



**KENNEDALE**  
Planning and Zoning Commission  
[www.cityofkennedale.com](http://www.cityofkennedale.com)

**KENNEDALE PLANNING & ZONING COMMISSION**  
**AGENDA**  
**COMMISSIONERS - REGULAR MEETING**  
**November 15, 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. Discuss zoning at Bowman Springs Road intersection with Kennedale Pkwy
- B. Discuss items for future consideration
  - 1. Green/Environmental Regulations
  - 2. Salvage Yard Ordinance
  - 3. Old Town Zoning District regulations
- C. Discuss any item on the regular agenda, if needed

**IV. REGULAR SESSION**

**V. CALL TO ORDER**

**VI. ROLL CALL**

**VII. MINUTES APPROVAL**

- A. Review and consider approval of minutes from the October 18, 2012 meeting

**VIII. VISITOR/CITIZENS FORUM**

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

**IX. REGULAR ITEMS**

A. Discussion with the City Manager: overview of current and future city projects and policy priorities

## **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 November 15, 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 black ink that reads "Amethyst G. Cirno". The signature is written in a cursive, flowing style.

Amethyst G. Cirno, City Secretary



**Date:** November 15, 2012

**Agenda Item No:** WORK SESSION - A.

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**I. Subject:**

Discuss zoning at Bowman Springs Road intersection with Kennedale Pkwy

**II. Originated by:**

Rachel Roberts, City Planner

**III. Summary:**

This item is a continuation of discussions by the Commission about standards for the Urban Village.

This month, I've compiled the past work on this item done by the Commission and created one document, with some of the changes requested by the Commission. More changes will be made for next month's meeting. The changes made so far are indicated by a red font. Please let me know if the changes appear to be on track with your memory of past discussions.

Sections that have been added or amended:

- Section 3 Background (added definition for Transect Zone and descriptions of T4 and T5 transect zones)
- Section 5 Overview of Regulations (removed 2 story minimum height; added statement to footnotes about changes in facade)
- Section 7A Public Frontages (added statement about Multiway Parkway)
- Section 7B Private Frontages (added statement about landscaping for Gallery and Arcade frontages)
- Section 8 Building Standards (edited text to reflect Commission's discussion; changes are in red font)
- Section 8 Facade Standards (new section)
- Section 9A Parking (edited text to reflect Commission's discussion; changes are in red font)
- Section 9B Landscaping (new section)
- Section 9C Signs (new section)
- Section 10 Definitions (new section)

Also, as you know, input from stakeholders is a key component of drafting a form-based code, so the Commission should discuss when you would like to schedule an input/information exchange session with property owners and neighbors. We could schedule the session for a P&Z work session or for some evening outside the regular P&Z meeting days.

In addition, I will place the form-based code on an upcoming City Council work session agenda. The plan is not to ask the Council to review details of the code at this time, but rather to make sure the Council is comfortable with the policy direction the Commission is taking by using a form-base code and for the kinds of regulations included in the code.

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**

|     |                                                |                                                         |
|-----|------------------------------------------------|---------------------------------------------------------|
| 1.  | Section 1 Administration                       | Urban Village administration (DRAFT), Section 1.pdf     |
| 2.  | Section 2 place holder for regulating plan     | Section 2 Regulating Plan (place-holder).pdf            |
| 3.  | Section 3 Background                           | Section 3 Background (DRAFT).pdf                        |
| 4.  | Section 4 Uses                                 | Section 4 Uses (DRAFT).pdf                              |
| 5.  | Section 5 Overview of Regulations              | Section 5 Overview of Regulations (DRAFT).pdf           |
| 6.  | Section 6 Lot Standards (building disposition) | Section 6. Lot Standards (bldg disposition) (DRAFT).pdf |
| 7.  | Section 7A Public Frontages                    | Section 7.A Public Frontages (DRAFT).pdf                |
| 8.  | Section 7B Private Frontages                   | Section 7.B Private Frontages (DRAFT).pdf               |
| 9.  | Section 8 Building Standards                   | Section 8 Building Standards (DRAFT).pdf                |
| 10. | Section 8 Facade Standards                     | Facade changes (DRAFT).pdf                              |
| 11. | Section 9 Parking                              | Section 9A Parking (DRAFT).pdf                          |
| 12. | Section 9B Landscaping                         | Section 9B Landscaping (DRAFT).pdf                      |
| 13. | Section 9C Signs                               | Section 9C Signs (DRAFT).pdf                            |
| 14. | Section 10 Definitions                         | Section 10 Definitions (DRAFT).pdf                      |

# Urban Village Development Code Administration

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The Urban Village Development Code implements the vision for the Urban Village as established in the Future Land Use Plan and the Comprehensive Land Use Plan of the City of Kennedale. The Future Land Use Plan and the Comprehensive Land Use Plan shall provide general guidance on the form, character, and intensity of future development within the areas designated as Urban Village in the Future Land Use Plan.

## **Section 1. Authority.**

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

## **Section 2. Responsibility for Administration.**

This Bowman Springs Urban Village Development Code shall be administered by the Director and the other decision-making authorities as identified in this Urban Village Code and the zoning ordinance. All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the Director, his or her successors or designees, or any other decision-making authorities, shall be carried out in a manner consistent with the purposes of this Urban Village Development Code, the zoning code, the City's Comprehensive Land Use Plan, and the health, safety, general welfare, and orderly development of the City.

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

**Section 3. Interpretation and appeals.** It is the intent of this article that all questions of interpretation and enforcement shall be first presented to the city manager or his or her designated representative, and that such questions shall be presented to the zoning board of adjustment only on appeal from the decision of the city manager or other administrative official, and that recourse from the decisions of the board of adjustment shall be to the courts as provided by law.

**Section 4. City Council duties.** The city council shall consider and adopt, modify, or reject proposed amendments to this article, or of its repeal.

**Section x. Applicability.**

This Bowman Springs Urban Village Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries, as shown in Section [insert section number].

The development, sign, and landscaping regulations under Chapter 17 of the Kennedale City Code, as amended, shall not apply to the Bowman Springs Urban Village unless specifically stated herein. Signs specifically prohibited in the zoning ordinance or by City Code are prohibited in the Bowman Springs Urban Village unless specifically stated otherwise herein.

Development standards not addressed in this code shall be governed by the City of Kennedale development regulations (Chapter 17 of the city code, as of [date]), to the extent they are not in conflict with the intent or text of the Bowman Springs Urban Village Code.

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

[insert table illustrating when redevelopment is subject to the code]

**Section x. Building permits.** No building permit shall be issued by the City of Kennedale for any new structure or addition unless the structure conforms to the provisions of this Code. No certificate of

occupancy shall be issued for new development unless the structure conforms to the provisions of this Code.

**Section x. Non-conformities.**

[to be added after discussion with city attorney]

**Section x. Shall, should, may.**

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

**Section x. Conflict with other city codes.**

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

**Section x. Conflict with illustrations and text.**

Where provisions of this code provided through illustration conflict with provisions provided in text, the provisions provided in text shall prevail. Photographs used to illustrate text are for illustration purposes only when marked as such.

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

**Section x. Development review process.**

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

The Director shall be responsible for the following:

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

**B. Minor Modifications.** The Director is authorized to approve minor modifications to this Code that do not materially change the intent of this Code, including the relationship between buildings and the street. Permitted minor modifications are noted in the Code and include: alternative masonry materials when new materials have been developed and are not yet listed in the Code but clearly meet the intent of the Code; change in landscaping plants to similar plants that meet the intent of the Code and achieve the same effect; minor changes in the site plan that do not significantly alter building orientation, vehicle or pedestrian traffic flow, location of parking areas, or building placement, or does not allow increase in building height. Minor modifications include, but are not limited to: increase or decrease in setback of less than 10% from the requirements of the Code; increase or decrease in glazing of less than 10% from the requirements of the Code; decrease of less than 10% of the requirements of the Code in the required percentage of building that must be placed at build-to line.

**C. Major Modifications.** The City Council is authorized to approve major modifications to this Code. Major modifications are changes to the standards in the Code that change the intent of the Code or alter the character of the district. Major modifications include, but are not limited to, changes to minimum or maximum building heights; increase or decrease in setback of more than 10% from the requirements of the Code; increase or decrease in glazing of more than 10% from the requirements of the code; decrease in masonry requirements; change in the design of landscaping, other than a change in plants to be used to another similar plant (as permitted under Minor Modifications, above); changes in building placement; permitting a use currently prohibited under this Code; permitting a frontage type currently prohibited under this Code. Major modifications are considered an amendment to the Code for the Urban Village and as such are subject to the procedures, notifications, public hearings, and other standards for zoning amendments as set forth in the Kennedale City Code Section 17-429.

**D. Variances.** The Board of Adjustment is authorized to approve variances to the minimum setback, lot width, and lot depth regulations of this Code where the literal enforcement of the provisions of this article would result in an unnecessary hardship, or where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the Bowman Springs Urban Village by being of such area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the Urban Village.

## Section 2. Regulating Plan

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This page is a place-holder for the Regulating Plan description and accompanying map(s).

## Section 3. Background

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The City of Kennedale has chosen to use a form-based code approach to setting standards for the Urban Villages established in the comprehensive plan. Although a form-based code may not be appropriate for use in the entire city, this tool allows for flexibility in use while also providing more certainty in design, which is needed at these important intersections.

Design standards in form-based codes are generally based on a system of Transect Zones. Transect Zones are a way of characterizing development. The concept is borrowed from the natural sciences, which describes how vegetation and the natural environment change as one moves in the direction from the sea farther and farther inland. In a similar way, the character of development patterns change as one moves from rural areas into urban areas. In recent years, the elements that define these different types of development pattern—or *transects*—have been documented and illustrated. Communities who have decided what kind of development they want can then use the transects as a guide when creating development regulations. **[NEED TO IMPROVE DEFINITION OF TRANSECTS]**

The Transect Zone concept is intended for broad application in a wide range of cities. It's important for cities using Transect Zones to customize the zone descriptions to fit their cities. For example, a T4 General Urban zone in Kennedale shouldn't look like a T4 General Urban zone in Fort Worth or Dallas; what seems "urban" here would be unsuitable for a T4 zone in a larger city.

The SmartCode defines T4 and T5 zones this way:

Description: T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks

General character: Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians

Description: T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row-houses and Apartments. It has a tight network of streets with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General character: Shops mixed with Town-houses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity

In Kennedale, the Urban Village would be classified as a T4 zone, but calibrated for our local conditions. Some variation from the general standards for T4 and T5 districts will have to be allowed in order to ensure infill areas are developed in a way that is compatible with existing neighborhoods, and to ensure the standards take into account existing natural conditions, such as topography and floodplain. Our T4 zone is a blend of T4 and T5 characteristics, with standards set to be suitable and realistic for a community of our size and resources.

## Section 4. Permitted Uses

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### Office

medical & dental (includes holistic health/accupuncture)  
legal services  
insurance office  
real estate office  
financial services (accounting, bookkeeping, investment brokerage, and related services)  
design office (e.g., architect, home builder, interior design, fashion design)  
government office  
contractor's office permitted, but no outside storage permitted, no fleet parking

*All non-office uses listed as permitted (by right) in the Kennedale city code Sec. 17-421 for zoning districts C-0, C-1, and C-2 are permitted, except for those uses listed below.*

### Retail

|                                                                                                              |                                                                       |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Amusement Park                                                                                               | Lawnmower sales & service                                             |
| auto inspection station                                                                                      | Lithographic shop, except as part of art studio                       |
| Auto parts sales (incl. parts for boats or RVs)                                                              | Manufactured home sales lot                                           |
| Auto repair, incl. body/paint work                                                                           | Mini-warehouse                                                        |
| Auto sales: sales of new autos permitted with indoor showroom only <sup>1</sup> ; all other sales prohibited | Mortuary or funeral home                                              |
| Bars                                                                                                         | Motorcycle sales are permitted with indoor showroom only <sup>1</sup> |
| Boat sales                                                                                                   | Movie theater (drive-in)                                              |
| Building materials/lumber yard                                                                               | Nightclub or dance hall                                               |
| Bus terminal                                                                                                 | Pawnshop                                                              |
| Cabinet shop                                                                                                 | Plumbing sales & service                                              |
| Car wash                                                                                                     | Pool or billiard hall                                                 |
| Contractor yards                                                                                             | Private club (serving alcohol)                                        |
| Cemetery monument sales                                                                                      | Recreational vehicle sales, service, or repair                        |
| Convenience store with gas sales (permitted without gas sales)                                               | Recreational vehicle storage                                          |
| Drive-thrus                                                                                                  | Restaurant (drive-in)                                                 |
| Electrical sales & service                                                                                   | Sexually-oriented businesses                                          |
| Farm implement sales                                                                                         | Taxidermist                                                           |
| Feed store, with or without animal sales                                                                     | Tire sales, repair, or installation                                   |
| Flea market                                                                                                  | Tool & Equipment rental                                               |
| Game hall                                                                                                    | Trailer sales & rental                                                |
| Golf course                                                                                                  | Truck rental, repair, or sales                                        |
| Gun shooting range                                                                                           | Truck wash                                                            |
| Heating A/C sales & service                                                                                  | Vehicle impoundment                                                   |
| Heavy equipment sales                                                                                        | Vehicle storage                                                       |
| Impounded vehicle storage                                                                                    |                                                                       |

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<sup>1</sup> No vehicles for sale may be parked or stored outside, at any time, and no repairs permitted onsite; buildings must meet glazing standards

## Section 4. Permitted Uses

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### Residential

Single Family Attached  
Single Family Detached  
Small Multi-Family (No more than 50 units will be permitted within the Urban Village)

### Lodging

Not Permitted

### Other Uses Permitted

art gallery, art studio, art workshop (if ground floor, must be open to the public)  
dance studio  
fire sub-station  
home occupation, subject to Sec. 17-423 of the Kennedale city code  
museum  
park or playground  
police sub-station  
post office  
tutoring & educational facilities

### Additional prohibitions

The following uses are not permitted:  
Hospital  
Industrial uses prohibited except: brew pub permitted as part of restaurant  
Paintball sports, survival games  
Parking lot, commercial (for a fee)  
Plant nursery  
Service station, no gas station  
Tobacco Shop [**must define**]

### Additional regulations

Hours/Noise of any non-residential use must be compatible with residential uses in the Urban Village and adjacent neighborhoods

# Section 5. Overview of Regulations

## Bowman Springs Urban Village



Example of site showing characteristics of the Urban Village.  
Photo © Sandy Sorlien, transect-collection.org.

### I. BUILDING FUNCTION (See Table TBD & Table TBD)

|             |               |
|-------------|---------------|
| Residential | limited use   |
| Lodging     | not permitted |
| Office      | open use      |
| Retail      | open use      |

### k. BUILDING CONFIGURATION (See Table 5.1)

|                    |                             |
|--------------------|-----------------------------|
| Principal Building | 3 stories max. <sup>1</sup> |
| Outbuilding        | 3 stories max. <sup>1</sup> |

### f. LOT OCCUPATION (See Table TBD)

|              |                                        |
|--------------|----------------------------------------|
| Lot Width    | 20 ft. min., 120 ft. max. <sup>2</sup> |
| Lot Coverage | 80% max.                               |

### i. BUILDING DISPOSITION (See Table TBD)

|           |               |
|-----------|---------------|
| Edgeyard  | not permitted |
| Sidyard   | limited       |
| Rearyard  | permitted     |
| Courtyard | permitted     |

### g. SETBACKS - PRINCIPAL BUILDING (See Table 5.2)

|                               |                                      |
|-------------------------------|--------------------------------------|
| (g.1) Front Setback Principal | 0 ft. min., 15 ft. max. <sup>3</sup> |
| (g.2) Front Setback Secondary | 2 ft. min., 15 ft. max.              |
| (g.3) Side Setback            | 0 ft. min., 30 ft. max.              |
| (g.4) Rear Setback            | 3 ft. min.* <sup>4</sup>             |
| Frontage Buildout             | 75% min. at setback                  |

### h. SETBACKS - OUTBUILDING (See Table 5.3)

|                               |                               |
|-------------------------------|-------------------------------|
| (h.1) Front Setback Principal | 20 ft. min. + bldg. setback   |
| (h.2) Front Setback Secondary | 0 ft. min. or 3 ft. at corner |
| (h.3) Side Setback            | 3 ft. min., 10 ft. max.       |

### j. PRIVATE FRONTAGES (See Table TBD)

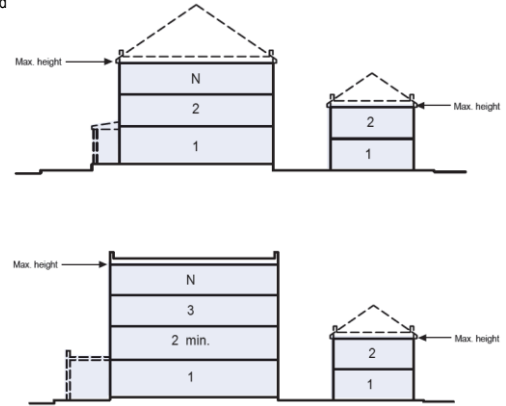
|                            |                                |
|----------------------------|--------------------------------|
| Common Lawn                | not permitted                  |
| Porch & Fence              | permitted only for residential |
| Terrace or Lightwell       | permitted                      |
| Forecourt                  | permitted (with conditions)    |
| Scoop                      | permitted                      |
| Shopfront & Awning         | permitted                      |
| Gallery                    | permitted                      |
| Arcade                     | permitted                      |
| Refer to Summary Table TBD |                                |

### PARKING PROVISIONS

### BUILDING CONFIGURATION

Table 5.1.

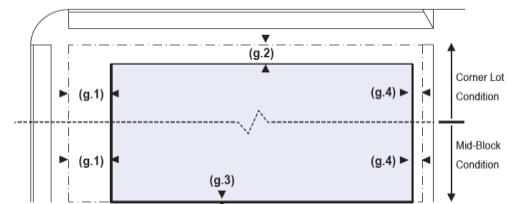
- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 15 feet in height from finished floor to finished ceiling, except for a first floor Commercial function, which must be a minimum of 11 ft with a maximum of 25 feet.
- Height shall be measured to the eave or roof deck as specified on Table TBD.



### SETBACKS - PRINCIPAL BLDG.

Table 5.2.

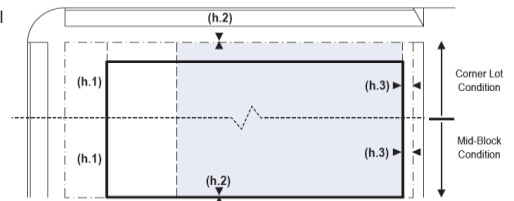
- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



### SETBACKS - OUTBUILDING

Table 5.3.

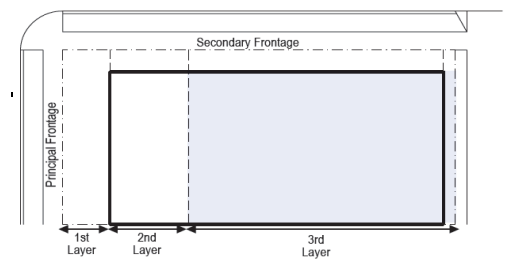
- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



### PARKING PLACEMENT

Table 5.4

- Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table TBD).
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table TBD).



- Trash containers shall be stored within the third Layer.

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(See Table 5.4 & TBD)

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\* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum.  
Refer to metrics for exact minimums and maximums.

<sup>1</sup> Maximum of two (2) stories adjacent to existing neighborhoods. Buildings located at the corner of Kennedale Parkway and Dick Price/Bowman Springs may not exceed two (2) stories in height but shall have distinctive architecture elements (as described in Section TBD) that may rise above a second story.

<sup>2</sup> Any building with width 100' or more shall have a change in the façade every 40-50 feet so that the building will read as separate structures. See Section TBD.

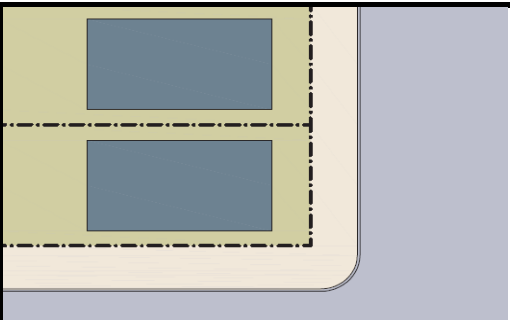
<sup>3</sup> Build-to line is located at the property line; front setbacks are the permitted or required distance from the build-to line. Front setback should be increased if sidewalk is not wide enough to provide adequate walking space between a building and landscaping/street furniture

<sup>4</sup> Thirty foot (30') minimum setback from existing neighborhoods required. Twenty-five foot (25') minimum setback from floodplain edge required. Setback distance from floodplain may include public right-of-way.

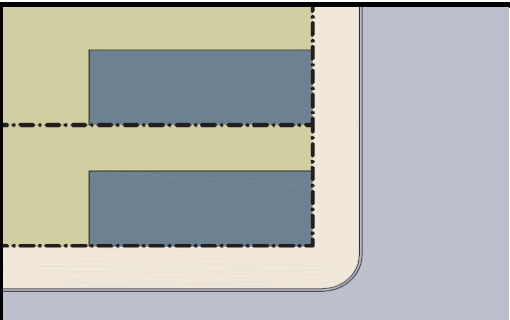
# Section 6. Lot Standards

**Building Disposition.** This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types.

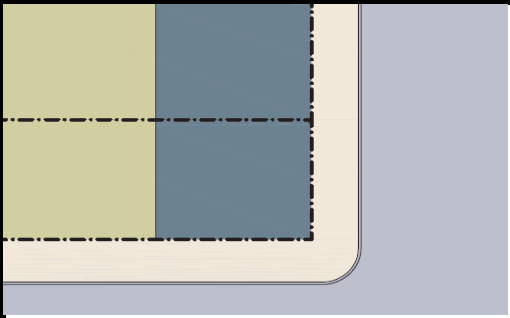
**a. Edgeyard:** Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding. **Not permitted in the Bowman Springs Urban Village.**



**b. Sideyard:** Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition. Limited use in Urban Village



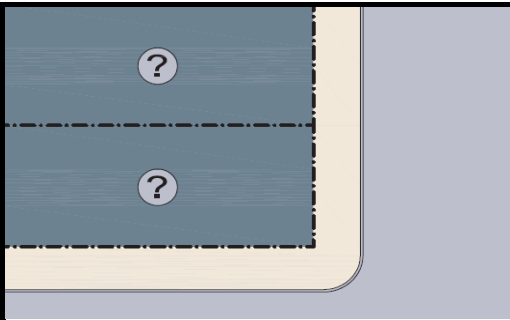
**c. Rearyard:** Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



**d. Courtyard:** Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accomodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.



**e. Specialized:** A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.

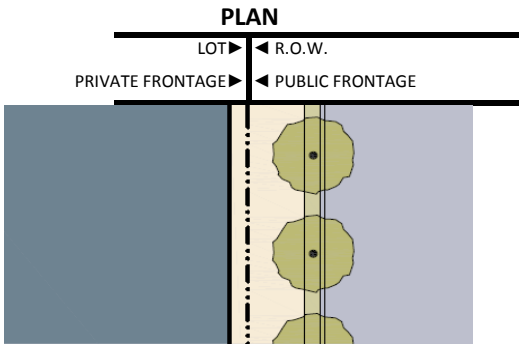


# Section 7.A. Public Frontages

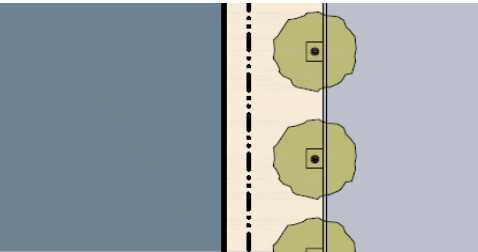
The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in a separate table.

## Public Frontages - General.

**Kennedale Pkwy:** This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of single or double rows of tree species aligned in a regularly spaced alley. **Design along Kennedale Parkway is constrained by regulations set by the Texas Department of Transportation, by wherever possible, design for the public frontages along Kennedale Pkwy should follow standards outlined for Multiway Parkways in the comprehensive land use plan.**



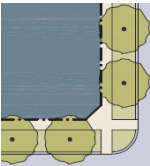
**Bowman Springs and Dick Price:** This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides (on-street parking not permitted within x' of the intersection). The landscaping consists of a row of trees aligned with regular spacing where possible but clears the storefront entrances.



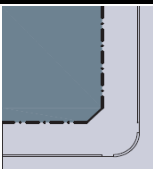
**Public Frontages - Specific.** This table assembles prescriptions and dimensions for the Public Frontage elements - curbs, walkways and planters.

**Assembly:** The principal variables are the type and dimension of curbs, walkways, planters and landscape.

Total width 12-20ft.

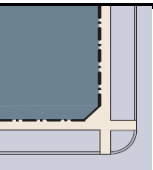


**Curb.** The detailing of the edge of the vehicular pavement incorporating drainage.



Type raised curb  
Radius 5-20 ft.

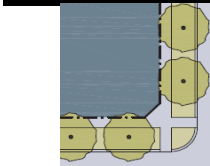
**Walkway.** The hard surface dedicated exclusively to pedestrian activity.



Type Sidewalk  
Width 5-8 ft.

**Planter:** The layer which accommodates street trees and other landscape materials.

Arrangement  
Species  
Planter Type  
Planter Width



Single or Alternating  
Continuous  
5-12 ft.  
(not to exceed width of sidewalk)

**Landscape.** The recommended plant species. (See Table TBD)

**Lighting.** The recommended Public Lighting. (See Table TBD)

## Section 7. B. Private Frontages

*The private frontage is the area between the building facades and the lot line.*

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SECTION                                                     | PLAN                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LOT ► ◀ R.O.W.<br>PRIVATE ► ◀ PUBLIC<br>FRONTAGE   FRONTAGE | LOT ► ◀ R.O.W.<br>PRIVATE ► ◀ PUBLIC<br>FRONTAGE   FRONTAGE |
| <p>Porch &amp; Fence: a planted frontage where the Façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. Porches shall be no less than 8 feet deep. <u>This frontage type is permitted only for residential use within the Urban Village.</u></p>                                                                                                                                        |                                                             |                                                             |
| <p>Terrace or Lightwell: a frontage wherein the façade is setback back from the frontage line by an elevated terrace or sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. This frontage type is permitted where slope is such that access to the front public frontage would otherwise be difficult or impossible. <b>[REPHRASE]</b> Syn: Dooryard.</p> |                                                             |                                                             |
| <p>Forecourt: a frontage wherein the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks. <u>A maximum of 50% of private frontage along main roadways are permitted to have forecourts.</u></p>                                                                        |                                                             |                                                             |
| <p>Stoop: a frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>                                                                                                                                                                                          |                                                             |                                                             |
| <p>Shopfront: a frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: Retail frontage.</p>                                                                                                                                                            |                                                             |                                                             |
| <p>Gallery: a frontage wherein the façade is aligned with the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb. <b>If permanent landscaping is not possible due to space limitations, temporary landscaping (e.g., planters) shall be provided.</b></p>                            |                                                             |                                                             |
| <p>Arcade: a collonade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb. See Table 8. <b>If permanent landscaping is not possible due to space limitations, temporary landscaping (e.g., planters) shall be provided.</b></p>                          |                                                             |                                                             |

## Section 8. Building Standards

---

Any building or development standards not controlled by the standards in this section shall be governed by regulations of the Kennedale City Code. [REPHRASE]

### Fenestration

Retail uses at the sidewalk level shall be directly accessible from sidewalks and shall have clear glazed areas for a minimum of 40% and maximum of 50% of the ground floor façade.

All glazing shall be more clear than opaque in its transparency. Dark tinted windows are prohibited.

Windows on the upper floors shall be a minimum of 25% of each upper floor façade area, measured between 3 feet and 9 feet above each finished floor.

Windows shall be operable except windows used as storefronts.

There shall be no blank walls greater than 25 feet in width on any building along main streets.

There shall be no blank walls greater than 40 feet in width along any façade.

Single panels of glass may not be larger than 6 feet in height by 4 feet wide.

[insert illustration(s)]

### Materials

Building walls shall be constructed of a minimum of 80% of brick, stone, cast stone, stucco (3-step), or other high-quality, long-lasting masonry

Masonry material not specifically listed above are subject to approval of the director of development or designee and will be reviewed according to quality, durability, and whether it fits the character of the district.

Non-masonry materials may be used up to 20% and may not be used on the ground floor or on sides facing a primary street.

Glazing may not be used within 6" of the base of each façade. [MAYBE REPHRASE]

[insert illustration(s)]

### Façade

Any building façade with a length of 100 feet or more shall include a change in the plane of the façade at least every 40 feet, with changes not to occur more than every 50 feet, so that the building reads as a series of buildings no wider than 40-50 feet each. (See sub-section “Standards for Façade Changes” for more information and for illustrations.)

The change in the plane of the façade shall be in at least one of the following forms: an offset of a minimum of three (3) feet from the adjacent portions of the buildings; the inclusion of a canopy or roof element projecting a minimum of five (5) feet from the building; a change in the building materials, color, or other design element such as columns or pilasters, significant enough so that the façade will read as a separate storefront. In any case, due to the summer heat in Kennedale, the use of awnings is encouraged.

Other means of changing the plane of the façade may be permitted with a minor waiver from the Director of Development if they meet the intent of this code and are consistent with the code's intent to produce durable, high-quality design that will stand the test of time [REPHRASE].

## Standards for Façade Changes

---

Any building façade of 100 feet or more in length shall have a change in façade every 40' - 50' so that the building will read as several structures, rather than one long building. There are a variety of methods that can be used to meet this requirement, such as change in roof height, façade material, window style, and building setback. This code does not specify which tools shall be used to achieve the desired effect but instead leaves that design decision to the builder or developer. Façade design plans will be reviewed by city staff and may be required to be changed if the intent of the façade regulation is not met.

Below are illustrations of types of façade design that meet this code, as well as illustrations of façades that would not meet the intent of the code.

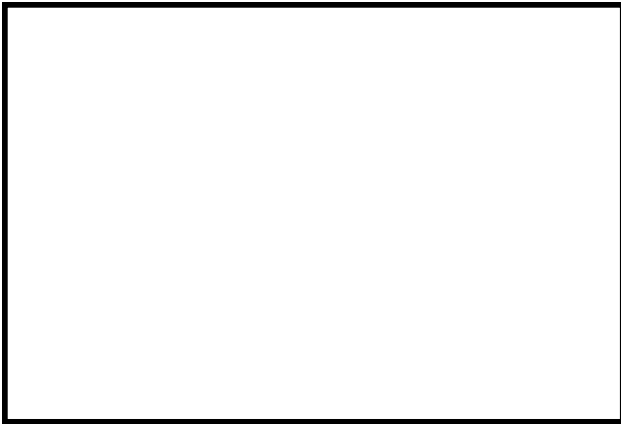
The illustrations are not intended to act as regulations but are intended for illustration purposes only.



Acceptable change in façade



Acceptable change in façade



Unacceptable change in façade — does not read as separate buildings



Unacceptable façade — does not read change

## Section 9A. Parking

---

### Parking

All parking shall be designed to accommodate the people needing access to the buildings on site. Parking design shall consider pedestrians and cyclists, keeping in mind that when drivers exit vehicles, they become pedestrians who need safe passage to buildings.

#### Required Spaces Ground Floor

Uses <2,000 sf No off-street parking required

Uses >2,000 sf 1 space/500 sf

#### Upper Floors

Residential uses 1 space/unit for 2 bedrooms or fewer; 2 spaces/unit for 3 bedrooms or more

Other uses 1 space/2,000 sf

#### Single Family Residential (all floors residential)

Residential uses 1 space/unit for 2 bedrooms or fewer; 2 spaces/unit for 3 bedrooms or more

#### Notes

Parking Drive Width 15' max. [IS THIS A GOOD STANDARD?]

On corner lots, parking drive shall not be located on Kennedale Pkwy. Parking may be provided off-site within 1,300' or as shared parking.

Bicycle parking must be provided and in a secure environment.

Parking may be shared by different use types (e.g., residential and commercial) or by uses with different operating hours (e.g. bank and restaurant with peak business in the evening)

Parking may be shared by similar use types when operating hours will be different. Note that it is expected the developer/builder will provide parking adequate for planned uses and unplanned future uses. If uses are added for which parking is insufficient, the developer will be required to add parking as needed, as determined by the city.

Off-street parking shall be provided on Bowman Springs. Head-in or parallel parking may be used, but parking spaces must be set back at least 9 feet [VERIFY] from pavement edge to allow space for vehicle maneuvering out of the vehicle lanes.

[illustrations and additional information still needed for this section]

## Section 9B. Landscaping

---

Landscaping shall be regulated by Chapter 17 Article VIII of the Kennedale city code, except as otherwise stated below.

### ***Plant species.***

#### ***Non-residential***

Only native Texas, non-invasive plants may be used for landscaping for non-residential uses.

#### ***Residential***

For residential uses, only native Texas, non-invasive plants may be used in the areas between sidewalk and curb. This area is public right-of-way, but maintenance is the responsibility of the property owner.

[insert illustration if needed]

### ***Landscaping location.***

Landscaping shall be provided as described [WC] in Sections 7A and 7B and as required in Chapter 17 Article VIII of the Kennedale City Code. If a conflict exists between Section 7A or Section 7B of this Code and Chapter 17 Article VIII of the Kennedale City Code, city staff shall determine the appropriate location. In any case, the stricter provision shall prevail, unless a minor modification is permitted by the city according to Section 1 Administration of this Code.

## Section 9C. Signs

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Signs for the Urban Village shall be regulated by Chapter 17 Article VII of the Kennedale City Code.

## Section 10. Definitions

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[MANY OF THESE DEFINITIONS COME FROM THE TRANSECT CODE; NEED TO VERIFY OKAY TO USE]

### Build-to line

*Building, principal* means the main building on a lot.

### Courtyard (see Section 6)

### Edgeyard (see Section 6)

*Frontage, public* means the area between the curb of the vehicular lanes and the Public Frontage Line.

*Frontage, private* means the privately held layer between the Public Frontage Line and the façade of the Principal Building.

*Frontage line, public* means a lot line located on a public frontage.

*Lodging* means a facility or establishment maintained as, advertised as, or held out to be a place where sleeping accommodations are furnished to the public, such as a hotel, motel, lodging house, bed and breakfast, or resort. Apartments are not included in this definition.

*Layer* (lot layer) means the portion of a lot, measured by depth, within which certain elements are permitted.

*Lot Line* means the boundaries that demarcate the legal dimensions of a lot.

### Rearyard (see Section 6)

### Setback

### Sideyard (see Section 6)

*Story* means a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

*Street, primary* means a street determined by the city to be of higher impact on district character than non-primary streets. Buildings located on primary streets shall be held to the highest standard of the Code in terms of design standards.

*Street, secondary* means a street determined by the city to be of less impact on district character than primary streets.

*Streetscape* means the urban element that establishes the major part of the public realm. The streetscape is composed of streets (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages and the amenities of the public frontages.

(definitions continued on next page)

## Section 10. Definitions

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### *Definitions for uses listed in Section 4*

(See Section 17-431 of the Kennedale city code for definitions of terms not listed below.)

[NOTE: CHANGE USE OF TERM 'OUTBUILDING' TO 'ACCESSORY BUILDING' IN OVERVIEW SECTION.]

*Tobacco Shop* means a retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is incidental. "Tobacco products" include loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco, plants, or herbs and related smoking accessories. *Tobacco shop* does not include a tobacco department or section of any individual business establishment whose primary use is for another purpose, for example, a grocery store or a convenience store selling a variety of packaged goods.



**Date:** November 15, 2012

**Agenda Item No:** WORK SESSION - B.

---

**I. Subject:**

Discuss items for future consideration

1. Green/Environmental Regulations
2. Salvage Yard Ordinance
3. Old Town Zoning District regulations

**II. Originated by:**

**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.

1. Green/Environmental Regulations
2. Salvage Yard Ordinance
3. Old Town zoning regulations

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**



**Date:** November 15, 2012

**Agenda Item No:** WORK SESSION - C.

---

**I. Subject:**

Discuss any item on the regular agenda, if needed

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**



**Date:** November 15, 2012

**Agenda Item No:** MINUTES APPROVAL - A.

---

**I. Subject:**

Review and consider approval of minutes from the October 18, 2012 meeting

**II. Originated by:**

**III. Summary:**

The minutes from the October 2012 meeting are attached to this message for your review and consideration for approval.

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

Approve

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                       |                           |
|----|-----------------------|---------------------------|
| 1. | 10.18.2012 PZ Minutes | 10.18.2012 PZ Minutes.doc |
|----|-----------------------|---------------------------|

**KENNEDALE PLANNING & ZONING COMMISSION  
MINUTES  
COMMISSIONERS - REGULAR MEETING  
October 18, 2012  
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

Chairman Harvey called the meeting to order at 6:03 PM.

**II. ROLL CALL**

Ms. Roberts called roll.

| Present? | Commissioner       |
|----------|--------------------|
| √        | Ernest Harvey      |
|          | Ray Cowan          |
| √        | Michael Herring    |
| √        | Adrienne Kay       |
|          | Thomas Pirtle      |
|          | Billy Simpson      |
|          | Carolyn Williamson |
|          | <i>Alternates</i>  |
| √        | Donald Rawe        |
| √        | Martin Young       |

Martin Young and Donald Rawe were asked to serve as regular members.

**III. WORK SESSION**

**A. Discuss zoning at Bowman Springs Road intersection with Kennedale Pkwy**

The Commission discussed suggestions made by Ms. Roberts on parking, uses, and administration of a form-based code for this area. The Commission noted that off-street parking may need to be phased as buildings are added so that the first builder isn't responsible for building all the off-street parking. In the discussion on uses, the Commission determined that breaking down the uses by category is a good idea, but that for retail, the city may have to take the approach of saying what uses are excluded. The Commission decided that the administration for this form-based code should be structured to work for all form-based codes in the city. Mr. Harvey said that adjustments to the form-based code should be for the whole district, not just for one project or property.

**B. Discuss any item on the regular agenda, if needed**

The Commission did not discuss this item.

**C. Discuss items for future consideration**

- a. On the green/environmental regulations, Mr. Harvey said there was concern about solar panels and wind turbines, especially in terms of noise/sound pollution and killing of birds associated with wind turbines. Ms. Roberts will look at these concerns and what other cities are discussing on these issues.
- b. Mr. Harvey said he couldn't remember why the Commission wanted to discuss the salvage yard ordinance, but he thinks it was about screening or green spaces in front of salvage yards. Ms. Roberts said she would check the city code to see if there were loopholes that should be addressed.
- c. Mr. Harvey asked Ms. Roberts to add Old Town zoning to the items for future consideration.
- d. Ms. Roberts said she was working on general zoning categories for the city to act as place holders until the new zoning code could be developed.

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

**IV. REGULAR SESSION****V. CALL TO ORDER**

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

**VI. ROLL CALL**

|          |                    |
|----------|--------------------|
| Present? | Commissioner       |
| √        | Ernest Harvey      |
|          | Ray Cowan          |
| √        | Michael Herring    |
| √        | Adrienne Kay       |
|          | Thomas Pirtle      |
|          | Billy Simpson      |
|          | Carolyn Williamson |
|          | <i>Alternates</i>  |
| √        | Donald Rawe        |
| √        | Martin Young       |

A quorum was present, and the alternates served as regular members.

**VII. MINUTES APPROVAL**

A. Review and consider approval of minutes from the September 20, 2012 meeting  
Ms. Kay made a motion to approve the minutes, seconded by Mr. Herring. The motion passed with all in favor.

## **VIII. VISITOR/CITIZENS FORUM**

No one is registered to speak.

## **IX. REGULAR ITEMS**

**A. CASE PZ # 12-05** to receive comments and consider action on a request by ASE Ice to amend Section 17-421 of the Kennedale city code by adding Ice Sales—Retail to the Schedule of Uses as a permitted use with a Conditional Use Permit (CUP) in the “C-1” Restricted Commercial, “C-2” General Commercial, and “I” Industrial zoning districts.

### **1. Staff presentation**

Ms. Roberts presented the case.

Mr. Harvey requested Ms. Roberts add a definition of ice sales to the ordinance and define size to keep the listing of the use in the Schedule of Uses from being used by a manufacturing facility.

### **2. Applicant presentation**

Matt Arno, 835 E Lamar, Arlington, representing ASE Ice, addressed the Commission. He clarified that they do intend to sell water in addition to ice, so they want to make sure the definition includes sale of water. Mr. Harvey indicated the Commission would be all right with adding water sales.

Mr. Arno also suggested adding the language, “ice production for on-site retail sales only,” to distinguish this use from ice manufacturing. He added that a majority of their customers are located within a 3-5 mile radius of the facility.

Mr. Rawe asked about the water component, was it providing water for filling a jug or was it filtered water for people’s homes? Mr. Arno replied that it was filtered water for people who bring their own containers.

### **3. Public hearing**

No one registered to speak.

### **4. Applicant response**

No response was needed, since no one spoke at the public hearing.

### **5. Staff response**

Ms. Roberts recommend approval with the changes to the ordinance requested by the Commission.

Ms. Kay made a motion to approve the request, with changes as recommended. The motion was seconded by Mr. Herring and passed unanimously.

**B. CASE PZ # 12-06** to receive comments and consider action on a request by ASE Ice for a Conditional Use Permit as required in Section 17-421 of the Kennedale city code to allow Ice Sales—Retail at 198 E Broadway, legal description of C A Boaz Subdivision Lot 36E, Kennedale, Tarrant County, Texas.

**1. Staff presentation**

Ms. Roberts presented the case.

The Commission discussed parking and queuing.

**2. Applicant presentation**

Matt Arno addressed the Commission on behalf of ASE Ice. In response to a question from the Commission, he said there were three (3) parking spots: two (2) regular spots and one (1) handicapped. He said that after he came to the work session last time, he knew parking and traffic flow were concerns with the Commission and he had attempted to address them. They have three spots and a circular drive to allow in and out traffic from different drives. He also said that the wide drive would allow parking in the driveway while still allowing cars to get by, which should work for most days. He added that based on their experience, the number of parking spots plus the stacking room should be more than adequate and that it would be very rare to run into a situation of having more vehicles than that, even on the busiest days.

The Commission discussed parking needs. Mr. Arno pointed out that snow cone stands are only required to have two spaces and would have an employee there taking up one of the spaces. In this case, there is no employee on site. The two spots plus the handicapped spot and the wide drive should be enough to handle the anticipated traffic flow.

**3. Public hearing**

No one registered to speak.

**4. Applicant response**

No response was needed, since no one spoke at the public hearing.

**5. Staff response**

Ms. Roberts said that if the Commission recommends approval, it should include in the motion a statement that the approval is pending based on the City Council approving case PZ 12-05.

Mr. Cowey added that handicapped parking must meet state requirements and that staff wasn't really concerned about the amount of parking.

Mr. Harvey asked if staff had notified adjacent property owners, and Ms. Roberts said she had.

Ms. Kay motioned to recommend approval, pending Council's approval of Case PZ 12-05, and

with signage provided for handicapped parking. The motion was seconded by Mr. Herring and passed unanimously.

#### **X. REPORTS/ANNOUNCEMENTS**

Ms. Roberts reminded the Commission that the November meeting of the City Council would be held on Wednesday, November 7<sup>th</sup>. She mentioned the recycling event to be held on Saturday and the new gardening club. She also gave them the date for the annual Christmas Tree Lighting.

Mr. Cowey told the Commission that the QuikTrip planned to open on November 15<sup>th</sup>.

#### **XI. ADJOURNMENT**

Ms. Kay made a motion to adjourn, seconded by Mr. Herring. The motion passed unanimously.

The meeting adjourned at 7:47 P.M.



**Date:** November 15, 2012

**Agenda Item No:** REGULAR ITEMS - A.

---

**I. Subject:**

Discussion with the City Manager: overview of current and future city projects and policy priorities

**II. Originated by:**

Bob Hart, City Manager

**III. Summary:**

Bob Hart will provide information about current and future city projects and policy priorities.

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**