. Barns, the city does have the ability to cut down maintained agreement is to keep them alive.
- Mr. James, if city is telling property to maintain them what will TXDOT
- Mr. Larry Hoover, property owners are responsible to maintain, city responsible what was planted along the parkway.
- Mr. James, property were told to maintain like grass or any debris
- Mr. Adkins, showed photos of interception with trees, shrubs.
- Mr. Hoover, the visibility at intersections guidelines is for sub-divisions not for state highways.
- Mr. Pugh, discussed that the stop bars were moved back and suggest a video on city website to educate the residence that you have more
- Mr. Adkins, could we have protected left turns
- Mr. Hoover, through YAC program create a video to advise how to move forward on the intersection to make a left turn.
- Mr. James, who is liable if someone loses a loved one during the interception turning left.
- Mr. Hoover, the city is maintaining the bushes, plants,
- Mr. Medina, we don't have a normal maintenance program
- Mr. Hoover, we try to maintain with bushes along the school, bank, but there is 5 full times guys to cut and maintain the plants, plus the parks, and city buildings
- Mr. Barns, trying to figure out how to address these issues
- Mr. Adkins, advised he sent out surveys suggested the board open the sealed envelopes to see what the business property owners have to say
- Ms. Narayana, suggested that the city move forward with a solution with the street scape project.
- Mr. Pugh, suggested that the letters be reviewed at a later time.

D. Discuss any item on the regular session agenda

Mr. Adkins, motion to end work session, second Mr. Medina all in favor passed.

Mr. Pugh closed the work session at 6:57PM

III. EXECUTIVESESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 (2), consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

IV. REGULARSESSION

V. CALL TO ORDER

Mr. Chris Pugh, called the regular session to order at 7:01PM

VI. APPOINTMENT OF TEMPORARY CHAIRPERSON

- A. Consider appointment of a temporary chairperson to preside over this meeting

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	DANIEL MEDINA	X	
3	Sheldon Gerron	X	
4	John Hivale	X	
5	Kayla Hughes		X
6	Daniel Medina	X	
7	Chris Pugh		
8	Horace Young		X
9	Jadey James	X	

Mr. Hivale was not present for the work session, but was present for the regular session.

VII. DECISIONITEMS

- A. Consider approval of the minutes from the February 20, 2018 regular meeting
 - JD, motion 2nd LA, passed in favor
- B. **CASE # PZ 18-01** to conduct a public hearing, receive comments, and consider approval on a request by Skorborg Retail Corp., for a Zoning change and Concept Plan for approximately 23.1 acres from “AG” Agricultural District to “PD” Planned Development District for a new neighborhood “Good Estates” consisting of 96 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas.
 1. Staff presentation
 - Ms. Narayana presented a summary of the rezoning and concept plan request, advised the board members the request to change the zone for residential use from AG to PD, for single family residential, recommendation is to approve the change. Advised city has had no responses regarding the proposed change by surrounding neighbors.
 2. Applicant presentation
 - Mr. Rich Darragh, advised the board members the location of the proposed development. Brought in 50 and 60 size lots and was able to contact the owner to the east of the development. Final concept 66 lots 50x125 and 30 lots 60x125 total of 96 lots. Will have a trail and open space, and parks. Side setbacks met with chief and he was good with 10 between each home. Applicant is looking into basketball court/ soccer field within the open space/park areas. Trees to canopy and street light options per Oncor regulations. Also, to include a curved road instead of a straight road.
 - Mr. Hivale, how was the price suggested, not by the square footage, suggested why not have the higher end home on one side of the development and the lower end homes on the other side of the development.
 - Mr. Darragh, according to the market value
 - Mr. Pugh, the consumer is responsible to decide or choose what type of home they want to purchase
 - Ms. Narayana, advised the board it’s a market driven development, they are within the PD guidelines and the city ordinance.
 - Mr. Adkins, house 5ft on the lot line is not ideal and the closeness

- between the houses is also something that concerns
 - Mr. Hivale, higher density development next to lower density development may be a dilemma for the city and if there is any market for smaller lot residential development in Kennedale.
 - Mr. Darragh, advised this would not be a dilemma at all according to other cities and their market analysis indicates there is demand for smaller lot, low maintenance, but quality homes.
 - Mr. Adkins, difference between other cities and our city we are restricted on expanding our territory.
 - Ms. Narayana, vision for the comprehensive plan was done in 2012. Comprehensive Plan expresses a goal of balance between different land use types and housing types. This is a guiding philosophy of the city by the comprehensive plan
 - Mr. Hivale, 2012 any type of numbers that will prove the need to increase.
 - Ms. Narayana, residential cannot sustain alone you need commercial
 - Mr. Pugh, must look at the current comprehensive plan and not debate about the viability of the comprehensive plan policies themselves
3. Public hearing
- Mr. Mark Daniel, 1152 Kennedale Sublett Rd. – move in 1969, not complete opposed. Concern paster line and there tanks, ponds, we have cayotes, birds and nature. Traffic is hard during school times. Police deserve a new police department, a new junior high school. Not opposed if it's going to help the city.
 - Mr. Bob McLellan, 1106 Sublett Rd, - not opposed to the development but opposed to the small houses. There is a little country and space between houses in the city. Traffic of 200 plus more will create more concern during school hours. Will have drainage to the pond and would like written proof that the development will not change the drainage to his property. Prefer the open space able to see other than roof tops. Like to have space and address the nature.
4. Applicant response
- Mr. Darragh, regarding the schools, Patterson will be passed for the subdivision. Having open land is desired by everyone, but the Good family and White family want to sell and we are the buyers for the property. Traffic - hoping to improve traffic with infrastructure and addressing a critical linkage in the Master Thoroughfare Plan. Drainage comes off the property has to stay the same way. Putting a drainage system in the Kennedale Sublett.
 - Mr. James, storm drains will be on the development.
 - Mr. Darragh, drainage- any water will still going off the property with retention or detention ponds. All pipes going to Kennedale Sublett
 - Mr. Pugh, will still get same amount of water cannot take away or add more
 - Mr. Medina, want to bring more commercial to the city but change needs to happen
 - Mr. Hivale, is the first farm being developed, with this project is going to do away with the country setting.
 - Mr. Darragh, this is the final plan presented
5. Staff response and summary – no follow up

6. Action by the Planning & Zoning Commission

- Mr. Adkins, to make a motion to table the decision, second by Mr. Gerron, passed in will all in favor none opposed.

VIII. VISITOR/CITIZENS FORUM

Ms. Karen Neng, 1402 Peggy Lane – not opposed to building, opposed to 96 homes being built. We have nature with country setting. She stated she would like to see bigger lots.

IX. ADJOURNMENT

Mr. Hivale made a motion to adjourn, second by Mr. James the motion was passed with all in favor. The regular session adjourned at 8:20P

I. SUBJECT

CASE # PZ 18-01 to conduct a public hearing, receive comments and consider approval on a request by Skorburg Retail Corp., for a Zoning change and Concept Plan for approximately 23.1 acres from "AG" Agricultural District to "PD" Planned Development District for a new neighborhood consisting of 92 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas.

II. PREVIOUS ACTION

At the March 15, 2018 Planning and Zoning Commission regular meeting, the P&Z held a public hearing on Case # PZ 18-01 and tabled the decision on the zoning change and concept plan request to allow the applicant to modify the concept plan based on adjoining property owner and Planning and Zoning Commission input.

The applicant has modified the original concept plan from the proposed 96 single-family residential lots to 92 single-family residential lots by changing some of the perimeter lots to the northern and the southern edges of the development to 60' wide lots (as opposed to the 50' wide lots in the original proposal).

III. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from AG to PD for a Single-Family residential neighborhood of approximately 92 lots on 23 acres.
Applicant	Rich Darragh (on behalf of Skorburg Retail Corp.)
Location	1118 and 1132 Kennedale Sublett Road (lots 4-R & 5-R, Kennedale Addition, Tarrant County, Texas)
Surrounding Uses	Primarily single family residential
Surrounding Zoning	AG, R2, PD-R3, PD-109, R3, R1
Future Land Use Plan Designation	Neighborhood and Neighborhood Corridor
Staff Recommendation	Approve

SUMMARY OF CONCEPT PLAN AND PD REGULATIONS

The purpose of this request is to seek approval of a Zoning Change and Concept Plan from "AG" Agricultural Zoning District to "PD" Planned Development District. The applicant is requesting a PD designation which allows an applicant to tailor development standards to a specific project subject to the approval standards in Chapter 9 of the UDC.

Typically, Planned Development districts are proposed by developers if they subject property has unique characteristics or geography that makes a standard residential zoning district inefficient or inflexible to address the unique subdivision layout or design challenges. Development standards for a specific PD district are proposed by an applicant and reviewed against the city's standards for a PD and approved by the P&Z and City Council if they meet the intent, guidelines, and standards in the City's UDO and Comprehensive Plan.

SITE DATA SUMMARY	
Existing Zoning	"AG" Agricultural
Proposed Zoning	"PD" Planned Development
Proposed Land Uses	Single-Family Residential
Gross Acreage	23.1 acres
Number of Residential Lots	92 lots
Gross Density	4.0 dwelling units/acre
Open Space Acreage	3.37 Acres
Open Space Percentage	14.5%

The following table provides a summary comparing the development regulations for the R3 Zoning District and proposed PD Regulations.

Spatial Requirements		R-3 Residential District	Proposed PD Standards	
			Lot Type A	Lot Type B
Lots				
Min. Area (s.f.)		8,750	6,000	7,200
Min. Width (feet)		80	50	60
Min. Depth (feet)		100	120	120
Max. Impervious (%)		50	65	65
Setbacks				
Min. Front (feet)	Primary	30	20	20
	Secondary	15	15	15
Min. Side (feet)	Total	20		
	Least	8	5	5
Min. Rear (feet)		15	10	10
Principal Buildings				
Max. Height (feet)		40	40	40
Max. Stories (number)		2.5	2.5	2.5
Min. GFA (s.f.)		1,250	1,800	1,800
Min. Masonry (%)		80	80	80
Accessory Buildings				
Max. Number		1	1	1
Max. Size (% of rear yard)		10	10	10
Max. Height (feet)		15	15	15
Max. Stories (number)		1	1	1
Min. Side Street Setback (feet)		-	-	-
Min. Side Setback (feet)		8	5	5
Min. Rear Setback (feet)		8	5	5
Min. Setback from Principal Bldg. (feet)		5	5	5

ACTION NEEDED

- A. Conduct a Public Hearing
- B. Consider approval of a zoning change and concept plan

ATTACHMENTS

- A. Background Information
- B. Staff Review
- C. Location Map
- D. Surrounding Property Owners Map and Responses
- E. Public Notification
- F. Proposed Concept Plan
- G. Proposed PD Ordinance 640

III. ATTACHMENTS

A. BACKGROUND INFORMATION

The subject property is located just south of the roundabout at Kennedale Sublett Road and Wildcat Way. It is composed of two currently undeveloped tracts and is designated in the City's future land use plan for neighborhoods. Current zoning of the property is AG Agricultural District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

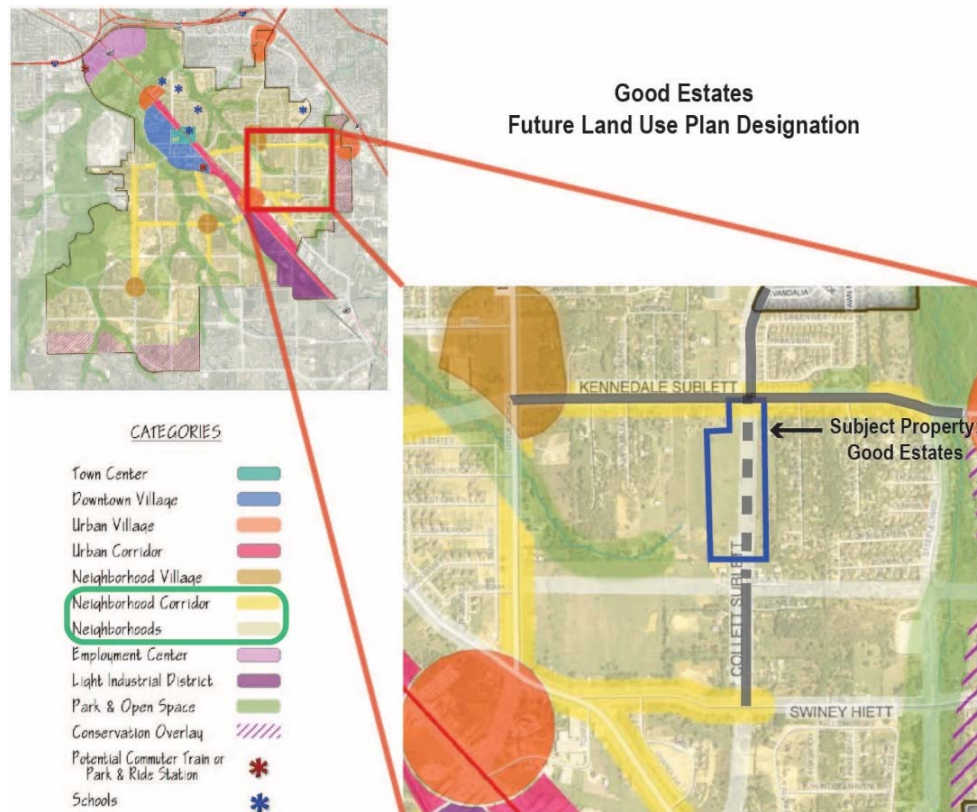
The subject property is surrounded by mostly residential uses. To the northeast along Kennedale Sublett Road is the established neighborhood of Rolling Acres Addition (zoned PD 109). To the north is the site of Covenant Life Baptist Church (zoned PD-R3). Immediately to the west are large residential/agricultural properties (zoned AG) and to the east, there is one large residential parcel and the neighborhood along Peggy Lane (Glenn Oaks Addition) (zoned R2). Immediately to the south is the neighborhood along Collette Sublett Road (Oliver Acres Subdivision) (zoned a mix of AG, R1 and R3).

B. STAFF REVIEW

COMPREHENSIVE LAND USE PLAN

The property is located in an area designated for Neighborhood and Neighborhood Corridor.

As mentioned above, the subject property at 1118 and 1132 Kennedale Sublett Road consists of two tracts under separate ownership. The entire area is designated as Neighborhood and Neighborhood Corridor along Kennedale Sublett Road.



The comprehensive plan describes the Neighborhood and Neighborhood Center designations as follows.

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

Neighborhood Corridor

Neighborhood corridors assume a lower level of density and intensity than urban corridors, but still identify an area where residents can come together to shop, eat, socialize, and relax in a walkable environment; thereby experiencing increased quality of life. Boulevard and Avenue are the typical roadway types for these corridors (see Chapter 6).

Sample Development Types:

- Restaurant
- Professional office
- Retail
- Service
- Corner Store
- Café/coffee shop
- Townhome/Rowhouse
- Context-sensitive small-scale multifamily

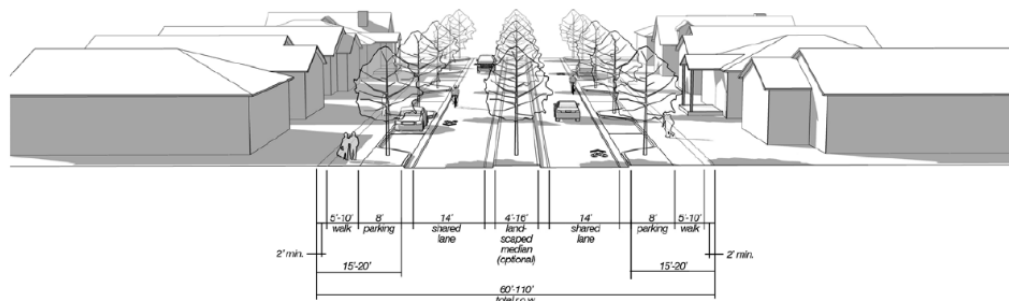
RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The proposed plan for the neighborhood implements the key principles of the Comprehensive Plan that prioritizes creating a Connected City and enabling Economic Prosperity.

Principle #1 Connected City: Traffic congestion, health, social engagement, and natural resources are all issues that are impacted by a city's level of connectivity. Having a well-connected street system allows traffic to disperse so that traffic is not forced to a few major arterials, resulting in congestion. Additionally, incorporating facilities to enable walking and bicycling will provide our residents with opportunities to exercise, interact with one another, and experience the surrounding natural and built environment.

Specifically, the proposed development connects Kennedale Sublett Road to the south to Collette Sublett Road and provides an important link in the city's thoroughfare network. This street is designated as an Avenue in the Comprehensive Plan.

avenue (example)



Principle #2 Economic Prosperity: Kennedale's location as a first-tier suburb in close proximity to Fort Worth provides opportunities for the city's economy to flourish. In essence, this principle is about making sure economic prosperity is achievable for every resident, as well as diversifying and expanding Kennedale's economy through sustainable business growth.

- **Goal: Promote Access to Housing:** The 1949 Housing Act promised a "decent home ... for every American family." This necessitates providing housing options for people of varying financial means and residential preferences including providing the regulatory framework and developer support for quality housing for residents.

Specifically, the proposed development provides for a housing type that is not in abundance in Kennedale. This includes quality homes on smaller than typical lots in Kennedale and organized in a compact manner together with the provision of parks, open space, and pedestrian amenities.

ADDITIONAL FACTORS TO CONSIDER: UDC REQUIREMENTS AND PD CONCEPT PLAN

UDC Chapter 9: The UDC Chapter 9 provides the following guidelines and standards for consideration of PD zoning districts in the city:

9.1 B Purpose. The PD rezoning process is provided as a design option to allow for one (1) or more of the following:

1. Encourage innovation in land development in terms of variety, design, layout, and type of structures constructed;
2. Promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use, and utilities;
3. Encourage the adaptive re-use of significant or historic buildings;
4. Provide the opportunity to mix compatible uses or residential types;
5. Preserve and protect significant natural features, open space, and cultural/historic resources;
6. Ensure that new development is consistent with the character of the community;
7. Promote efficient provision of public services and utilities;
8. Minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation;
9. Encourage development of convenient recreational facilities; and
10. Encourage the use and improvement of land where site conditions make development under conventional zoning difficult or less desirable.

(items marked in green above indicate the goals that the proposed development meets per staff's review and assessment.)

9.1 C. Design Flexibility. The PD process and standards provide for flexibility in design and permit variation of the specific spatial requirements on the basis of the total PD plan, subject to the approval of the PD by the City Council in accordance with the requirements set forth in this article. A PD shall not be sought primarily to avoid the standards and requirements of other zoning districts.

In addition, the UDC also requires that PD districts provide at least four (4) of the following site design elements that could not be attained through a conventional zoning districts:

1. Mixed-use development with residential and non-residential uses, or a variety of housing types;
2. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
3. High quality architectural design beyond the site plan requirements of this article;
4. Extensive landscaping beyond the site plan requirements of this article;
5. Preservation, enhancement, or restoration of natural resources (trees, slopes, wetland areas, views, etc.);
6. Preservation or restoration of significant or historic resources;
7. Provision of open space or public plazas or features;
8. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);
9. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
10. Shared vehicular and pedestrian access between properties or uses;
11. Mitigation to offset impacts on public facilities (such as street improvements); or
12. Significant use of sustainable building and site design features such as: water use reduction, water efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality, or other elements identified as sustainable by established groups such as the US Green Building Council (LEED) or ANSI National Green Building Standards.

(items marked in green above indicate the site design elements provided by the proposed development meets per staff's review and assessment.)

UDC Chapter 27: Chapter 27 of the UDC also provides procedures Planned Developments including requirements for minimum spatial standards (based upon a base zoning district – R-3), any variations to these minimal spatial standards and justifications for the same, and a PD Concept Plan.

Per 27.2.C, in reviewing any variations to the standards in the base zoning districts, the P&Z and City Council may consider one or more of the following criteria:

1. Whether the development preserves the best natural features of the site;
2. Whether the development creates, maintains, or improves habitat for wildlife;
3. Whether the development creates, improves, or maintains open space for residents;
4. The extent to which the development enhances the views into the site as well as the view from dwellings to be built on site; and
5. The extent to which the development results in a better development, consistent with the purposes of the PD per Section 9.1 and the recommendations of the City's Comprehensive Plan.

(items marked in green above indicate the criteria the proposed development meets with respect to its request for variations to the base spatial standards per staff's review and assessment.)

PD Concept Plan: The PD Concept Plan shall be reviewed and approved as part of the zoning change request. The applicant has provided the PD Concept Plan and Development Regulations (Attachment E and F of this Staff Report).

Of specific consideration is the property to the immediate east (JM Estes Addition Lot 3A1) located at 1150 Kennedale Sublett Road. This adjoining property is approximately 4 acres in size and is immediately adjacent to another platted subdivision (Glenn Oaks Addition). The property's long and narrow configuration and only access along Kennedale Sublett Road limit its future potential for subdivision or incorporation into a new neighborhood layout. The applicant has been requested to contact this adjoining property owner to explore the feasibility of coordinating development in order to maximize the development opportunity and resulting tax base potential to the city.

Another consideration is the Thoroughfare Plan connection along Collette Sublett Road that would create a direct connection between Kennedale Sublett Road and Swiney Hiatt Road. Given the potential to induce speeding and cut-through traffic, staff recommends certain traffic calming measures to be implemented to make the street safe for all users of the roadway --residents, bicyclists, pedestrians, and motorists. The applicant has proposed street neckdowns (chicanes) to 22' of pavement width at three different locations to address this concern.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ACTION BY THE PLANNING & ZONING COMMISSION

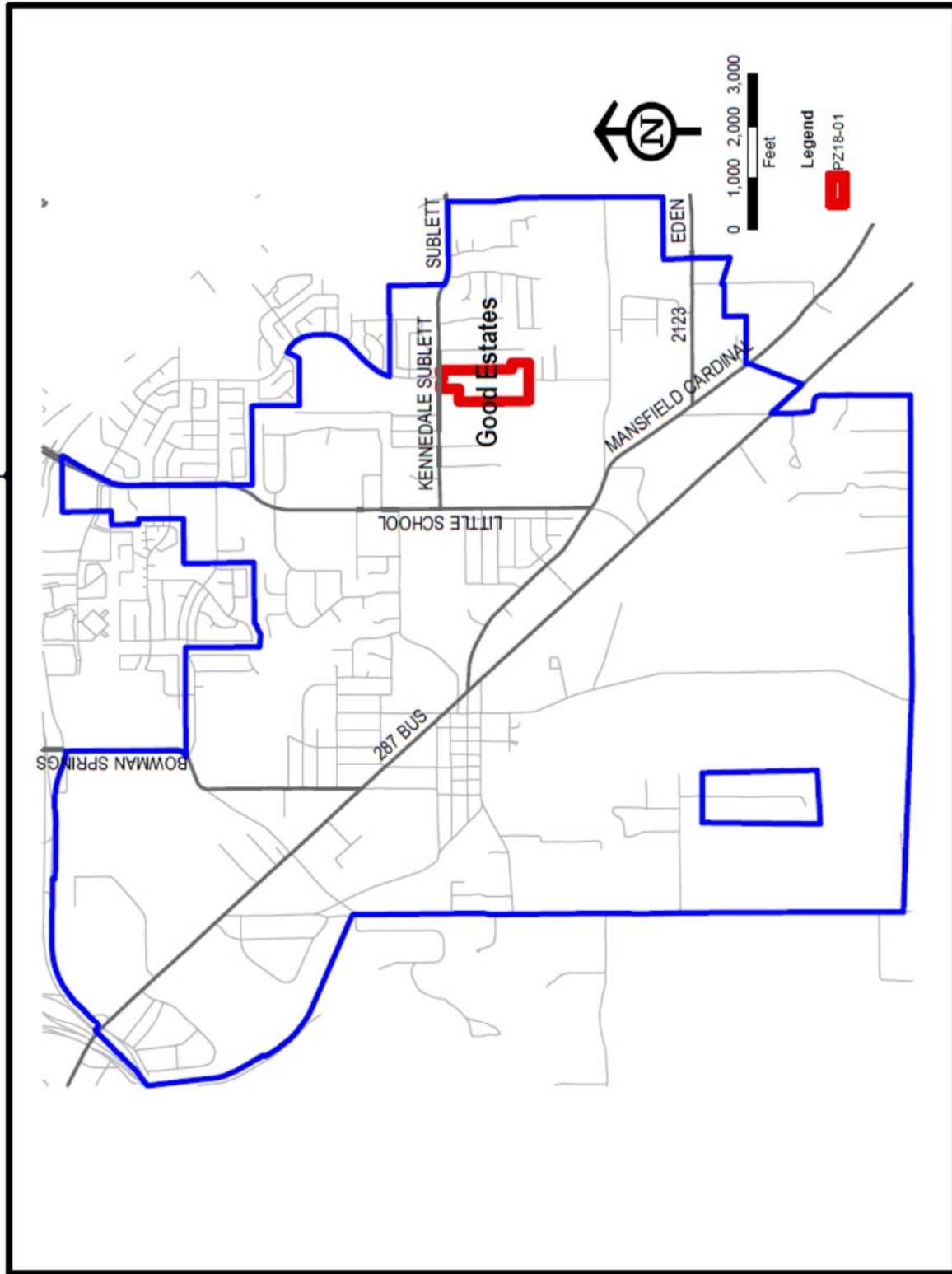
Public Hearing: Conduct a Public Hearing to gather input from the staff, applicant and the public.

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning and concept plan.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning and concept plan with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

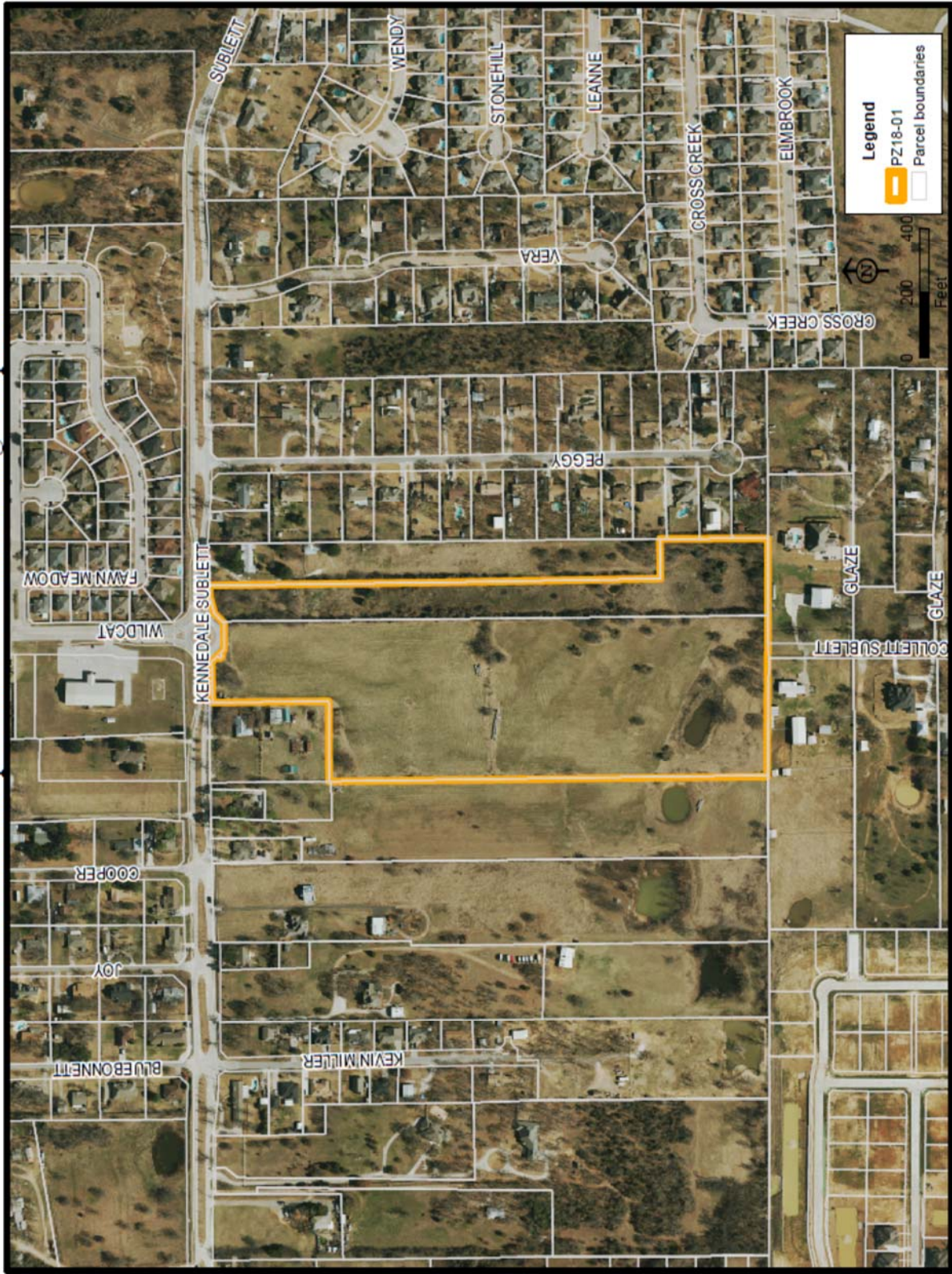
PZ 18-01: Location Map



Note: for informational purposes only. Lot boundaries shown are approximate only.

Parcel data from TAD. Aerial from NCTCOG

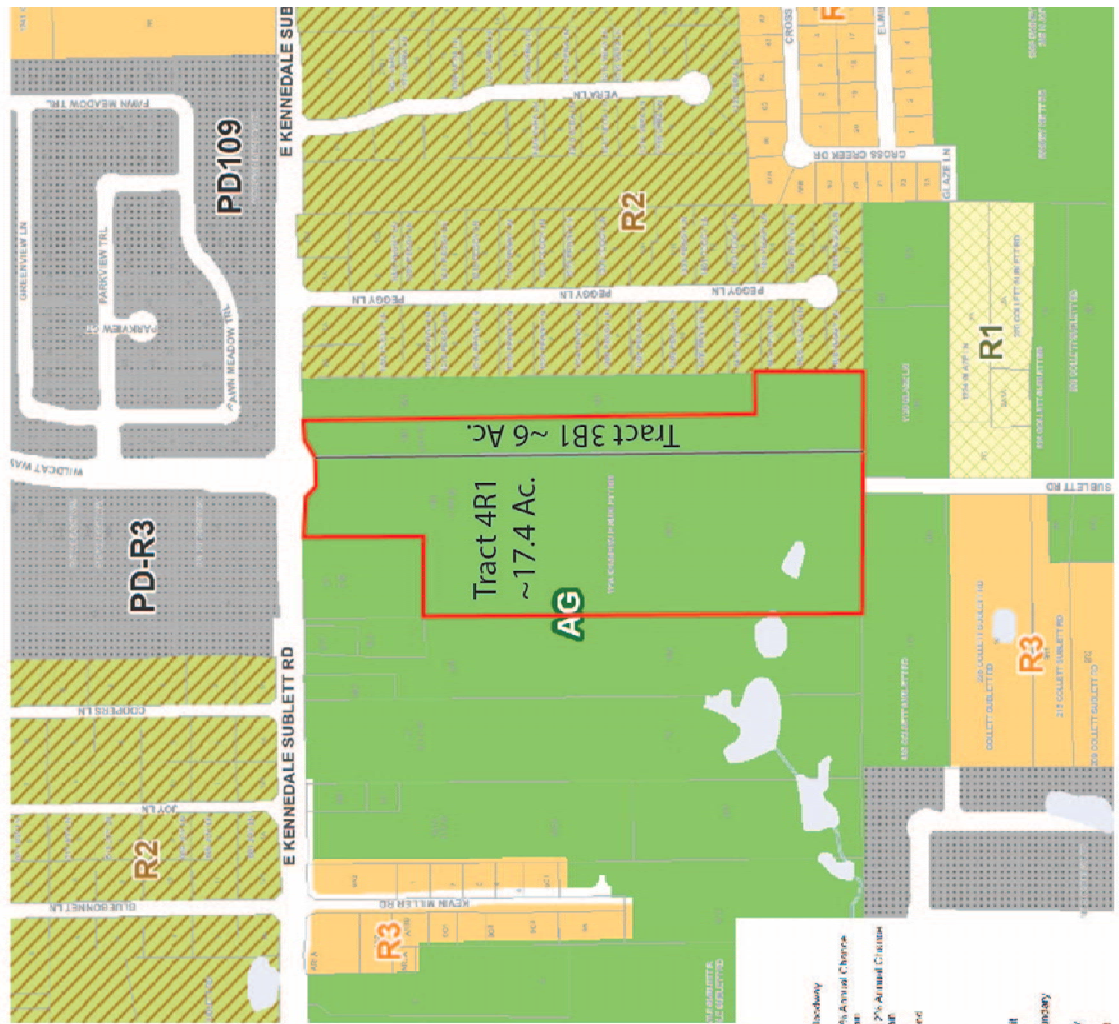
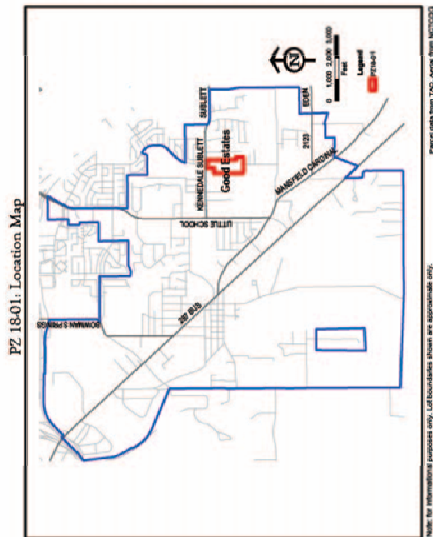
PZ 18-01: Request for PD Rezoning Request



Note: for informational purposes only. Lot boundaries shown are approximate only.

Parcel data from TAD. Aerial from NCTCOG

**PZ 18-001 Good Estates
Zoning of Surrounding Property**



EXISTING ZONING MAP

Legend

Districts:

- Old Town, Shaw District 3 (OT-3)
- Old Town, Shaw District 4 (OT-4)
- Westport Commercial District (W-C)
- Recreation, Commercial and Industrial (C-I)
- General Commercial District (G-C)
- Industrial District (I)
- Employment Center (E-C)
- Planned Development District (P-D)
- Leisureland, Airport (L-A)
- Business, Port and Industrial (B-P-I)
- Overlook District

Existing Zones:

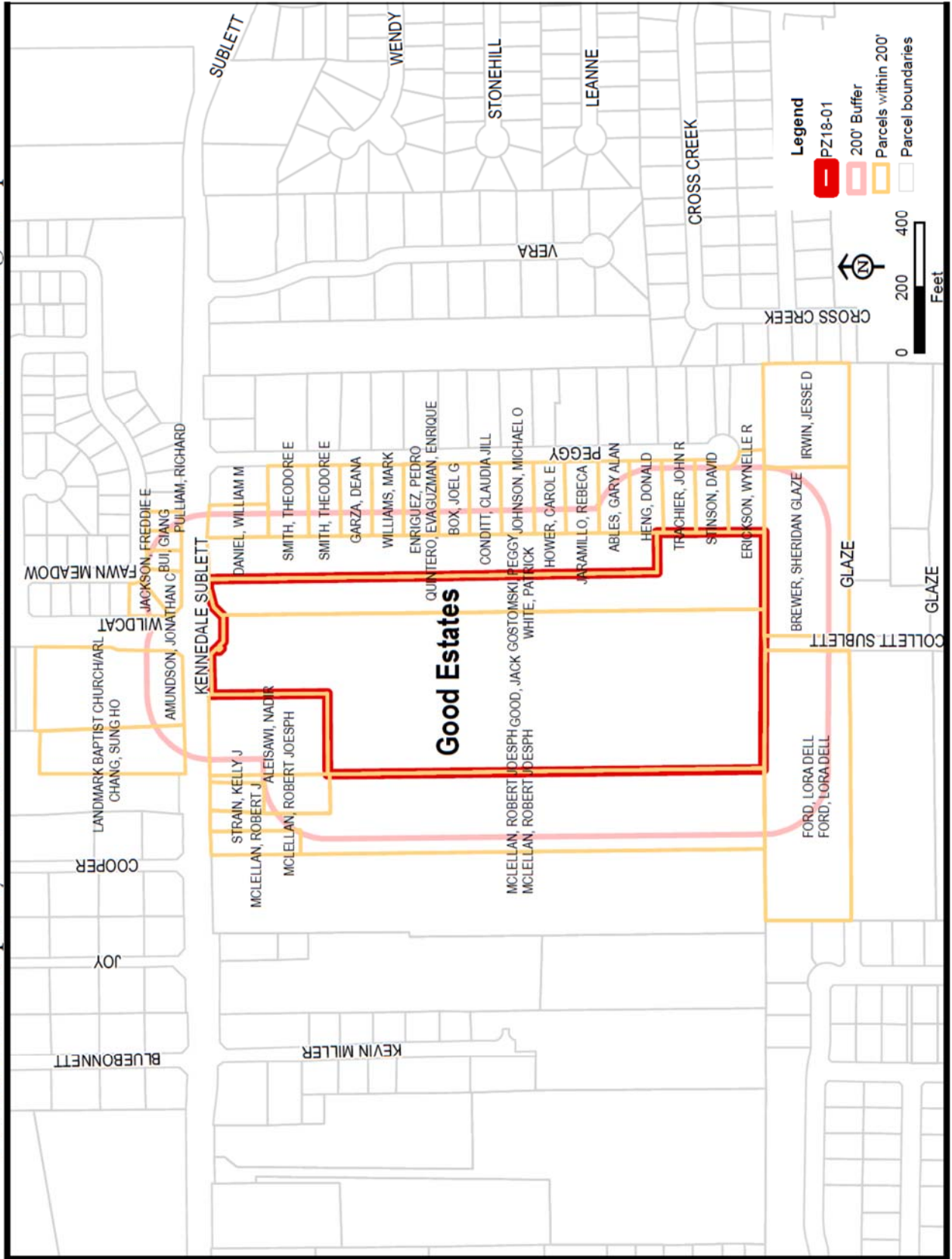
- Agricultural District (A-G)
- Single Family Residential District (S-F)
- Single Family Residential District (S-F)
- Single Family Residential District (S-F)
- Single Family Residential District (S-F)
- Two-Family Residential District (T-F)
- Multi-Family District (M-F)
- Manufactured Home District (M-H)
- Old Town, Sub-District 1 (OT-1)
- Old Town, Sub-District 2 (OT-2)

Transportation:

- FEHA Boundary
- FEHA 1% Annual Chance Floodplain
- FEHA 0.2% Annual Chance Floodplain
- 1:500 Flood
- Stream
- Pond
- City Limit
- U.S. Boundary
- Highway
- Railroad

City of St. Louis

PZ 18-01: Property Owners within 200 feet of the Rezoning Request



#	Owner Name	Owner Address	Response
1	ABLES, GARY ALAN	1400 PEGGY LN	NR
2	ALEISAWI, NADIR	2152 APPLE VALLEY RD	NR
3	AMUNDSON, JONATHAN C	1112 FAWN MEADOW TR	NR
4	BOX, JOEL G	1222 PEGGY LN	NR
5	BREWER, SHERIDAN GLAZE	PO BOX 222	NR
6	BUI, GIANG	1116 FAWN MEADOW TR	NR
7	CHANG, SUNG HO	2900 ZEPHYR RD APT 1041	NR
8	CONDITT, CLAUDIA JILL	1224 PEGGY LN	NR
9	DANIEL, WILLIAM M	1152 KENNEDALE SUBLETT RD	NR
10	ENRIGUEZ, PEDRO	1218 PEGGY LN	NR
11	ERICKSON, WYNELLE R	1408 PEGGY LN	NR
12	FORD, LORA DELL	305 COLLETT SUBLETT RD	NR
13	GARZA, DEANA	1210 PEGGY LN	NR
14	GOOD, JACK	130 DEANNA LN	NR
15	GOSTOMSKI, PEGGY	1513 WHITEWAY DR	NR
16	GUZMAN, ENRIQUE	1218 PEGGY LN	NR
17	HATFIELD, MARK	1114 FAWN MEADOW TR	NR
18	HENG, DONALD	1402 PEGGY LN	NR
19	HOWER, CAROL E	1306 PEGGY LN	NR
20	IRWIN, JESSE D	1120 GLAZE LN	NR
21	JACKSON, FREDDIE E	1110 FAWN MEADOW TR	NR
22	JARAMILLO, REBECA	1308 PEGGY LN	NR
23	JOHNSON, MICHAEL O	1300 PEGGY LN	NR
24	LANDMARK BAPTIST CHURCH/ARL	PO BOX 1306	NR
25	MCLELLAN, ROBERT JOESPH	1106 KENNEDALE SUBLETT RD	NR
26	PULLIAM, RICHARD	1118 FAWN MEADOW TR	NR
27	QUINTERO, EVA	1150 KENNEDALE SUBLETT RD	NR
28	SMITH, THEODORE E	1202 PEGGY LN	NR
29	STINSON, DAVID	1406 PEGGY LN	NR
30	STRAIN, KELLY J	1112 KENNEDALE SUBLETT RD	NR
31	TRACHIER, JOHN R	1404 PEGGY LN	NR
32	WHITE, PATRICK	4301 N LORDSBURG CT	In Favor
33	WILLIAMS, MARK	1214 PEGGY LN	NR

NR = No Response

Notification Response Form

Case PZ 18-001
Meeting Date: May 3, 2018 at 7:00 PM

WHITE, PATRICK
4301 N LORDSBURG CT

Direct questions and mail responses to:

City of Kennedale
Planning Department
Notification Response
Phone : (817) 985-2135
Fax : (817) 483-0812

PLEASE PROVIDE COMPLETED FORMS VIA MAIL, FAX OR HAND DELIVERY BEFORE THE START OF THE SCHEDULED PUBLIC HEARING.

Being the owner(s) of the property so noted above, are hereby

in favor of

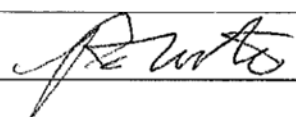
opposed to

undecided about

(circle or underline one)

the proposed Zoning Change and Concept Plan referenced above.

Space for comments regarding your position:

Signature: 

Date: 4-4-18

Additional Signature: _____

Date: _____

Printed Name(s): PATRICK WHITE

Must be property owner(s) whose name(s) are printed at top. Otherwise contact the Planning Department. One form per property.

Phone Number (optional):

817-706-8626

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2135 | Fax: 817-483-0812

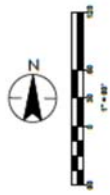
legals & public notices

NOTICE OF PUBLIC HEARING
The Kennedale Planning & Zoning Commission will hold a public hearing for the following case on Thursday, April 19, 2018 at 7:00 P.M. in the Kennedale City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

CASE # PZ 18-001 to receive comments and consider approval on a request by Skorburg Retail Corp., for a zoning change for approximately 23.1 acres from "AG" Agricultural District to "PD" Planned Development District and a concept plan to develop a single-family residential subdivision with 92 lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas.

Interested persons are encouraged to attend the public hearing to offer public comments or provide written comments prior to the meeting to the Permits & Planning Office, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

F. CONCEPT PLAN



SIZE INFORMATION:
 RESIDENTIAL LOTS TOTAL
 80 LOTS 48 LOTS
 OPEN SPACE LOTS 7 LOTS 3.37 AC TOTAL
 TOTAL ACRESAGE 23.1 AC



Proposed Concept Plan and PD Ordinance

ORDINANCE N O . 6 4 0

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 "PD" PLANNED DEVELOPMENT 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, the property described below is within an area designated as Neighborhoods in the Future Land Use Plan within the comprehensive land use plan; and

WHEREAS, the City Council has determined that the "PD" Planned Development district is the most suitable zoning district for the property described below, in accordance with the comprehensive land use plan, and with the standards in the Unified Development Code; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 19th day of April 2018 and by the City Council of the City of Kennedale on the 21st day of May 2018 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 17.4 acre tract described as Lot 4R-1 and an approximately 5.8 acre tract described as Lot 3B1, JM Estes Home Tracts, Tarrant County, Texas ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, "AG" *Agricultural District* to "PD" *Planned Development district*.

SECTION 2.

The uses in the PD shall conform to the uses permitted in the "R-3" single-family residential zoning district. The PD development shall be subject to the restrictions, terms, and conditions set forth in the Concept Plan and Development Regulations, attached hereto as Exhibit "C" and Exhibit "B" respectively, and the UDC for the purpose of promoting the health, safety, morals and general welfare of the community. The Development Standards in Exhibit "B" shall supersede those in the UDC in case of any conflict. All other standards shall meet the City of Kennedale UDC, as amended. 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 3.

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

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, 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 5.

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 7.

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 8.

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 9.

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 10.

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 21st DAY OF MAY 2018.

APPROVED:

Mayor, _____

ATTEST:

City Secretary, Leslie Galloway

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney, Wayne K. Olson

Exhibit "A"
Metes and Bounds Description

Tract 1

Beginning at an iron pipe at the northwest corner of said lot 5, in the south right-of-way line of Kennedale-Sublett road (60' R.O.W), same being s 89° 34' 37" W. a distance of 1245.00 feet from the northeast corner of said J. M. Estes home tracts;

Thence n 89° 34' 37" E. with said north line of lot 5 and lot 4, a distance of 498.00 feet to an iron rod for corner;

Thence s 0° 36' 43", E. with the east line of said lot 4, a distance of 1,724.77 feet to an iron pipe for corner;

Thence n 89° 46' 45" W. with the south line of said lots 4 and 5, a distance of 498.31 feet to an iron pipe for corner;

Thence n 0° 36' 12" W. with the west line of said Lot 5, a distance of 1,719.17 feet to the place of beginning and containing 857,761.00 square feet or 19.691 acres of land.

Tract 2

Being a tract of land, being a portion of Tract 3, J.M. Estes Home Tracts. a subdivision out of the J.M. Lilly Survey, Abstract 985, and the W.E. Haltom Survey, Abstract 1791, in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1857, Page 283, Deed Records, of Tarrant County, Texas; said tract of land being described by metes and bounds as follows:

Beginning at an iron pin found in the south line of Kennedale-Sublett Road (County Road No. 2056), being the northwest corner of said Tract 3, J.M. Estes Home Tracts;

Thence along the south line of said Kennedale-Sublett Road and the north line of said Tract 3, East 124.5 feet to the iron pin found, being the northwest corner of a tract of land described in deed recorded in Volume 7258, Page 328, Deed Records of Tarrant County, Texas;

Thence leaving the north line of said Tract 3 and along a fence line and the west line of said tract of land described in deed recorded in Volume 7258, Page 328. Deed Records of Tarrant County, Texas, South 1399.52 feet to an iron pin found, being the southwest corner of said tract of land;

Thence along a fence line and the south line of said tract of land described in deed recorded in Volume 7258. Page 32B, Deed Records of Tarrant County, Texas, East 124.5 feet to an iron pin found for the southeast corner of said tract of land, said point being in the east line of said Tract 3;

Thence along a fence line along said east line, South 325.90 feet (according to plat: 316.24 feet) to an

iron pin found for the southeast corner of said Tract 3;

Thence along a fence line and the south line of said Tract 3, North 89 degrees 46 minutes West 249.0 feet to an iron pin found for the southwest corner of said Tract 3;

Thence along the west line of said Tract 3, partially along a fence line, North 1724.84 foot (plat distance 1715.60 feet to the point of beginning, containing approximately 5.86 acres of land, more or less.

SAVE AND EXCEPT:

Being a 0.066 of an acre tract of land situated within the J.M. Lilly Survey, Abstract No. 985, and being a portion of Tract 3, J.M. Estes Home Tracts, an addition to the City of Kennedale, Tarrant County, Texas as recorded in Volume 1857, Page 283, Plat Records, Tarrant County, Texas and also being a portion of a tract of land described to Patrick M. White and wife, Peggy L. White by deed recorded in Volume 7400, Page 257. Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said White tract, same being on the south right-of-way line of Kennedale Sublett Road (a variable width right-of-way);

THENCE South 89°58'22" East, with said south right-of-way line, a distance of 124.51 feet to a point for the northeast corner of said White tract, from which a 3/8 inch iron rod found for the northeast corner of a tract of land described to Dempsey S. Farmer and Sandra S. Farmer by deed recorded in Volume 14846, Page 1 of said Deed Records bears South 89°58'22" East, 124.33 feet;

THENCE South 01° 00'16" East, with the east line of said White tract, a distance of 14.93 feet to a 5/8 inch capped iron rod stamped "TNP" set for corner;

THENCE South 89°57'30" West, over and across said White tract, a distance of 44.14 feet to a 5/8 inch capped iron rod stamped "TNP" set for corner;

THENCE South 75° 44'41" West, continuing over and across said White tract, a distance of 57.70 feet to a 5/8 inch capped iron rod stamped "TNP" set for corner;

THENCE South 45°00'00" West, continuing over and across said White tract, a distance of 33.65 feet to a 5/8 inch capped iron rod stamped "TNP" set for corner on the west line of same;

THENCE North 00°59'22" West, with said west line, a distance of 53.02 feet to the point of beginning and containing 0.066 of an acre of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Exhibit “B”
Magnolia Hills Planned Development District Standards

“Magnolia Hills” Planned Development

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan and the Planned Development standards, attached hereto and as stated below.

1) *Property location and size.*

Magnolia Hills Planned Development (*Subject Property*) is established on property located south of the roundabout/intersection of Wildcat Way and Kennedale Sublett Road. This Planned Development is comprised of two (2) tracts of land consisting of approximately 23 gross acres, more particularly and shown on the Concept Plan, which is attached hereto for all purposes.

2) *Purpose*

To create a Planned Development for ninety-two (92) single family residential lots. The minimum gross density and a net density are as shown on the Concept Plan. An entry feature will be provided at the connection point to Kennedale Sublett Road. This neighborhood will meet at least 5 of the qualifying conditions as laid out in Section 9.2 of the Unified Development Code (UDC). These conditions include; a provision of open space, efficient consolidation of poorly dimensioned parcels, effective transition between higher and lower density uses, shared vehicular and pedestrian access between properties, and mitigation to offset impacts on public infrastructure.

3) *Development plan.*

The proposed Concept Plan will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

4) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Lot Size (FT)</i>	<i>Lot Size (SF)</i>
<i>A</i>	50' x 120'	6,000 SF
<i>B</i>	60' x 120'	7,200 SF

5) Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single-Family Residential District (R-3) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 4 dwelling units per gross acre of land; however, in no case should the proposed development exceed 92 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ²	A	B
Minimum Lot Width/Frontage ⁽¹⁾	50'	60'
Minimum Lot Depth	120'	120'
Minimum Lot Area	6,000 SF	7,200 SF
Minimum Front Yard Setback ⁽²⁾	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height	40'	40'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	1,800 SF
Maximum Lot Coverage	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced, provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

6) Community Architectural Controls.

The pictures are shown as a representation only.





- A) Architectural attributes for this residential development will consist of the following:
- 1) Facades will avoid large expanses of uninterrupted single exterior materials and must be broken up by changes in plane through architectural attenuation, accented with the effects of window placement, window trim, or material type and color changes.
 - 2) Shutters, if provided, will be sized and shaped to match the associated openings.
 - 3) Gutters, if provided, will be exposed or painted copper, galvanized steel, or aluminum if exposed to the street.
 - 4) All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least thirty (30) years.
 - a) *Roof Materials.*
 - i. All roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
 - 5) A minimum of overall 8:12 roof pitch is required on all structures with the exception of sunrooms, covered patios, and porches, which shall have a minimum of a 4:12 roof pitch. Front and rear elevations may have 6:12 roof pitch.
 - 6) In order to encourage variety on a continuous block, the exterior facades for houses will vary within every 6 houses. Once a house is constructed the same combination of brick, stone, masonry-like materials, and paint will not be used within four (4) houses on either side of that house.
 - a) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of

differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

- b) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - i. Number of stories
 - ii. Permitted encroachment type and layout
 - iii. Roof type and layout
 - iv. Articulation of the front façade
- 7) The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone and cast stone. Cementaceous fiberboard, horizontal lap-siding (*e.g. HardiBoard or Hardy Plank, Hardi Stucco Board*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may all be used in addition to the masonry requirement.
- 8) Any home with a covered front porch shall be at least fifty (50) square feet in total size to allow this space to be usable. A covered porch may encroach into area designated as front yard or side yard not greater than five (5) feet to help improve the architecture of the home and the character of the street.
- 9) Garages shall be oriented in a front entry configuration or a “J” Swing configuration. If a front entry garage configuration is utilized there shall be a minimum driveway length of 20-feet.
- 10) Decorative street lighting will be utilized and will conform to Oncor and City of Kennedale standards and include the following if approved by and available from Oncor: low profiling lighting; *or* induction lights (LED), scotopic lumens allowing street lights with lower wattages and lower photopic lumens. Lighting shall be consistent with the design of the neighborhood and shall be distinguished from lights on adjacent or nearby arterial streets.
 - a) Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

- 11) The landscape design along Kennedale Sublett Road will utilize tubular steel fencing and architectural features at the entrance to the subdivision.



- 12) All common open space, landscaping in open space areas, private roads, drainage areas and masonry columns will have a mandatory Home Owners' Association (HOA) to maintain those improvements.
- 13) *Utility, Service and Mechanical Equipment*
- a) All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
 - b) All services to the Lot, including pre-wiring for cable television, must be installed underground if available.
 - c) Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. Private, surface-mounted mechanical equipment, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot.
- 14) All wood fencing will be constructed of spruce and shall comply with the following:
- a) All wood fences shall be constructed of a standard fencing material and use fasteners that are hot dipped galvanized or stainless steel. Generally, the Wood Fences shall be spruce or whitewood, with a maximum height of 6 feet, with metal posts. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be pre-stained, smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - b) The side yards and rear yards of all residential lots shall have a minimum six-foot (6') high spruce fence to be installed by the builder and maintained by homeowner. The wood fences cannot be located in front of the front façade of the building.
- 15) Wrought Iron/Tubular Steel fencing shall be installed on the lot lines that are abutting green space, green belts and parks. These fences will be installed by the homebuilder and can be a maximum of six (6) feet in height. Open space Lot 2X, Block F shall have spruce fencing as the open space border. This spruce fencing shall be installed by the

developer.

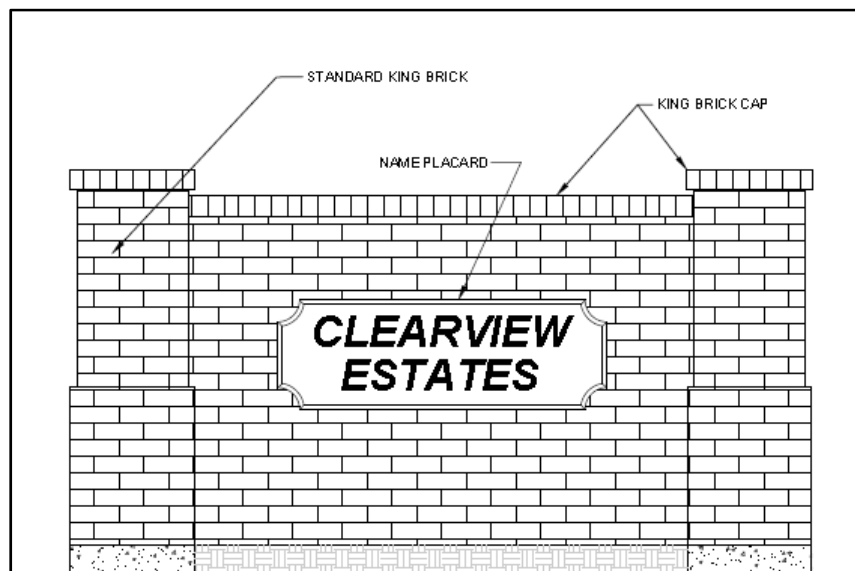
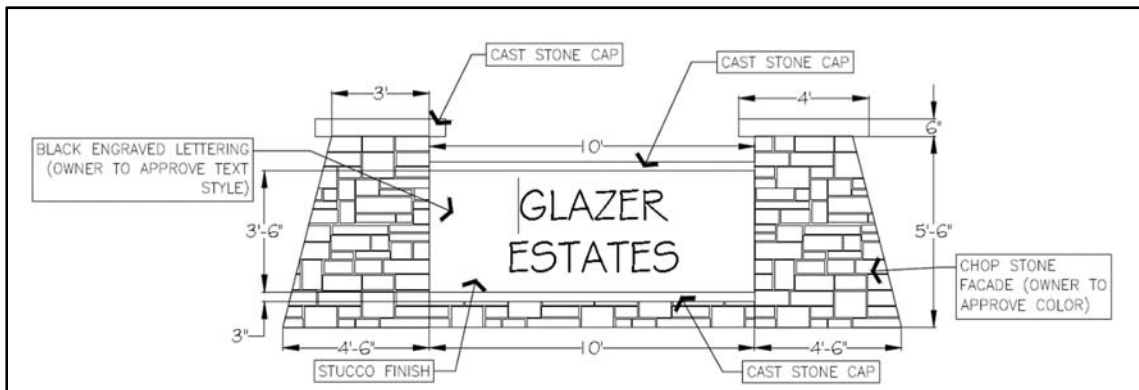
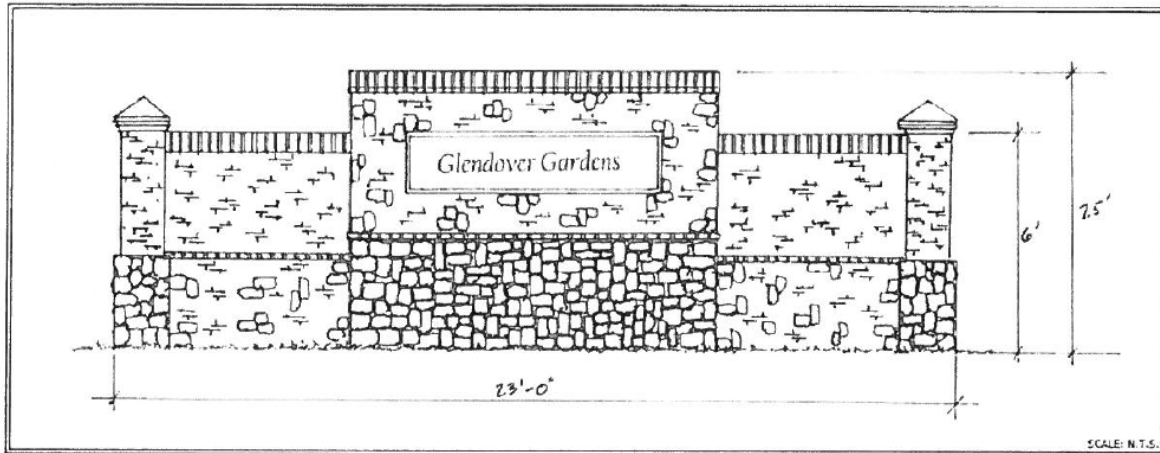
- 16) The HOA shall require builder(s) to provide at least two (2) single-story options for homebuyer consideration.

7) *General conditions.*

A) *Landscaping and Open Space.*

- 1) The City's Landscaping ordinance will supersede where this ordinance is silent. This ordinance will supersede to resolve any conflicts.
- 2) The development shall consist of no less than 3 acres of open space and shall generally conform to the Concept Plan. Any open space within the development may be used as a detention pond or retention pond. Within the open spaces, there will be a minimum amount of amenities included in at least one of the open spaces. The minimum amount of amenities shall include: benches, trash cans and a shade structure. Due to the amount of open space being provided on this project, the all fees associated with the City of Kennedale parks department shall be waived.
- 3) There will be a minimum of two 3" caliper trees per residential lot located in the front yard and installed by the homebuilder. All tree locations and types will conform to the City of Kennedale ordinances. For purposes of this section only (Section 7.A.3), the term "front yard" includes the area within the dedicated right-of-way for a roadway immediately adjoining the front yard of the lot.
- 4) There will be a minimum of 6 three-gallon (3 gal) shrubs per residential lot located in the front yard. All shrub locations and types will conform to the City of Kennedale ordinances.
- 5) All lawns and landscaping will be irrigated.
- 6) Landscaping will be installed by the developer at the entry to the subdivision and in common areas, including within the right-of-way for Kennedale Sublett Road and along the subdivision wrought iron/tubular steel fencing, and along the right-of-way on Kennedale Sublett Road adjacent to the planned development district.
 - a) Landscaping shall be irrigated
 - b) The following plant types shall be included in the landscaping along the Kennedale Sublett Road right-of-way:
 - i. Five-gallon (5 gal) shrubs;
 - ii. Three-inch (3") caliper trees with one planted at least every forty (40) feet.
- 7) The entry of the subdivision will include a minimum of one (1) entry statement at the connection of Collett Sublett to the roundabout on Kennedale Sublett. This will serve as a permanent subdivision identification sign and will generally conform to the signage depicted below. Final design and location of any entry feature shall be reviewed and approved with the Preliminary Plat. The following sketches are representations of what maybe installed at the entry to the subdivision:

MONUMENT SIGNAGE



- 8) Landscaping installed by the developer shall be maintained by the Homeowners'

Association (HOA).

- 9) *Right-Of-Way.* Street right-of-way within the subdivision will be equal to 50' in width and have a 27' back to back paving section. Collett Sublett will be a 65' right-of-way with a 32' back to back paving section. There will be sections of Collett Sublett that will taper down to a 22' back to back paving section, to serve as "traffic calming sections." There will be a minimum of 2 of these "traffic calming sections" along Collett Sublett. All houses on Collett Sublett shall face the street and shall have driveways accessing Collett Sublett. Where the street sections are tapered down to a 22' back to back paving section, there will be additional landscaping.
- 10) *Lot Area and Setbacks.* Lot areas and setbacks will be as shown on the Concept Plan and as in *Table 2*.
- 11) *Minimum Floor Area per dwelling unit.* All lots will have a minimum of 1,800 square feet of dwelling space.
- 12) *Perimeter Walls/Screening.* The perimeter fencing adjacent to Kennedale Sublett Road will be a minimum of 6' in height and be constructed of tubular steel.

B) Sidewalk Requirements.

- 1) Sidewalks will be required throughout the development. If not installed by the developer, sidewalks along residential lots (front yards and side yards) are to be constructed by the home builder at the time of home construction for each residential lot.
- 2) Sidewalks shall be a minimum of four (4) feet in width. All trails within the development will be six (6) feet in width. The trail around the retention/detention pond will be four (4) feet in width and will be made of natural material, such as mulch, gravel and other natural materials.

C) Access to the public parks will be provided within the development.

- 1) Access shall comply with accessibility standards and fire code

8) *Homeowners' Association.*

Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale UDC. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

NOTE INFORMATION:

RESIDENTIAL LOTS: 82 TOTAL
507 LOTS: 47 LOTS
857 LOTS: 45 LOTS

OPEN SPACE LOTS: 7 LOTS, 3.37 AC TOTAL
TOTAL ACREAGE: 23.1 AC

