



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
April 19, 2012
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. Erosion control standards
- B. Discussion of zoning at Bowman Springs Road intersection with Kennedale Pkwy
- C. Discussion of Gated Communities
- D. Revisions to the City's Noise Regulations
- E. Discuss Items for Future Consideration

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Review and consider minutes from the March 2012 meeting of the Planning & Zoning Commission

VIII. VISITOR/CITIZENS FORUM

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

IX. REGULAR ITEMS

X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

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

CERTIFICATION

I certify that a copy of the April 19, 2012, 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.

A handwritten signature in cursive script that reads "Amethyst G. Cirno".

Amethyst G. Cirno, City Secretary



Date: April 19, 2012

Agenda Item No: WORK SESSION - A.

I. Subject:

Erosion control standards

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

In the March work session, the Commission asked staff to research regulations for ensuring long-term maintenance of erosion control measures. Colleyville's erosion control regulations provide for a maintenance tool that may work: bond requirements and a 2-year wait period for vegetative cover, and a statement about property owners being responsible for maintaining erosion controls in good working order. The bond requirement can be expensive and may seem cost-prohibitive to developers. While drafting something based on Colleyville's regulations could put us in the right direction, we need to have a discussion with our economic development consultant or with a developer to see how palatable such a requirement would be. Some extra expense could be manageable, but we don't want something so stringent that no one can afford to build here.

Another example that may help is a model stormwater and erosion control ordinance developed by the NH Association of Conservation Districts provides additional provisions that may be helpful. This ordinance requires "A narrative description of on-going maintenance requirements for water quality measures required by stormwater management and erosion and sediment control plans after final (city) approval shall be recorded on the deed to the property on which such measures are located."

Deed restrictions probably aren't necessary, but it is an option the Commission may want to consider, if long-term erosion control has been an ongoing problem. The model ordinance also includes a provision that a bond or other security may be required.

Below are relevant excerpts from Colleyville's regulations. Requirements were established for new subdivisions and for existing developments.

Section 12-130. Requirements for Developments.

A. Subdivisions – All applications for subdivision plat approval where excavation or filling is proposed or where public improvements are proposed shall include an erosion control plan. No engineering construction plans for a subdivision shall be approved nor shall any grading, tree removal, excavation, or construction of public improvements commence until the erosion control plan has been approved by the City. Erosion control measures shall be installed and maintained during the construction of public improvements. Upon completion of the subdivision, the Director of Public Works shall not recommend final acceptance of the public improvements or authorize release of building permits for the subdivision until either (1) the construction site

has been returned to a condition that will not create a soil erosion nuisance, or (2) erosion control measures have been installed, inspected and determined to be in conformance with an approved erosion control plan and/or the regulations contained in this Chapter. The developer, or lot owner, shall be responsible for the maintenance of all erosion control measures for the subdivision or applicable privately owned lot, except for any lot where a building permit has been issued for construction of a structure. The Director of Public Works shall notify the developer, or lot owner, of any non-compliance with the erosion control plan for the subdivision.

B. Surety for Permanent Erosion Controls in New Subdivisions – The developer shall provide a surety in the form of cash, certificate of deposit, irrevocable letter of credit acceptable to the City, or surety bond underwritten by a surety company licensed to operate in the State of Texas to insure that vegetative cover or other permanent erosion control measures are maintained and functioning properly up to a two (2) year period from the date of final acceptance of the dedicated streets and/or utilities by the City of Colleyville.

This surety shall be given to the City before the final acceptance of the streets and/or utilities. This surety shall be in the amount estimated to be one hundred percent (100%) of the cost of constructing and maintaining the permanent erosion controls for a two (2) year period. Such estimate shall be signed and sealed by a registered professional engineer.

Vegetative cover which is planted and a permanent part of a public improvement project associated with a subdivision development will not be accepted by the City until the growth has been established and maintained by the developer for a two (2) year period from the date of final acceptance of the subdivision's streets and utilities.

After the two-year period has elapsed, the owner of the property shall be responsible for maintaining the erosion controls in good working order. If any future owner modifies or disturbs the erosion controls for the area, that owner must restore or replace the permanent erosion controls at the conclusion of the disturbing activity.

C. Building Permit Applications – All applications for a building permit for any new structure or renovation or addition to an existing structure shall submit an erosion control plan for the proposed building site, unless the building official has determined that the proposed construction work does not pose a potential erosion control nuisance. The erosion control plan shall be similar to that shown in Exhibit 12-D.

No building permit application shall be approved nor shall any grading, tree removal, excavation, or construction commence until the erosion control plan has been approved by the City. Erosion control measures shall be installed and maintained during the construction period of the structure.

No building inspection shall be approved unless the erosion control measures are in compliance with the erosion control plan and these erosion control regulations. Upon completion of the structure, the building official shall not approve the final inspection until either (1) all erosion control measures are found to be in conformance with the erosion control plan or (2) the lot has been adequately sodded. The building official shall notify the contractor of any non-compliance with the erosion control plan for the building site.

The example ordinances described above show two approaches for ensuring long-term maintenance of erosion controls. At the meeting, please give us your feedback about these examples.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: April 19, 2012

Agenda Item No: WORK SESSION - B.

I. Subject:

Discussion of zoning at Bowman Springs Road intersection with Kennedale Pkwy

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

I've been working on data collection including macro-scale site documentation, which is included below. There is a lot of information to process in developing a form-based code, but having the information will help us develop standards that not only help achieve the vision for the area but also are sensitive to context and responsive to existing needs and conditions.

Micro-scale site information and P&Z worksheets

We still need micro-scale site information, but we won't follow the data collection process exactly as it is described in the form-based codes manual. The FBC manual's process is based on developing a code that identifies existing architectural styles, setbacks, and building massing, etc. and determines which of these elements should be included in the form-based code. For example, if we were developing an FBC for a historic district, we might want to preserve that district's historic character, so all the building form data should be identified and used as a basis for the new standards. In this area, however, we don't have much development, and we aren't necessarily looking to preserve the existing character or form, although we should consider what's place already. The FBC says in these cases we should look to regional examples, which is what the Commission has already begun doing. Although the building form may borrow from other examples, architectural styles should have local precedent as much as possible.

I'm including with this packet worksheets from the manual that can capture relevant information about neighborhoods or districts in other cities. If you have begun conducting site visits, please fill in the worksheets as best you can based on what you remember from your visits. This will help us determine what details the Commission thinks would be beneficial at this location.

The worksheets did not scan well, so if you would like a photocopy, let me know, and I can drop it off at your house. For the thoroughfare and frontage type worksheets, the manual provided a sample copy with information filled in, which provides guidance on how to fill out the worksheets.

At the meeting, please provide us with your comments on the information collected so far. What additional information would you like to have in hand as we move forward with developing the standards?

Existing Conditions and Macro-scale information

Environmental conditions

Part of this Urban Village is located in the floodplain. The Village Creek Master Plan should eliminate flood concerns, once implemented, but in the meantime, the FBC will need to be sensitive to this issue. The city can amend the standards later, but at this time they should be based on existing environmental conditions.

Slope does not appear to be a major problem (see attached contour map; I believe slope is generally less than 5%).

History

The intersection has been envisioned as commercial since at least 2000 (FLUP from that year shows commercial as the future land use for this intersection)

The Future Land Use Plan from 1965 showed this area as two- and four-family residential and multi-family residential. These developments did not occur, and a later comprehensive plan eliminated these uses from the area, but it is interesting to note what was envisioned 50 years ago.

Neighborhood framework

Because the intersection is located along a major commercial corridor, the site doesn't have much of a neighborhood framework to speak of (in terms of a recognizable community or a cohesive area that functions as a unit or defined area). However, it just reaches into an existing neighborhood, whose form and character should be taken into consideration.

The Urban Village shown on the Village Creek Master Plan extends far enough to the north/east to incorporate part of the Woodlea Acres addition by including part of Rolanda Lane. I believe the Urban Village as shown on the Village Creek Master Plan is a concept rather than an official designation of the boundaries of the Village. The Commission should consider how Rolanda Lane will be connected to the Urban Village, but it is not necessarily advisable to disrupt the existing single family character of the street by including it in the Urban Village. For example, if the Urban Village standards were to allow the conversion of single family homes on Rolanda to commercial uses, it could have a negative affect on remaining residences.

In addition, one of the structures in the study area may have minor significance as a former funeral home, according to members of the historical society (now Composure salon). I will verify with the historical society whether the existing building was the funeral home or whether it was simply on the same site.

Possible locations for new neighborhoods as the community evolves: Undeveloped areas of the Urban Village, with center of neighborhood to be the intersection of Kennedale Pkwy, Bowman Springs Rd, and Dick Price Rd. The aerial map and figure ground map show contrasting views. The aerial map shows how much of the land in the Urban Village boundaries is already in use, but by looking at the figure ground map, we see that there actually aren't many structures within the boundaries, meaning redevelopment could be easier than the aerial image might indicate (as long as clean-up costs are not prohibitive).

Role of different corridors

The included sections of Bowman Springs and Dick Price are new and have not yet had a major influence on the

character and function of the area. Kennedale Pkwy has been used primarily as a way to move cars into and out of the city. It's the city's major thoroughfare and includes residential, commercial, and heavy industrial traffic. The roadways at this intersection are wide enough to cut the proposed Urban Village into four separate areas, so design for the Village will need to bring the four corners together and ensure connectivity and cohesiveness, so that the intersection of these roadways can act as a neighborhood center.

This part of Kennedale Pkwy has no sidewalks. We sometimes see pedestrians along the parkway, but not often and not in significant numbers.

Sidewalks were constructed on Bowman Springs and Dick Price Road at least part way. Sidewalks are not wide, but they do have a grass buffer from the street.

How do our existing corridors help or harm the desired character of the area?

The existing thoroughfares encourage auto-only traffic. Vehicles generally travel at speeds that discourage walking, connectivity, and street-side, community-building activities.

Districts

Because we have Euclidean zoning, the districts in this area are mostly single-use districts. However, we do have some mix of uses (e.g., mobile home next to industrial).

As part of the preliminary process, we should designate each single-use district with one of three classifications, according to the Form Based Code manual:

1. A healthy component of the community, such as an educational community.
2. An incompatible-use district, such as an airport or heavy-industry area
3. Unnecessarily zoned as a district ("These are typically districts that have been rigorously clustered into single-use zones by suburban-oriented regulations but contain uses that are more appropriately placed within a mixed-use district.")

Within the Urban Village study area, I see two of the above classifications, #2 and #3.

For districts classified as incompatible use districts, the manual suggests we consider the following:

- o Will the district need to expand?
- o Is expansion possible without impacting adjacent uses?
- o Is the use no longer economically viable or is it possible it may not be within the lifespan of the code?

Expanding the existing industrial uses is not part of the comprehensive plan's vision, and neither is maintaining a strict separating of uses in Urban Villages. Expansion of existing uses, for the most part, is not possible without impacting implementation of the Urban Village concept. It is possible that at least some of the uses may no longer be economically viable within the lifespan of the FBC.

The manual also suggests we study which uses really need be isolated. If the uses do need to be isolated, they have little need for a pure Form-Based Code approach, except at the edges where they transition to other areas.

The industrial uses here are not large enough to warrant being isolated as single-use districts, yet some of

them--such as the welding shop--are not really compatible with less intense uses. The Commission and staff will need to consider this issue carefully when developing the code.

For uses unnecessarily zoned as single use districts, the manual says to consider the following questions:

- o Should the code allow or require these areas to evolve into mixed-use environments?
- o Should the zoning allow the uses in these areas to be decided by the market within a framework of appropriate form?
- o Should the use be changed to reinforce rather than degrade the character and function of the neighborhood?

The comprehensive plan envisions this area as a mix of uses that does not include light industry.

Kennedale has often taken a “market decides” approach to zoning. The city may want to “zone out” certain uses to make it easier to develop the kinds of uses the comprehensive plan envisions, but we are not in a position to remove existing incompatible uses. The code developed for this area will need to balance market-based and transition-encouraging approaches.

Existing transect levels

As part of the planning process, we will need to determine existing transect levels on site and the desired transect level. This will give us an idea of current and desired development intensity and form.

Existing: existing development could be classified as a combination of T2 and T3.

Desired: The Urban Village concept fits a T5 or T4 classification. This transect zone is generally found in more urban areas, but the transects we used to classify development in our form-based codes can be calibrated to fit the smaller scale development we're likely to see in Kennedale.

Are there any unique characteristics in the area?

Other elements may have had a major influence on the urban character of the place, such as topography, local climate, or historic characteristics of the platting of the area. If there are any unique characteristics, we should consider how to respond to them and reinforce them.

Looking ahead to future discussions on building form and architectural style: Typical conditions within the study area that will be the foundation of the Building Form Standards

On the Bowman Springs side, the site has historically had a mix of small-scale uses next to other small-scale uses of differing types, such as small-scale mobile home park next to small-scale industrial; rural lots backing up to small residential lots in suburban housing pattern; and large, rural lots abutting small-scale industrial. A mix of uses would therefore also be appropriate in the Urban Village. Building form should be considerate of abutting residential uses projected to stay & not included in the Urban Village district.

At the northeast corner (on the Bowman Springs side), the corner lot is the site of existing mobile homes (small mobile home park), which are adjacent to small industrial businesses. Industrial structures are metal and one-story.

Also on the Bowman Springs side of the Parkway, the southeast corner is approximately 650 feet from the existing/established neighborhood on Roland Lane.

On the Dick Price side, the site has historically been more industrial in use, and the building forms are not particularly note-worthy or worthy of consideration as a form/design to be replicated. With that said, the industrial uses certainly could be given a nod in the design of new structures. After all, some of the industrial uses will remain for some time, and they contribute to the character of the area.

The northwest corner is the site of Driver Pipeline, an industrial business.

Behind the corner lot are three industrial buildings owned by the Karbasi family. The Karbasi are not likely to renovate their existing buildings/lots to meet new Urban Village standards. However, one of the buildings is used for an indoor skateboard park and is a gathering place for young people interested in skateboarding. New development standards for the area should be mindful of the need to provide space for young people to gather; if people are already beginning to use this area as a community gathering spot, we don't want to disrupt this activity through design standards. However, skateboarders could possibly be off-putting to landlords/property owners due to the potential destructiveness of their activities. Design will need to welcome young people without accidentally providing an outdoor skateboard park.

The Karbasi's buildings sit closely to the roadway, which is in line with what the Commission would like to see in new development in this area.

At the southwest corner is site of a pipeline company.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

n/a

VII. Recommendation:

None

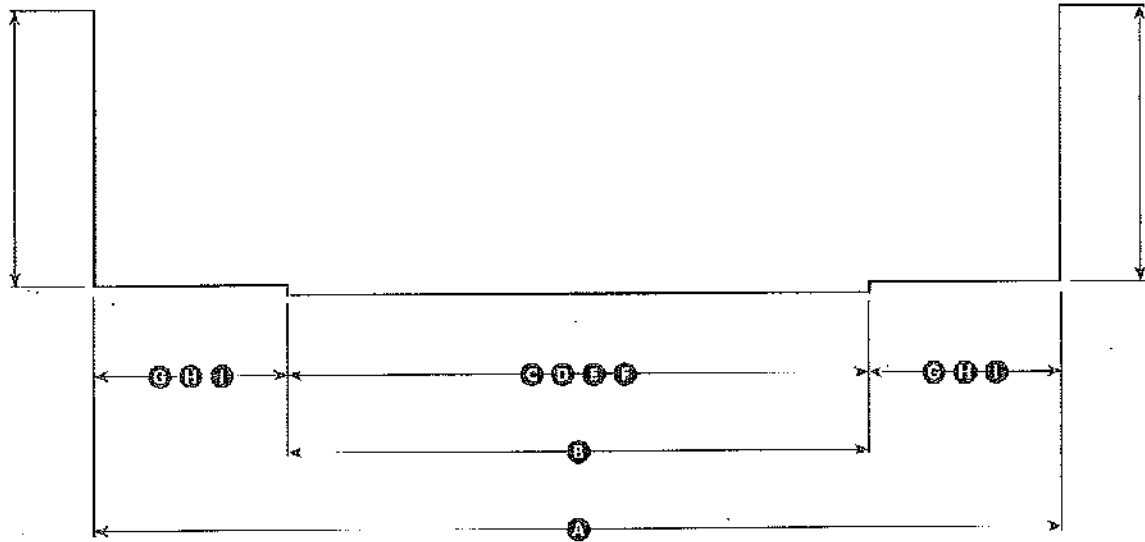
VIII. Alternative Actions:

IX. Attachments:

1.	Thoroughfare worksheet	thoroughfare worksheet.pdf
2.	Frontage Type worksheet	frontage type worksheet.pdf
3.	Building Type worksheet	bldg type worksheet.pdf

4.	Zoning map, Bowman Springs intersection	Bwmn Sprng Kenn Pkwy zoning.pdf
5.	Contour Map, Bowman Springs intersection	Bwmn Sprng Kenn Pkwy topog.pdf
6.	Aerial view, Bowman Springs intersection	Bwmn Sprng Kenn Pkwy aerial.pdf
7.	Figure Ground map	Bwmn Sprng Kenn Pkwy figure ground.pdf
8.	Transect descriptions	transect descrip.pdf
9.	Transect illustration	transect illus 1.pdf

Location:
Thoroughfare Type:



Application	
Movement Type	Yield Slow Free
Speed Limit	mph
Pedestrian Crossing Time	seconds
Transsect Level	

Overall Widths	
Right-of-Way (ROW) Width	(note on section) A
Curb Face to Curb Face Width	(note on section) B

Lanes	
Traffic Lanes	Single Yield C
Bicycle Lanes	(note on section) D
Parking Lanes	Parallel Diagonal E
	Reverse Diagonal
Medians	(note on section) F

Edges	
Curbs	Square Rolled Swale
Planters	Continuous Planter G
	Continuous Swale
	Tree Well

Landscaping	
Type	
Spacing Type	Evenly-spaced Clustered
Spacing	o.c. avg.

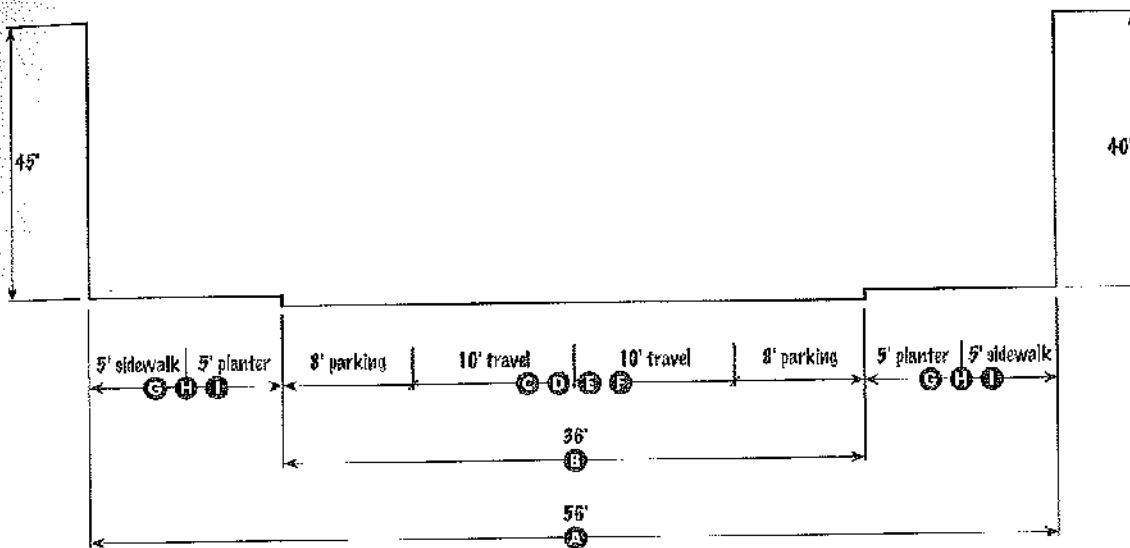
Walkways	Sidewalk Path H
Lighting	I

Type	
Spacing	o.c. avg.

Intersection	
Curb Radius	
Distance between Intersections	

Fig. 3.25 Thoroughfare Documentation Sheet template

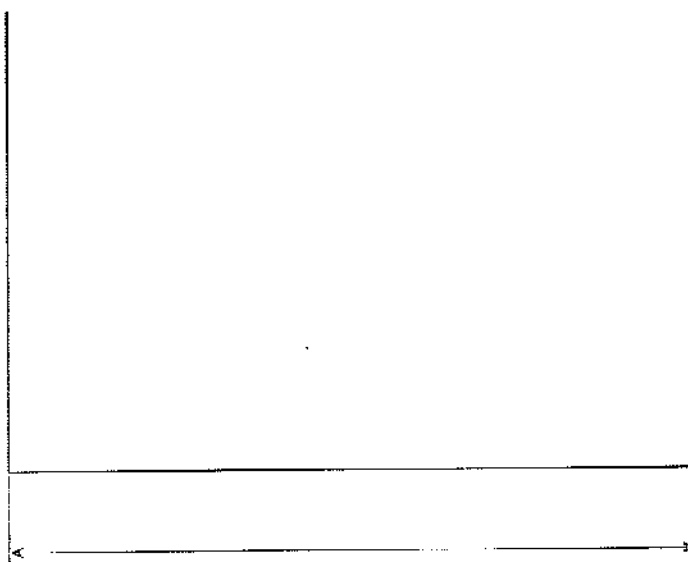
Location: #4: Oak St. bet. Elm and Maple
Thoroughfare Type: Street



137

Application		
Movement Type	Yield <u>Slow</u> Free	
Speed Limit	20 mph	
Pedestrian Crossing Time	10.3 seconds	
Transsect Level	14	
Overall Widths		
Right-of-Way (ROW) Width	(note on section)	A
Curb Face to Curb Face Width	(note on section)	B
Lanes		
Traffic Lanes	<u>Single</u> Yield	C
Bicycle Lanes	(note on section)	D
Parking Lanes	<u>Parallel</u> Diagonal	E
	Reversc Diagonal	
Medians	(note on section)	F

Edges		
Curbs	<u>Square</u> Rolled Swale	
Planters	<u>Continuous Planter</u>	G
	Continuous Swale	
	Tree Well	
Landscaping		
Type	Medium trees	
Spacing Type	<u>Evenly-spaced</u> Clustered	
Spacing	40' o.c. avg.	
Walkways	<u>Sidewalk</u> Path	H
Lighting	None	I
Type	—	
Spacing	— o.c. avg.	
Intersection		
Curb Radius	15'	
Distance between Intersections	400'	

Location:**Key**

--- Property Line

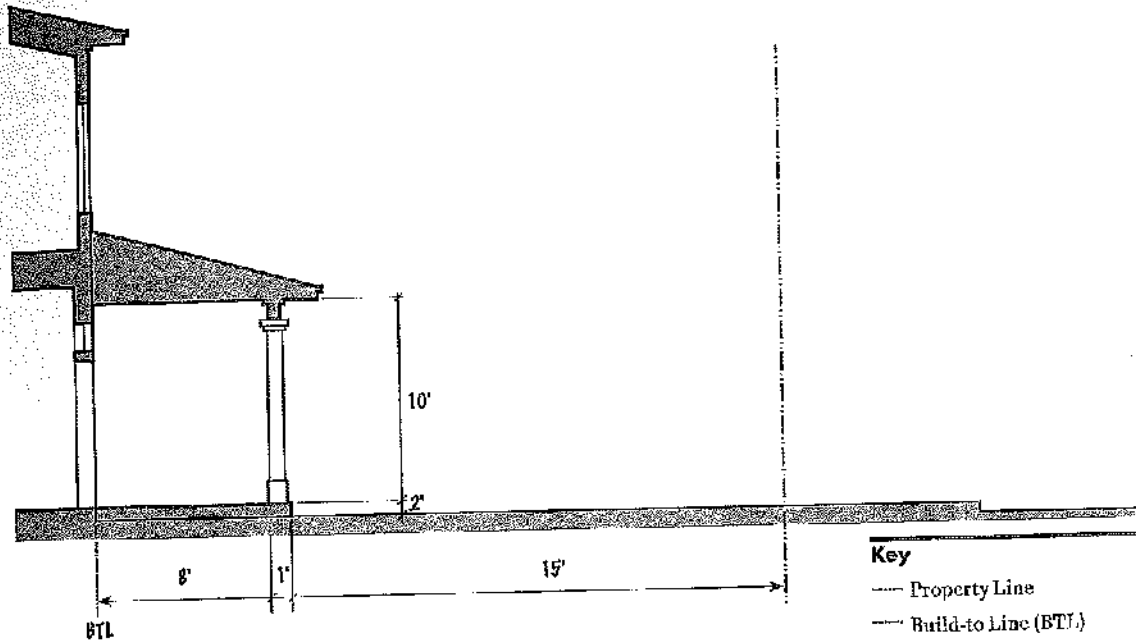
--- Build-to Line (BTL)

Frontage Type	
Gallery	☐
If on a corner, does the gallery wrap the corner?	
Arcade	☐
If on a corner, does the arcade wrap the corner?	
Shopfront	☐
Glazing on primary street shopfront	%
Glazing on secondary street shopfront	%
Awning	☐
Stoop	☐
Forecourt	☐
Terrace	☐
Light Court	☐
Porch & Fence	
Attached Porch	☐
Recessed Porch	☐
Partially Recessed Porch	☐
Side Porch	☐
Wrapped Porch	☐
Common Yard	☐

Dimensions	
Depth	(note on section)
Height	(note on section)
Width	
Miscellaneous	
Transsect Level	
Notes:	

Fig. 3.26 Frontage Type Documentation Sheet template

Location: #2: 264 v St.

**Frontage Type**Gallery ☐If on a corner, does the gallery wrap the corner? ☐Arcade ☐If on a corner, does the arcade wrap the corner? ☐Shopfront ☐

Glazing on primary street shopfront %

Glazing on secondary street shopfront %

Awning ☐Stoop ☐Forecourt ☐Terrace ☐Light Court ☐Porch & Fence ☒

Attached Porch

Recessed Porch ☐Partially Recessed Porch ☐Side Porch ☐Wrapped Porch ☐Common Yard ☐**Dimensions**Depth *(note on section)*Height *(note on section)*

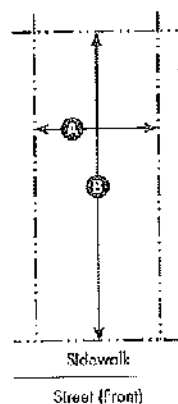
Width 15'

Miscellaneous

Transsect Level 13

Notes:

Location:
Building Type:



Key

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Lot Size	
Lot Width	ft.
Lot Depth	ft.

Pedestrian Access	
Entry to units is oriented toward a street or courtyard.	☐
Upper floor units have an entrance from the street.	☐
Elevator goes from _____ to _____	
Distance between entries to upper floors _____ ft.	
Distance bet. doors at street _____ ft.	

Notes:

Landscape	
Are there landscape characteristics specific to this type that are important to the way the type functions?	

Notes:

Vehicular Access and Parking	
Type of Parking	
Single-unit garage (detached)	☐
Single-unit garage (tuck-under)	☐
Off-street parking	☐
On-street parking	☐
Underground parking garage	☐
Parking	☐
Parking Access	
Direct	☐
Indirect	☐
Other	
How is trash serviced? _____	
Where are utilities and above-ground equipment located? _____	

Notes:

Fig. 3.27 Building Type Documentation Sheet template

Building Size and MassingBreaks in planes on front elevation? ☐If yes, how many or how often? ☐Breaks in planes on side elevation? ☐If yes, how many or how often? ☐

Heights

Unit TypesFlats ☐Townhouses ☐Lofts ☐Live/Work ☐

Combination of Units:

In relation to open space
and orientation? ☐

Notes:

Open SpaceProvided? ☐

Yes | No

LocationRear Yard ☐Side Yard ☐Courtyard ☐Other ☐**Miscellaneous**Size ft. x ft.

Projections into the space?

Direct ☐

Yes | No

Indirect ☐

Yes | No

Intended Use ☐General Character ☐

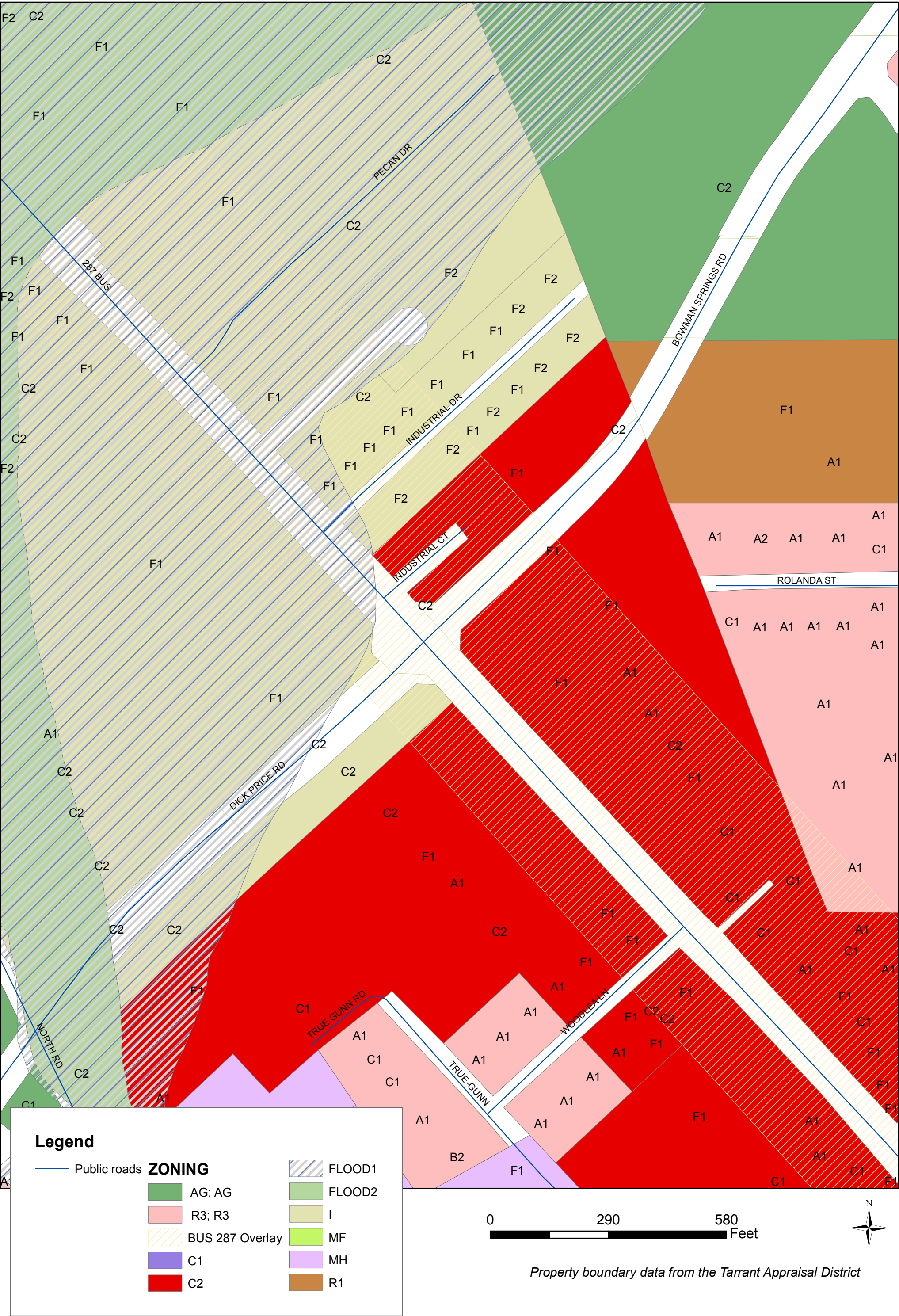
Notes:

MiscellaneousTransect Level ☐Corner lot? ☐Number of Units (if Applicable) Percentage Build-to %**Frontages**Which types of rooms face the
street? ☐Which types of rooms face the rear? ☐What type of transition exists
from public to private street? ☐

Notes:

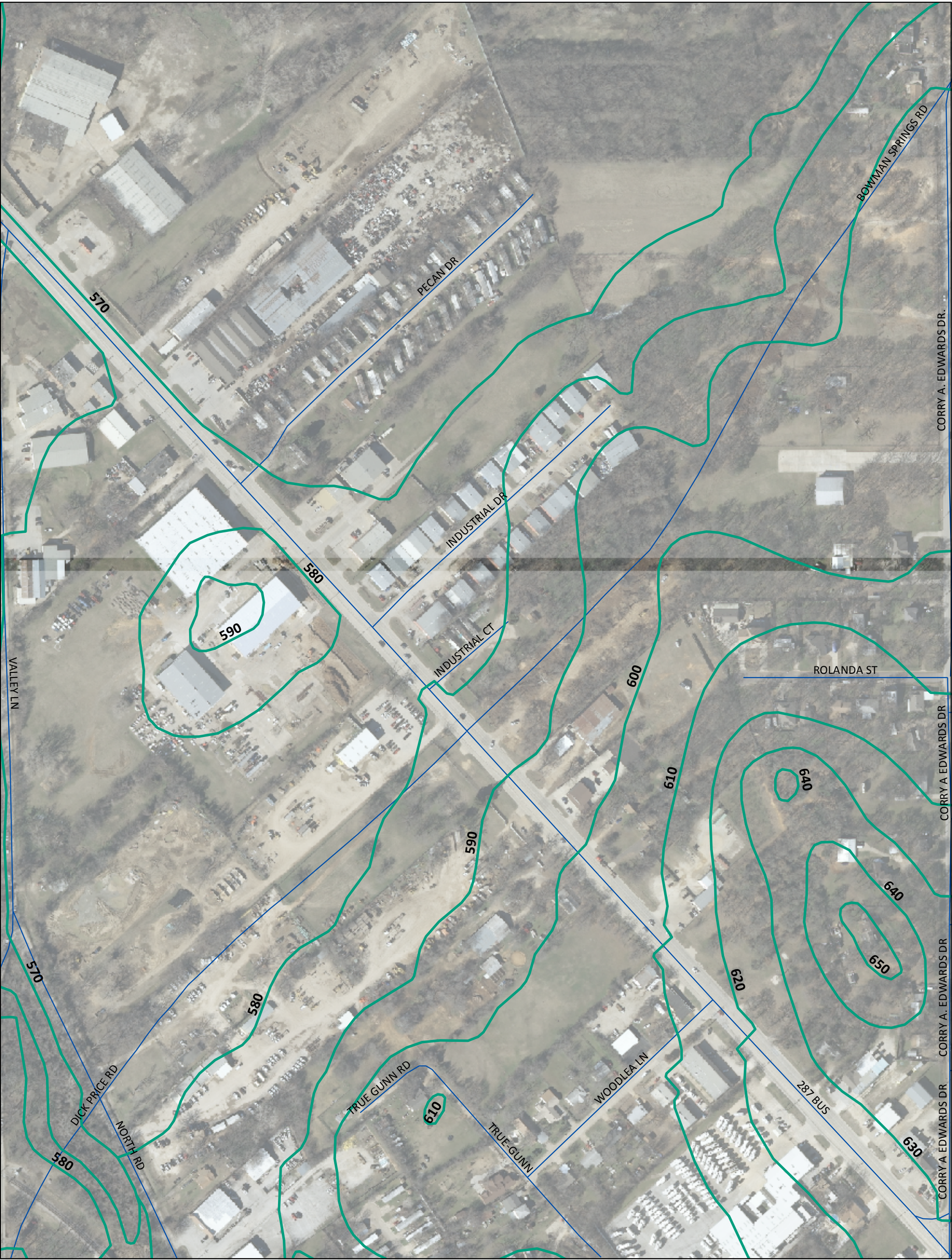
Zoning at New Intersection

Bowman Springs / Dick Price and Kennedale Pkwy



Elevations at New Intersection

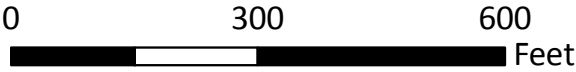
Bowman Springs / Dick Price and Kennedale Pkwy



Legend

- Contours
- Public roads

Property boundary data from the Tarrant Appraisal District
Aerial imagery from the North Central Texas Council of Governments
Contour lines from Texas Natural Resources Information System



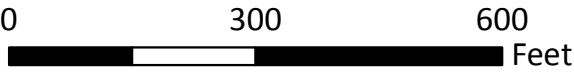
Aerial View at New Intersection

Bowman Springs / Dick Price and Kennedale Pkwy



Legend

— Public roads

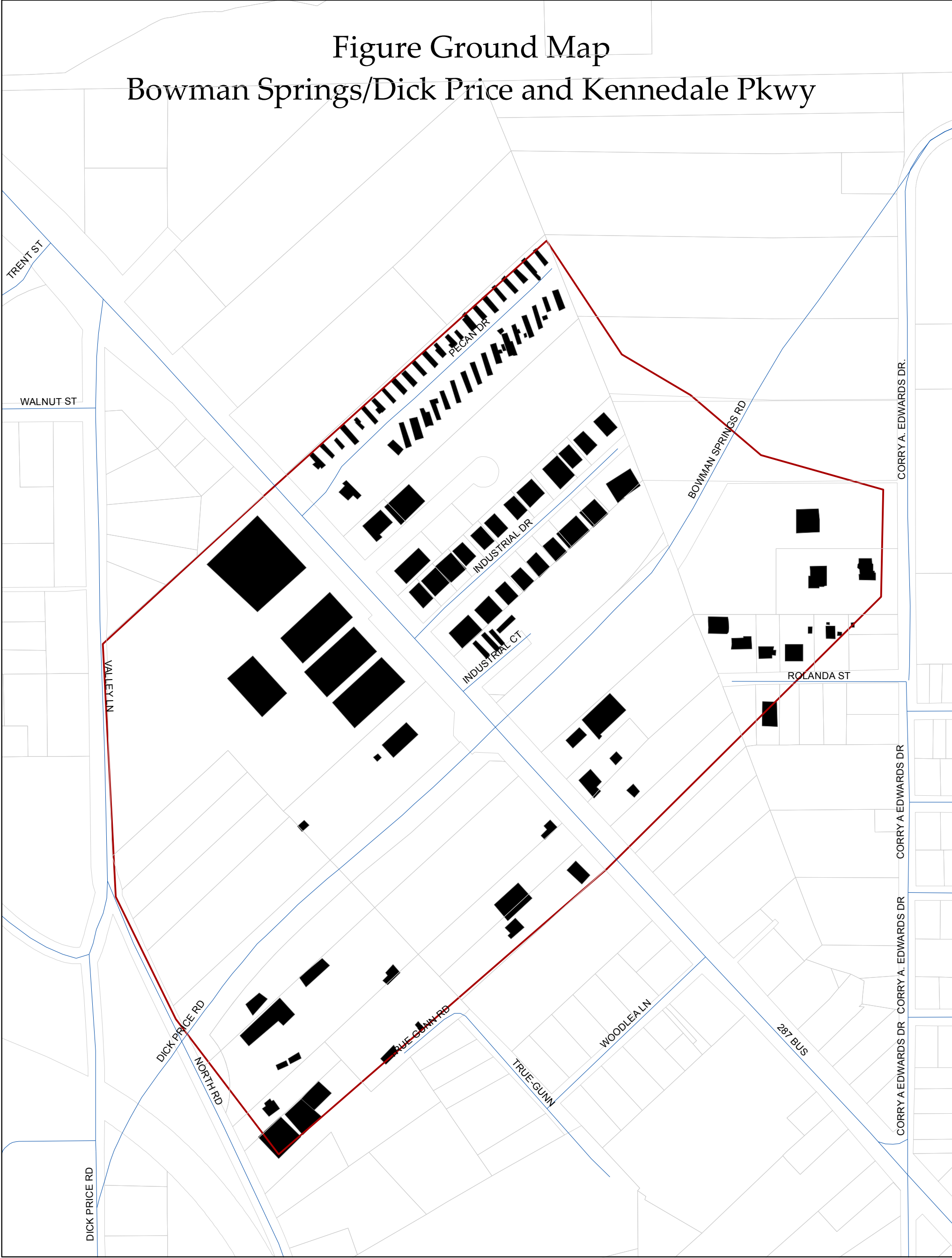


Property boundary data from the Tarrant Appraisal District;
Aerial imagery from the North Central Texas Council of Governments



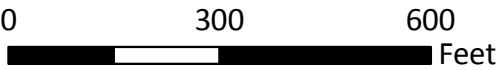
Figure Ground Map

Bowman Springs/Dick Price and Kennedale Pkwy



Legend

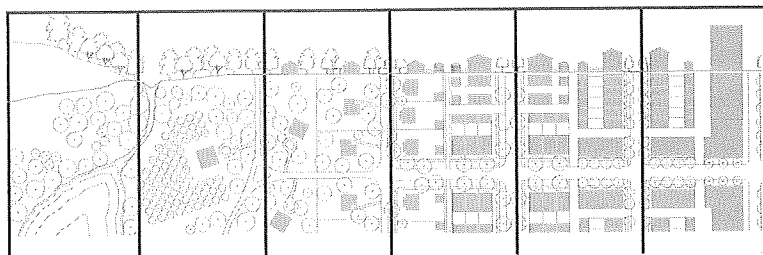
-  Urban Village boundaries (approx.)
-  Structures
-  Lot lines
-  Public roads



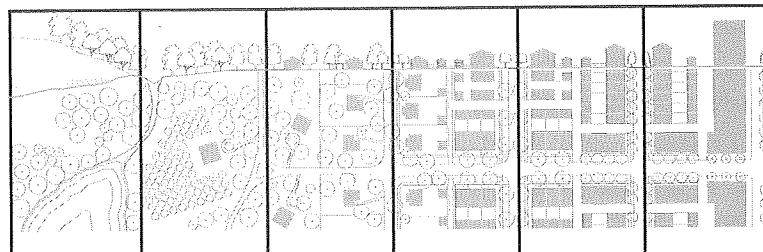
NOTE: Structure outlines are approximate. Field verification still needed to ensure accuracy.

Property boundary data from the Tarrant Appraisal District;
Aerial imagery from the North Central Texas Council of Governments

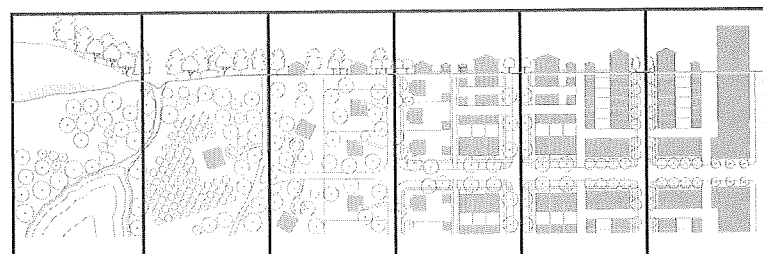
T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



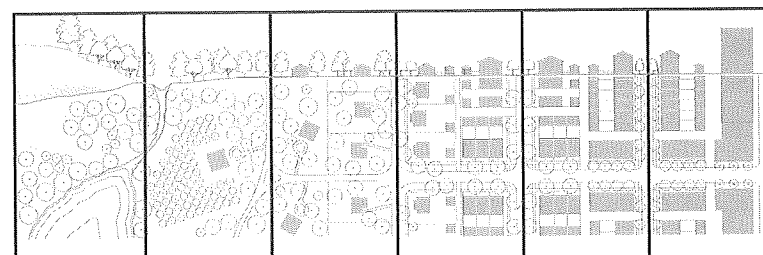
T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.



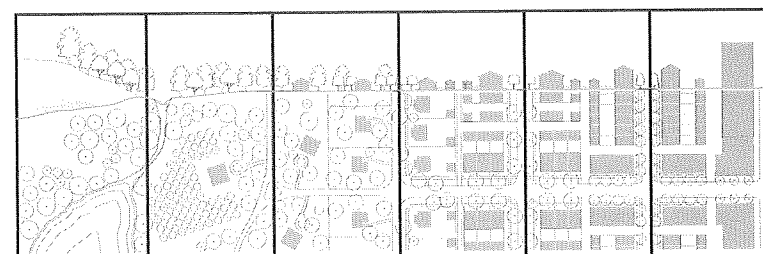
T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.



T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.

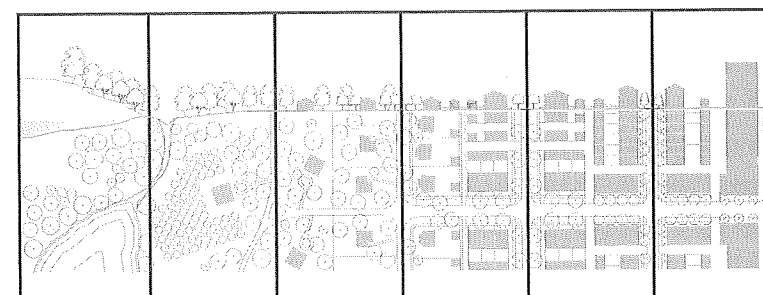
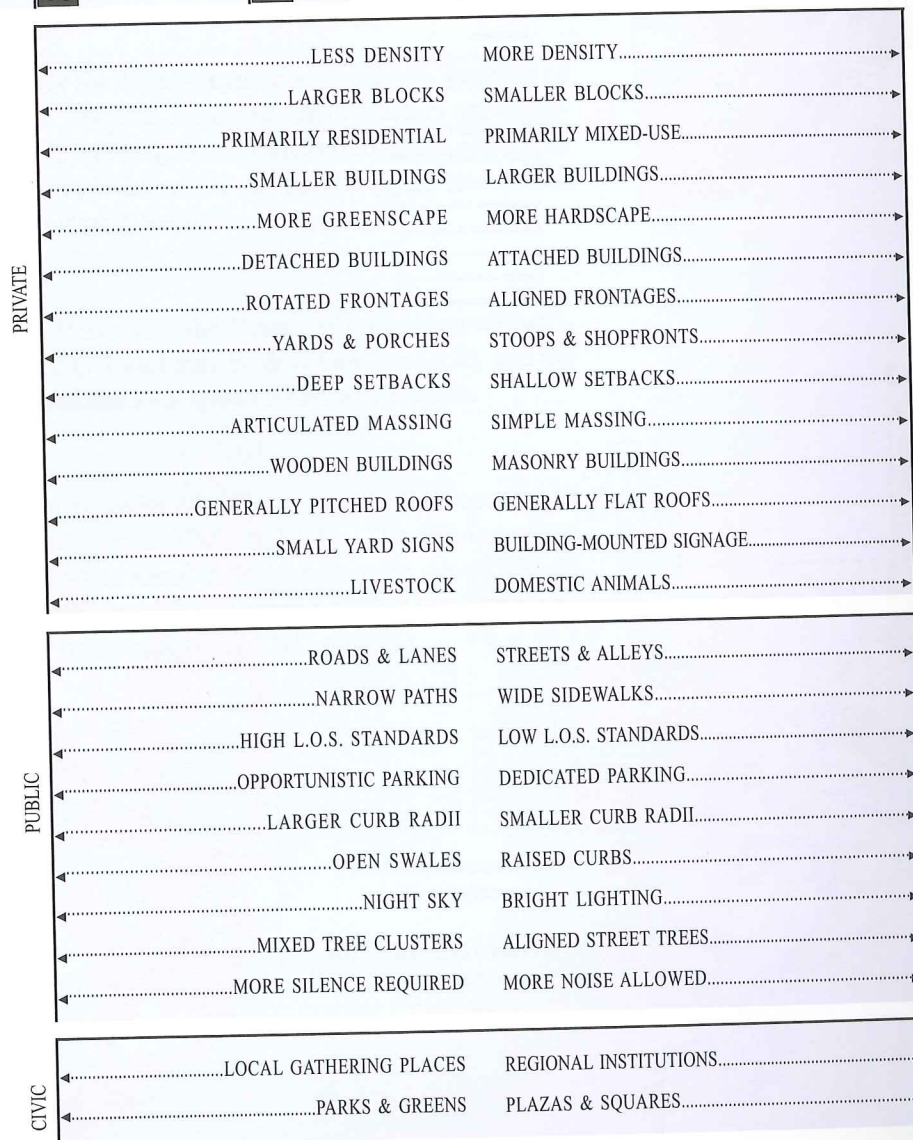


Fig. 2.4 SmartCode transect zone descriptions (Credit: DPZ)

APPENDIX

RURAL ||||| TRANSECT ||||| URBAN ▶





Date: April 19, 2012

Agenda Item No: WORK SESSION - C.

I. Subject:

Discussion of Gated Communities

II. Originated by:

James Cowey, Director of Development Services

Rachel Roberts, City Planner

III. Summary:

The new comprehensive plan encourages development to provide for connections with surrounding areas. As the city begins revising its zoning regulations and subdivision regulations to be in compliance with the comprehensive plan, one issue the city will need to examine is gated communities.

City staff recommends considering prohibiting gated communities or, if they are to be allowed, require that gating be for automotive traffic only and that un-gated access be provided for pedestrians or cyclists. Before pursuing the issue further, though, we would like to have comments from the Commission about this possible change to the zoning code. We can bring to the meeting more information about why we recommend limiting this kind of development.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: April 19, 2012

Agenda Item No: WORK SESSION - D.

I. Subject:

Revisions to the City's Noise Regulations

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

This item will be placed on the work session agenda for an upcoming council meeting. We were unable to place the item on the April council agenda, but we may be able to be included in the May agenda.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: April 19, 2012

Agenda Item No: WORK SESSION - E.

I. Subject:

Discuss Items for Future Consideration

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The items below will be considered by the Commission on a future agenda. The Commission may discuss these topics or additional topics in terms of when they will be added as a regular work session agenda item and the scope of the future discussion.

- a. Green / Environmental Regulations
- b. Salvage Yard Ordinance

Staff has done some preliminary work on item (a), and we will bring notes and research to the Commission when this becomes a work session item.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: April 19, 2012

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and consider minutes from the March 2012 meeting of the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Please find attached to this message the minutes from the March meeting for your review and consideration for approval

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	Minutes PZ 2012 March 15	03 15 2012 PZ Minutes.doc
----	--------------------------	---------------------------

**KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
March 15, 2012
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chair Harvey called the work session to order at 6:05 PM

II. ROLL CALL

Absent: Billy Simpson; Lori Bryan; Adrienne Kay; Michael Herring

Present: Thomas Pirtle; Ray Cowan; Ernest Harvey (Chair); Charles Overstreet (Vice-chair); Carolyn Williamson

Carolyn Williamson was asked to take a regular seat for the work session.

III. WORK SESSION

A. Erosion control standards

James Cowey approached the commission, asking for clarification and recommendations regarding current regulations.

Rachel Roberts and James Cowey noted that current subdivision regulations state that permanent control standards have to be met, but more direction may be needed as far as maintenance of permanent structures. As the wording stands now, only repairs to permanent structures are mentioned.

Chair Harvey posed questions regarding responsibility of construction and maintenance of erosion control structures, and noted that developers needed to be aware that the code states that they are responsible for permanent erosion control. Mr. Harvey stressed the importance of taking action before structures were built to ensure conservation of stream and runoff areas prone to flooding.

Commissioner Overstreet noted that this issue was particularly important, walls along creeks are the most important in this regard, as they are generally not protected after construction. The addition of a regulatory section addressing this issue may need to be looked at.

B. Discussion of zoning at Bowman Springs Road intersection with Kennedale Pkwy

Ms. Roberts approached the commission, noting that this area has been defined as an urban village but may be altered slightly due to the results of the recent Village Creek study, which will be brought to the commission in the near future. Ms. Roberts suggested that residents of that area be brought in during a work session to discuss future development of this area. Commissioner Overstreet asked that examples of form based codes for this area be brought to meetings of this type, as they will assist residents' understanding of form-based codes and may also assist with economic development of specific areas.

Chair Harvey noted that several discussions on this subject were held throughout the form-based code development process and that the commission would continue to involve the public with planning decisions.

Ms. Roberts asked for clarification on implementation of the comprehensive land use plan. The commission stated that a hybrid approach was preferred, and that they were not interested in pursuing a citywide form based code at this time. A hybrid approach will ease issues with existing zoning, will give the city options, and allow for gradual implementation.

It was explained that dealing with exceptions would have to be dealt with differently for form based areas than existing zoning types. The commission asked staff to provide information on other cities who had successfully implemented form based codes. The city will be asking the Economic Development Corporation to fund a graduate landscape architecture student to assist with illustration of form based code examples.

C. Revisions to the City's Noise Regulations

Ms. Roberts explained that after reviewing the most recent draft, City Council has requested that uniform standards be implemented to ease regulation and enforcement. Clarification was also needed regarding ambient sound and pure tones.

Chair Harvey asked that all levels be set in increments of 5 decibels to increase ease of use.

Ambient sound:

The commission proposed to change the sound limits to be more consistent and even across the board, so the residential limit would be changed to 55 decibels, and commercial/industrial and industrial/industrial to 70 decibels.

Pure tones:

The commission asked that regulations be set based in part on duration of sound.

The commission also noted that the section regarding construction and other specific types of use could potentially be removed, as the regulations will now have uniform standards.

Ms. Roberts noted that this issue would be brought back to City Council in April.

D. Resident petition for rezoning

Mr. Cowey said that residents in Old Town are interested in pursuing a zoning change to R2 for several undeveloped parcels between Broad Street, New Hope Road, and the railroad tracks, to preserve the existing look and feel of the area. No application is yet on file. James Cowey presented some basic historical information and legal restrictions on the area for the benefit of the audience. The newly adopted comprehensive plan designates the area as a 'downtown village.'

This area may not qualify for this type of rezoning. These residents may wish to be more involved when form based code discussions begin to occur in the city, as this will be the most effective way of dealing with these issues.

Due to time restrictions, Chair Harvey announced that the remainder of the items would be tabled until the next meeting.

E. Discussion of Gated Communities

F. Discuss any item on the regular session agenda, if needed

G. Discuss Items for Future Consideration

IV. REGULAR SESSION

V. CALL TO ORDER

Chair Ernest Harvey called the regular session to order at 7:30PM.

VI. ROLL CALL

Absent: Billy Simpson; Lori Bryan; Adrienne Kay; Michael Herring

Present: Thomas Pirtle; Ray Cowan; Ernest Harvey (Chair); Charles Overstreet (Vice-chair); Carolyn Williamson

Carolyn Williamson was asked to take a regular seat for the regular session.

VII. MINUTES APPROVAL

A. Minutes from the February 23, 2012 Planning & Zoning Commission meeting

Motion Approve the minutes as presented. , **Action** Approve, **Moved By** Ray Cowan, **Seconded By** Thomas Pirtle

Motion Passed Unanimously

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 11-08 to consider action on a request by William Winsett for a zoning change from "R-2" Single Family Residential to "C-1" Restricted Commercial for approximately 0.95 acres at 3835 Kennedale New Hope Rd, more particularly described as Robert C Richey Survey A 1327 Tracts 2C & 2M.

A. Staff Presentation

Rachel Roberts announced that the request had been withdrawn and that no further action or discussion was necessary.

B. Applicant Presentation

None.

C. Action by the Commission

No action was necessary.

B. CASE # PZ 11-12 to hold a public hearing and consider action on a request for a change in zoning from "R3" Single Family Residential to "PD" Planned Development District for approximately 16 acres

located at 5306 Kennedale Sublett, 3190 Joplin Rd, and 3196 Hawkins Joplin Rd, 3 unaddressed parcels on Kennedale Sublett Rd, and 1 unaddressed parcel on Hawkins Joplin Rd, more particularly described as James R Hawkins Survey A-792 Tr 1, 1E, 1F, 1G, 1H, 1J, 1K, 1L, & 1M. The rezoning is requested by Vera Coker, Carolyn Williamson, Judith Coker Helms, Donald Coker, Martin & Maria Guevara, and James McDuff.

Commissioner Williamson removed herself from this portion of the meeting due to a conflict of interest.

A. Staff Presentation

Ms. Roberts announced that due to the need for further background research and consultation with the applicant, this needed to be tabled for 30 to 60 days. As the applicant is not available in April, she requested that the item be tabled until the May meeting.

B. Applicant Presentation

None.

C. Public Hearing

Chair Harvey Opened the Public Hearing. Six individuals approached the commission:

1. Claire McCartney of 1404 Fern Court. Ms. McCartney has lived at this location for 19 years. She expressed concerns regarding elevation differences and the need for an extensive buffer above and beyond screening and fencing. She would also like to see incorporation of existing trees into future design.
2. Fil Sanchez of 416 Glenbrook Drive. Mr. Sanchez has lived at this location for 17 years. He expressed concerns regarding planned masonry walls in some areas but wooden fences in others, the need for an increased buffer area, light pollution, and drainage problems.
3. Tracy Hardy of 1406 Fern Court, Ms. Clark has lived at this location for 13 years. Her concerns included yard flooding and visibility into yards from the site in question.
4. Charlotte Bishop of 414 Coker Valley spoke for herself and Raymond Clipper of the same address. Ms. Bishop has lived at this location for 5 years. She is opposed to any development except for single family residential and noted that they would vacate their property if commercial development occurs.
5. Lisa Moore of 1403 Fern Court. Ms. Moore is concerned about elevation issues and would like also like to see an extensive green belt between the properties
6. Amy Jurchison of 505 Coker Valley. Ms. Jurchison has lived at this location for 20 years. Her concerns included the potential change in neighborhood feel, increased traffic, and desire for a large buffer area.

No one else wished to speak. Written comments will be filed.

The public hearing was closed.

D. Applicant Response

None.

E. Staff Response and Summary

Ms. Roberts noted that straight residential would not allowed as per state law and compliance with the recently passed comprehensive plan. The city will be able to restrict certain uses, building materials, building heights, directional lighting, etc, which may alleviate some concerns.

F. Action by the Commission

Motion Table for 60 days until the May meeting, **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Thomas Pirtle
Motion Passed Unanimously

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts announced the following:

- Annual board appreciation dinner on March 29th.
- Passage of the comprehensive land use plan.
- City hall will be closed on April 6.
- Bulin home – The historical society is trying to save the home as it is currently scheduled for demolition. The first mayor of Kennedale once resided in this home.
- The 5k and fun run for Art in the Park will be held on March 24th.
- Art in the Park will be held March 30 – April 1.

XI. ADJOURNMENT

Motion Adjourn, **Action** Approve, **Moved By** Thomas Pirtle, **Seconded By** Ray Cowan
Motion Passed Unanimously