

Notice of a Meeting
Dalworthington Gardens Planning and Zoning Commission

February 6, 2025 at 6:00 p.m.

City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas

The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

1. Call to Order
2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.
3. Approval of minutes
 - i. 10.3.2024 Minutes
4. Discussion and possible recommendation on an application for a preliminary and final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.
 - i. Conduct a public hearing
 - ii. Discussion and action
5. Discussion and possible recommendation on an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.
6. Future agenda items.
7. Adjourn

CERTIFICATION

This is to certify that a copy of the **February 6, 2025** Planning and Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofdwg.net, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: _____ TIME OF POSTING: _____ TAKEN DOWN: _____

Sandra Ma, City Secretary

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
October 3, 2025

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 pm. with the following present:

Members Present

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Johanna Storm
Tom McCarty, Alternate

Members Absent:

Brian Colin
Anthony Parker, Alternate

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of minutes

- i. 9.12.2024 Minutes

A motion was made by Commissioner Tom McCarty and seconded Commissioner Johanna Storm to approve item i.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm and McCarty

Nays: None

- 4. Discussion and possible recommendation on an Application for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens Addn Block 5, Lot 2A4**

- i. Conduct Public Hearing**
ii. Discussion and action

Background Information:

An application with a concept plan was received by Jim Lucas for a planned development of City Ordinance Chapter 14 Division 7 Overlay District Regulations.

The Concept Plan was forwarded to the city engineer for review on September 14, 2024. Comments from the engineer returned on September 26, 2024.

The city has notified all property owners within 200' of the subject's property and included information on how to provide public comments at both the planning and zoning meeting, October 3, 2024 and city council

meeting, October 17, 2024. Notice of this meeting was also posted in the Commercial Recorder. Recommendations will be heard for consideration by City Council Members at the City Council meeting October 17, 2024 at 7:00 p.m.

Chairperson Todd Batiste opened the public hearing at 6:01 p.m.

Melissa Huffman, 207 La Joya Cove, Westworth Village, Texas represents Jim Lucas as a real estate broker gave presentation.

Jim Lucas, 1321 Precinct Line, Hurst, Texas gave presentation.

Coy Garrett, land owner gave presentation and spoke in favor of development.

The public hearing was closed at 6:18 p.m.

A recommendation was made by Vice Chairperson Maurice Clark and seconded by Commissioner Johanna Storm to approve the application for planned development for property located at 3513 S. Bowen Road, Dalworthington Gardens Addn, Block 5, Lot 2A4.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, and Storm

Nays: Member McCarty

5. Future Agenda Items

None

6. Adjourn

Meeting was adjourned at 6:24 p.m.

Dalworthington Gardens Planning and Zoning Commission
Meeting Minutes
October 3, 2025

1. Call to Order

Chairperson Todd Batiste called the meeting to order at 6:00 pm. with the following present:

Members Present

Todd Batiste, Chairperson
Maurice Clark, Vice Chairperson
Johanna Storm
Tom McCarty, Alternate

Members Absent:

Brian Colin
Anthony Parker, Alternate

Staff Present:

Sandra Ma, City Secretary

- 2. Citizens who wish to speak to the Planning & Zoning Commission Members will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and Planning and Zoning Commission Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy.**

None

3. Approval of minutes

- i. 9.12.2024 Minutes

A motion was made by Commissioner Tom McCarty and seconded Commissioner Johanna Storm to approve item i.

Motion carried by the following vote:

Ayes: Members Batiste, Clark, Storm and McCarty

Nays: None

- 4. Discussion and possible recommendation on an Application for Planned Development for property located at 3513 S. Bowen Road, Dalworthington Gardens Addn Block 5, Lot 2A4**

- i. Conduct Public Hearing**
ii. Discussion and action

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meeting, October 17, 2024. Notice of this meeting was also posted in the Commercial Recorder. Recommendations will be heard for consideration by City Council Members at the City Council meeting October 17, 2024 at 7:00 p.m.

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Motion carried by the following vote:

Ayes: Members Batiste, Clark, and Storm

Nays: Member McCarty

5. Future Agenda Items

None

6. Adjourn

Meeting was adjourned at 6:24 p.m.

Agenda Subject:

Discussion and possible recommendation on an application for a preliminary and final plat submitted by Aldriedge Building Corp for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

Background Information:

Application for a Preliminary Plat and Final Plat was received from Aldriedge Building Corp – Randy Aldriedge on 1/17/2025. Per city ordinance 10.02.004 Platting Required. No building permit shall be issued for the construction of improvement on any property not platted.

Plat application was forwarded to the City engineer for review. On _____ the engineer conducted his final review of the plat and determined the plat conforms with the City’s Ordinance and recommended approval of the plat.

The city has notified all property owners within 200 feet and included information on how to provide public comments at both the planning and zoning meeting tonight, February 6, 2025 at 6:00 p.m. and City Council Meeting February 20, 2025 at 7:00 p.m. as well as publishing the meeting in the Commercial Recorder.

Local Government Code, Chapter 212, states plats that satisfy all applicable regulations must be approved. The proposed plat satisfies all requirements of city ordinance. As such, staff recommends approval of this plat.

Recommended Action/Motion:

Motion to recommend approval of the preliminary and final plat for Lot 19, Block 1, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, locally known as 3815 Kelly Perkins Road.

Attachments:

- Application with Plat
- Engineer Review #1 with comments
- Commercial Recorder – Publication



PLAT Application

CITY OF DALWORTHINGTON GARDENS

2600 Roosevelt
TEL 817-274-7368 FAX 817-265-4401
www.cityofdwa.net

-3815 Kelly Perkins-

Replat Amending Plat Preliminary Plat Final Plat

Applicant's Name: ALDRIDGE BUILDING CORP

Address: 1305 SYLVAN CT. ARLINGTON, TX 76012

Applicant Contact Number: (817) 975-2676

Applicant Email: RANDY@RTAHOMEBUILDERS.COM

Surveyor: TEXTERRA SURVEYING

Address: P.O. Box 202165, Arlington, TX 76006

I have purchased or have access to the City of Dalworthington Gardens Subdivision Ordinance which specifies requirements for plat submissions.

Yes No

The attached submission complies with all applicable requirements of the City Subdivision Ordinance.

Yes No

Signature

01/06/2025

Date

For Office Use Only

Fee: 6076 Date Paid: 1/17/25 Receipt # CK 265699

P & Z Scheduled 2/16/25 Public Hearing Published: 1/21/25

Council Scheduled: 2/20/25 Public Hearing Published: 1/21/25

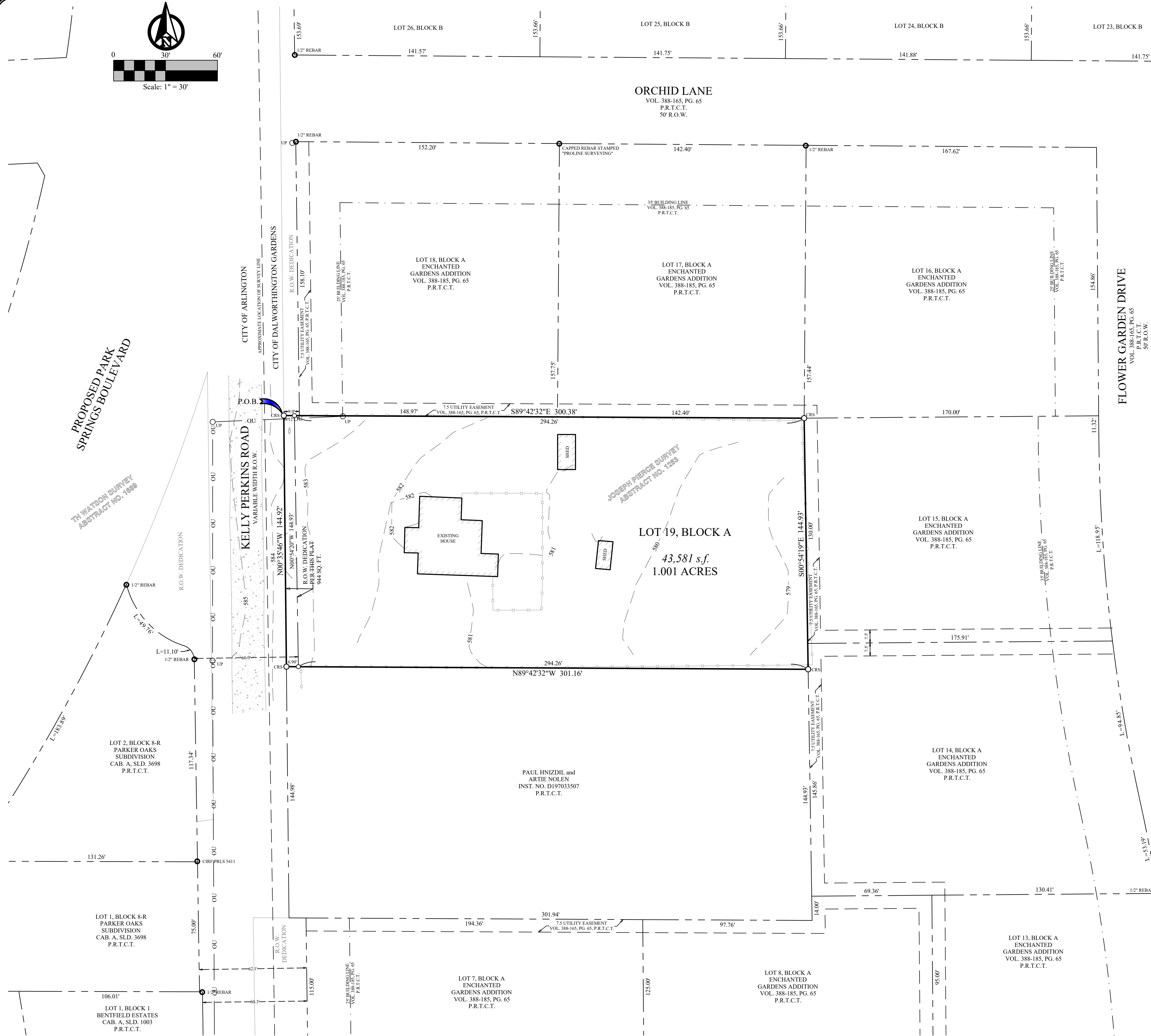
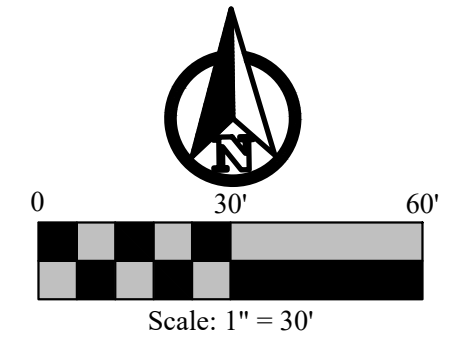
Pro-Rata Paid: \$ _____ Date: _____

plat transaction code 155

The list is not intended to be all-inclusive of required fees for each development. This short list is provided for applicant convenience. Applicant shall ensure all applicable fees are paid per city ordinances.

Development	Fee
1. Plats (the sum of all applicable fees included within the below section plus any third-party costs in excess of this amount.)	
Preliminary	✓ \$3,000.00 + \$38.00 Administrative Review
Final	✓ \$3,000.00 + \$38.00 Administrative Review
Replat, vacation or amended plat	\$3,000.00 + \$38.00 Administrative Review
Refund on Withdrawal of Plat	
Prior to Engineering Review	75% of fee
3. Zoning	
Change of Zoning Classification	\$1,500 (plus \$50/acre if not SF zoned)
Appeal- Zoning Board of Adjustment	\$500
Refund on Withdrawal	
Prior to Advertising of hearing	75% of fee
After Advertising of hearing	25% of fee
5. Development Fee - Other	
Development inspection fee	\$200.00 plus any third-party costs in excess of this amount
Right-of-way abandonment	\$250
Development Review	\$750 plus any third-party costs in excess of this amount
6. Grading and Excavating Permit	
Less than One Acre	\$125
One to Five Acres	\$200
Over Five Acres	\$250
7. Street Opening Permit	\$50 per 100 ft. or portion thereof (City Council approval reqd.)
8. House Moving Permit	\$250
9. Demolition Permit	\$50

TOTAL \$ 6076.⁰⁰
TO CITY -



OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS, Martha Linda Stevens and James Virgle Stevens, are the owners of that certain tract of land situated in the Joseph Pierce Survey, Abstract No. 1253, City of Dalworthington Gardens, Tarrant County, Texas; said tract being described in the deed to Martha Linda Stevens and James Virgle Stevens, recorded in Volume 613, Page 842, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the subject tract is more particularly described as follows:

BEGINNING 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northwest property corner of the said Stevens tract, being a point on the east right-of-way line of Kelly Perkins Road, being a variable width public right-of-way, from said POINT OF BEGINNING the southwest lot corner of Lot 18, Block A, of ENCHANTED GARDENS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas according to the plat thereof recorded in Volume 388-185, Page 65, Plat Records, Tarrant County, Texas, bears SOUTH 89° 42' 32" EAST, a distance of 9.00 feet;
THENCE SOUTH 89° 42' 32" EAST, departing the said right-of-way line, with the north property line of the said Stevens tract, at a distance of 9.00 feet passing the said southwest lot corner of Lot 18, continuing with the south lot line of Lot 18 and with the south lot line of Lot 17, of the said ENCHANTED GARDENS ADDITION, a total distance of 300.38 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the northeast property corner of the Stevens tract, being the southeast lot corner of said Lot 17, same being the northwest lot corner of Lot 15 of said ENCHANTED GARDENS ADDITION;
THENCE SOUTH 00° 54' 19" EAST, with the east property of the Stevens tract and with the west lot line of said Lot 15, at a distance of 130.00 feet passing the southwest lot corner of said Lot 15, being the northwest lot corner of Lot 14 of said ENCHANTED GARDENS ADDITION, continuing with the west lot line of said Lot 14, a total distance of 144.93 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southeast property corner of the Stevens tract, being the northeast property corner of the tract being described in the deed to Paul Hnizdil and Artie Nolen, recorded in Instrument Number D197033507, P.R.T.C.T.;
THENCE NORTH 89° 42' 32" WEST, departing the said lot line, with the south property line of the Stevens tract, same being the north property line of the said Hnizdil tract, a distance of 301.16 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the southwest property corner of the Stevens tract, being the northwest property corner of the Hnizdil tract, and being a point on the aforementioned east right-of-way line of Kelly Perkins Road;
THENCE NORTH 00° 35' 46" WEST, with the west property line of the Stevens tract and with the said right-of-way line, a distance of 144.92 feet to the POINT OF BEGINNING and enclosing 1.001 acres (43,581 square feet).

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, Martha Linda Stevens, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this the _____ day of _____, 2025.

MARTHA LINDA STEVENS

STATE OF TEXAS §
COUNTY OF TARRANT §
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MARTHA LINDA STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, James Virgle Stevens, does hereby adopt this plat designating the herein above described property as Lot 19, Block A, BLISS ADDITION, an addition in the City of Dalworthington Gardens, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

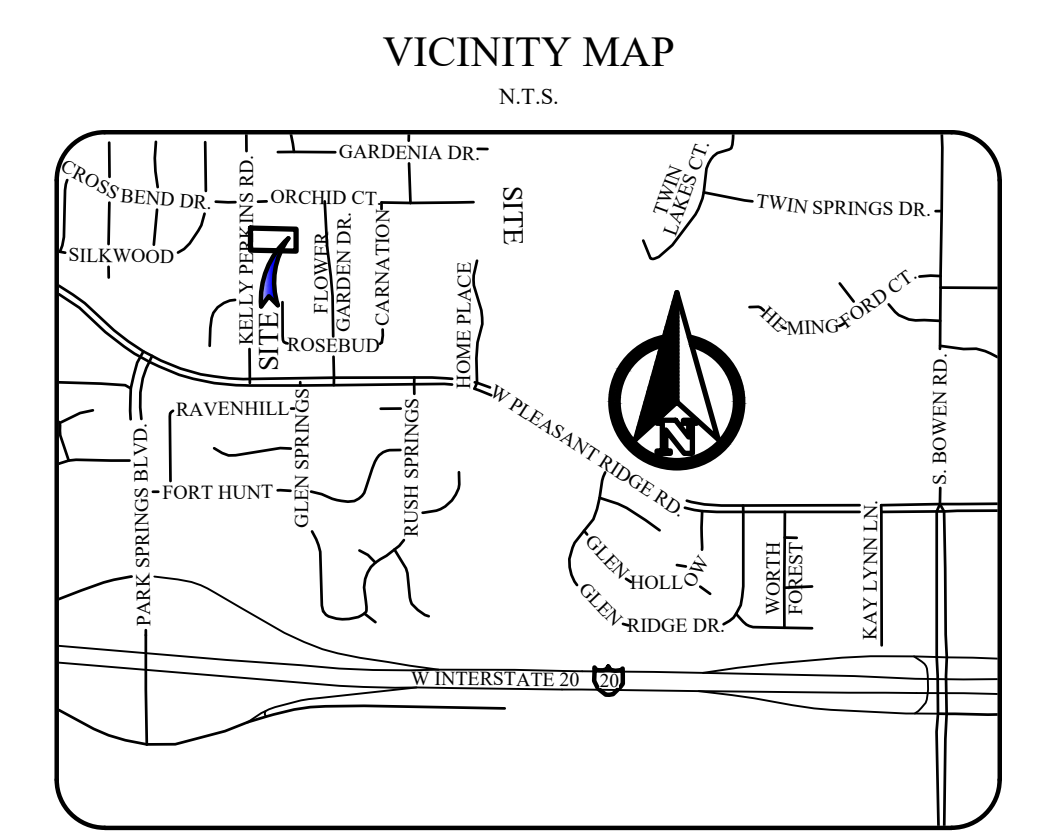
IN WITNESS THEREFORE, I have hereunto set my hand this the _____ day of _____, 2025.

JAMES VIRGLE STEVENS

STATE OF TEXAS §
COUNTY OF TARRANT §
Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES VIRGLE STEVENS, the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2025.

Notary Public in and for the State of Texas



FLOOD ZONE CLASSIFICATION: This property lies within ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0345K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.
LEGEND OF ABBREVIATIONS: US.SyFt. United States Survey Feet; TxCS,83,NCZ Texas Coordinate System of 1983, North Central Zone; NAVD88 North American Vertical Datum of 1988; P.R.T.C.T. Plat Records of Tarrant County, Texas; O.P.R.T.C.T. Official Public Records of Tarrant County, Texas; D.R.T.C.T. Deed Records of Tarrant County, Texas; VOL/Pg/INST# Volume/Page/Instrument Number; POB/POC Point of Beginning/Point of Commencing; ESMT/BL Easement/Building Line.
MONUMENTS / DATUMS / BEARING BASIS: Monuments are found if not marked MNS or CRS. CRS 1/2" rebar stamped "TEXTERRA SURVEYING" set; MNS 1/2" Mag nail & washer stamped "TEXTERRA SURVEYING" set; TBM Site benchmark (see vicinity map for general location); Vertex or common point (not a monument); Coordinate values, if shown, are US.SyFt/TxCS,83,NCZ; Elevations, if shown, are NAVD'88; Bearings are based on grid north (TxCS,83,NCZ).

- NOTES:
1. The purpose of this plat is to create a one lot plat of the tract being described in the deed to Martha Linda Stevens and James Virgle Stevens, recorded in Volume 613, Page 842, Deed Records, Tarrant County, Texas.
2. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
3. This plat does not alter or remove deed restrictions or covenants, if any, on this property.
4. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
5. Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
6. Visibility triangles shall be provided at the intersections of all public or private streets in accordance with City ordinances. All landscaping (nothing over 2 feet in height as measured from the top of the curb) within the visibility triangles shall comply with the Visibility Triangle Ordinance.

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro, III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III
Registered Professional Land Surveyor No. 6736
texterrasurveying@gmail.com
DATE: TBD

PRELIMINARY AND FINAL PLAT
BLISS ADDITION
LOT 19, BLOCK A
BEING 1.001 ACRES OF LAND LOCATED IN THE JOSEPH PIERCE SURVEY, ABSTRACT NO. 1253 AN ADDITION TO THE CITY OF DALWORTHINGTON GARDENS, TARRANT COUNTY, TEXAS

DATE: January, 2025
Scale: 1" = 30'

TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com
OWNER: MARTHA LINDA STEVENS and JAMES VIRGLE STEVENS
3815 KELLY PERKINS RD. DALWORTHINGTON, TX
SURVEYOR: TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326

Approved by the Director of Planning and Development Services on _____ (Date)
Director of Planning and Development Services

THIS PLAT IS RECORDED IN INSTRUMENT NUMBER _____, DATED _____



January 27, 2025

Sandra Ma
City Secretary
City of Dalworthington Gardens
2600 Roosevelt Drive
Dalworthington Gardens, TX 76016

RE: First Preliminary & Final Plat Submittal Review
3815 Kelly Perkins
KHA No. 068302514

Dear Sandra:

We have completed our review of the first submittal of the Preliminary and Final Plat for the above referenced project.

The property lies within the corporate boundary of the City of Dalworthington Gardens. The proposed land use complies with the current zoning requirements and is allowed by the Future Land Use Map.

□ e offer the following comments which are based on the requirements outlined in the City of Dalworthington Gardens Code of Ordinances:

- 1) Provide the names of all adjacent property owners and match descriptions with the Appraisal District records.
- 2) Show and label all building setbacks per section 14.02.171 or the Code of Ordinances.
- 3) Show and label all existing utilities on and adjacent to the property and label the line sizes.
- 4) Note benchmarks used.
- 5) Any major proposed changes in topography shall be shown by labeled contour lines.
- 6) Provide a preliminary water and sewer exhibit that shows how water and sewer service will be provided to the lot.
- 7) Label the lot acreage minus the ROW dedication.
- 8) Provide a preliminary drainage plan to show how the property will drain.
- 9) Label the right of way width for all roadways.
- 10) Include the certifications and statements listed in section 10.02.123/2 and verify that they match the ordinance exactly. These certifications and statements can be found as attachments to Chapter 10 of the online Code of Ordinances.

Modifications to the documents may result in additional comments not noted in this letter.

Please remember that the adequacy of the design work reflected in the plans reviewed remains with the design engineer and that the responsibility to adhere to all applicable ordinances and codes remains as well.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brandon Bell, P.E.

Brandon Bell, P.E.

COMMERCIAL RECORDER PROOF

EMAIL ADDRESS: recorder@flash.net

Deadline for submitting legal notices is 11:00 (am) the business day before

PUBLIC NOTICE

PUBLIC NOTICE

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PUBLIC NOTICE

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PUBLIC NOTICE

PUBLIC NOTICE

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Public Hearing Notices

Notice is hereby given that the City of Dalworthington Gardens Planning and Zoning Commission will hold a public hearing on February 6, 2025 at 6:00 p.m. and the Dalworthington Gardens City Council will hold a public hearing on February 20, 2025 at 7:00 p.m., both to be held in the City Hall Council Chambers, 2600 Roosevelt Drive, Dalworthington Gardens, Texas to consider the following:

* Application of Aldriedge Building Corp for a preliminary and final plat in accordance with Subdivision Regulation Ordinance Section 10.02.091 and 10.02.121 for Lot 19, Block A, 1.001 acres of land located in The Joseph Pierce Survey, Abstract No. 1253 an addition to the City of Dalworthington Gardens, Tarrant County, Texas, and locally known as 3815 Kelly Perkins Road.

1-21

Agenda Subject:

Discussion and possible recommendation on an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

Background Information:

During the discussion of the concept plan along Bowen Road at the November regular city council meeting, driveway separation and safety along the Bowen Road corridor was discussed. The city attorney said that the city’s current ordinance regarding driveway separation was not sufficient to require cross lot access to ensure that driveway spacing on adjacent commercial lots meets the ordinance.

Background on the concept of increasing commercial driveway spacing with increased speed limits can be found on pages 23-27 of the recently adopted comprehensive plan.

Chapter 8 of the comprehensive plan begins with the following. “Implementation Strategies” Implementation measure will be critical to the success of the Dalworthington Gardens Comprehensive Plan. There are many methods and tools that may be used to implement a plan. Some of these include, but may not be limited to, the following:

- Planned Development Site Plan Procedures;
- Urban Design Standards;
- **Ordinance Revisions;**
- Official Maps; and
- The Planning Program.

At the January 16, 2025 council meeting, Council directed Planning and Zoning Commission to investigate and make recommendations on adding an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

Recommended Action/Motion:

Recommendation or no action on an ordinance for commercial properties requiring cross lot access when our existing ordinance regarding driveway separations cannot be met.

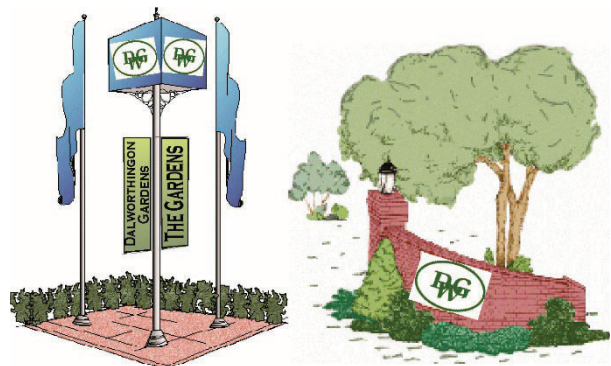
Attachments:

- DWG Comprehensive Plan page 23-27
- City of DWG Ordinance – Driveway and parking area standards
- City of Burleson Ordinance – Joint and cross access
- City of Crowley Ordinance – Transportation and Connectivity
- City of Kennedale Ordinance – Access Management
- Town of Pantego Ordinance – Park Row Corridor Driveways



Focal Points and Entry Statements

Focal points and entry statements are design elements that are used to draw attention to significant areas of the City. These elements, which are intended to make a statement about the community, may incorporate a combination of landscaping, decorative pavers, banners or signage, street furniture, and statuary in order to create interest in a particular location, and establish a community theme throughout the City.



Focal points are used in locations where characteristics unique to Dalworthington Gardens are evident. An example of such an area would be where the amount of traffic and visibility is high. Focal points should be used to establish a City theme by using such elements as uniform signage and the City logo. Entry statements are special treatments applied where significant amounts of traffic enter the City. They are intended to communicate that one has entered the City.

Commercial Driveways-Distance Between Driveways

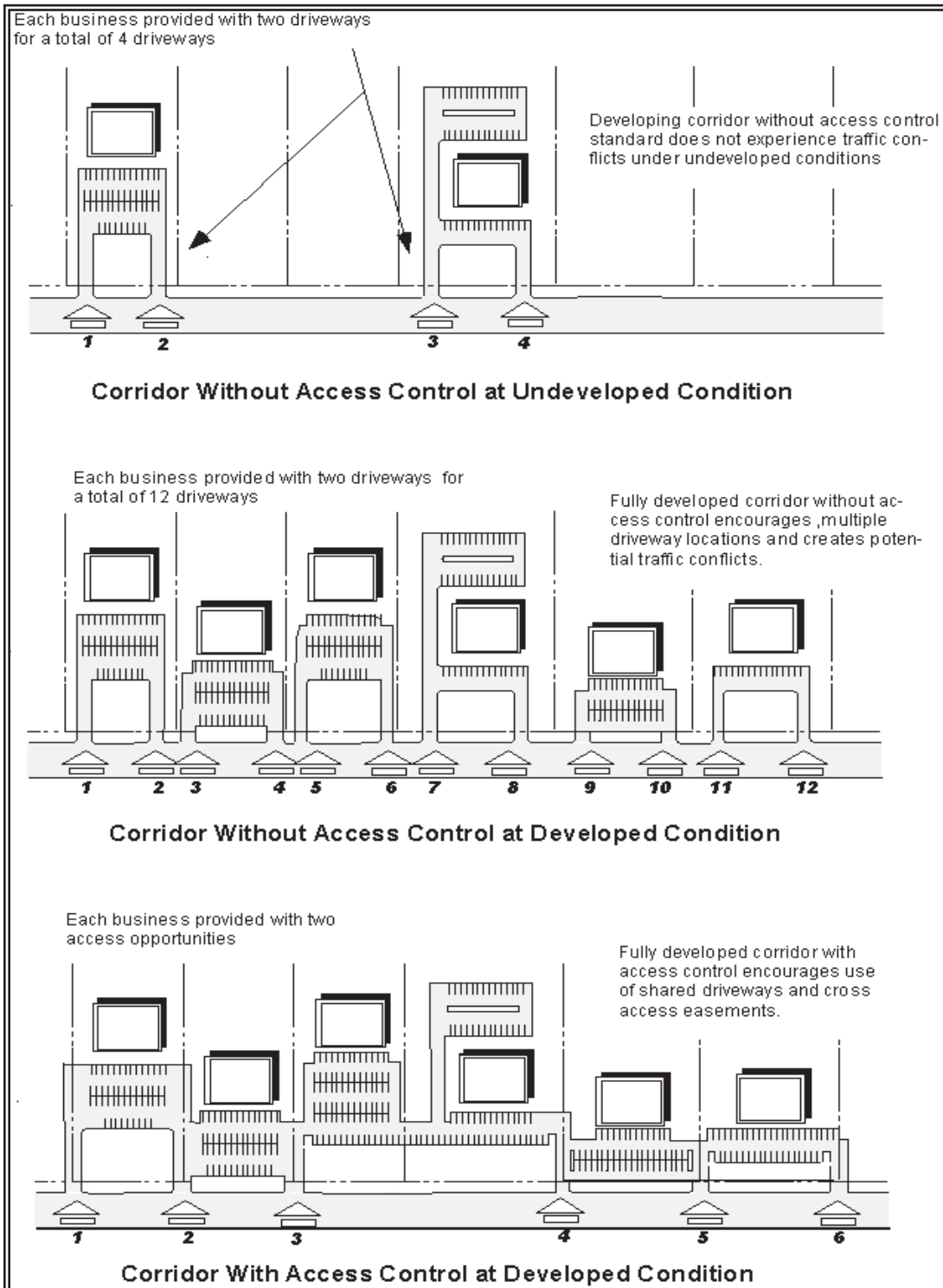
The number and location of commercial driveways shall be controlled such that the distance between driveways is increased, relative to design speed of the roadway so that the number of opportunities for traffic conflicts may be reduced. Adequate distances between driveways will help to ensure the safety of motorists and pedestrians by reducing areas of potential conflict between vehicles attempting to enter or exit corridor properties.

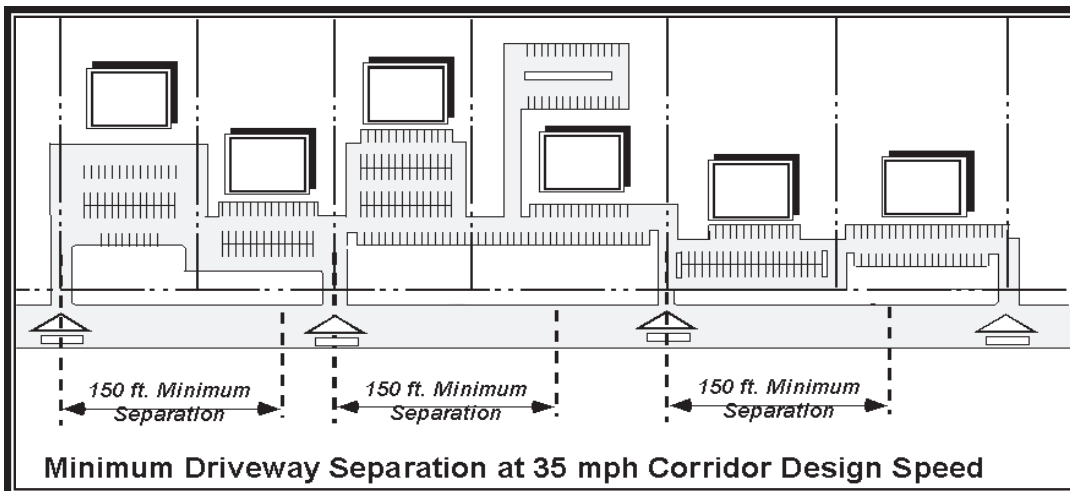
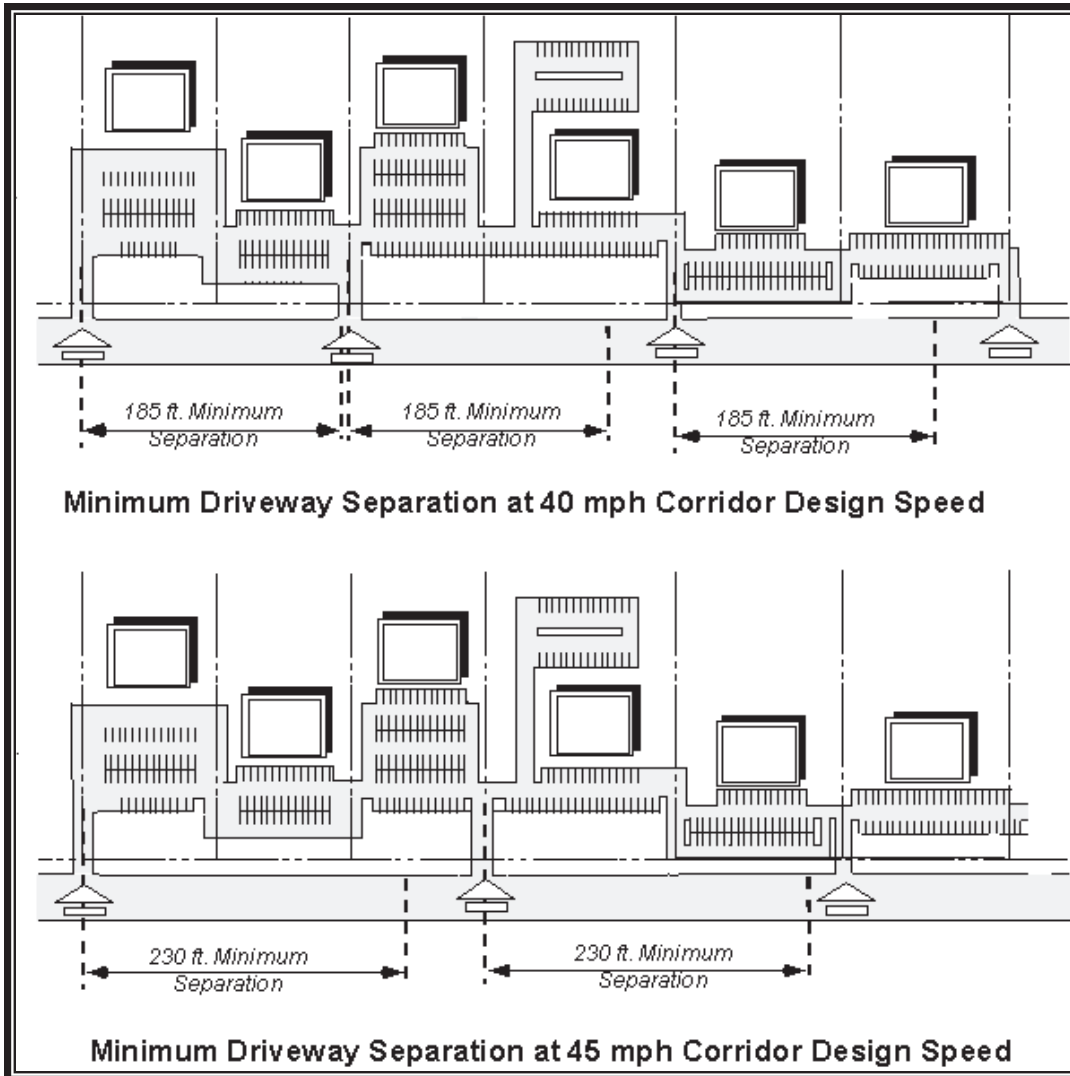
Conventional thinking of commercial development, in times past, sought to provide numerous opportunities (at least 2 driveway cuts) for circulation on and off of each individual commercial site. Whereas this certainly provided access, there is no documentation that indicates a direct relationship with business profits and the number of driveways that are provided on a site. What has been documented is that the increased opportunity for traffic conflicts presented by increasing the number of intersections along a roadway significantly increased the vehicle collisions on the arterial. Increased distances between driveways do not necessarily inhibit access to commercial businesses. However, increased design speeds require increased separation distances, which certainly will be a challenge to commercial development.

Minimum Driveway Separation	
Design Speed Limit (mph)	Minimum Spacing (Feet)
25	105
30	125
35	150
40	185
45	230



Increasing the separation between driveways will, without a doubt, cause some properties to have a difficult time providing a driveway curb cut on their property. This is not unusual. Shared access between commercial properties and cross-access easements that provided access across property has been utilized to provide adequate access for commercial properties.



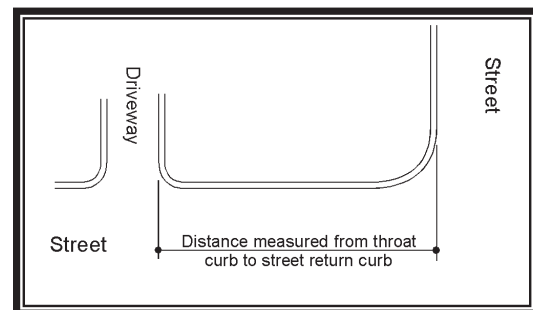


Shared Access and Cross Lot Access Easements

Shared driveways and cross-lot access easements are design methods that can provide adequate access while reducing the number of access driveways. These design methods are required for commercial development unless otherwise approved by the City. Shared driveways and easements will require the dedication of a joint-use, private access easement on each affected property. Shared easements must encompass the entire width of the planned driveway plus an additional width of one foot on both sides of the drive.

Distance from Intersection

The minimum and maximum distances to intersections from access driveways along an arterial roadway will be between 100 feet and 250 feet. The City Engineer, in consultation with the City Transportation Planner, will evaluate each driveway to determine a specific combination of dimensions within this range based upon the anticipated traffic flow and safety characteristics of the driveway and public street. The distance will be measured from the nearest edge of the driveway return to the intersecting street curb return.



Service Drives

In conjunction with cross access easements and shared driveways, short service drives parallel to the thoroughfare will be implemented whenever possible. This is particularly important along corridors with narrow lots where individual driveways could result in numerous closely spaced driveways. In largely undeveloped areas, an individual temporary driveway would serve each site until adjacent lots were developed. At that time, a service road would be constructed to serve multiple lots, and the temporary drives would be closed and consolidated into one or two access points. At the time of development, easements would be reserved for use when the future permanent drive is developed.

Parking Lot Design

Parking lots shall be designed with attention being given to parking lot edges and interior spaces. Parking lots, with their large expanses of asphalt and concrete and clutter of parked cars can be unsightly. Parking lots and drive lanes will comprise a significant amount of corridor area. Design of these improvements must provide an aesthetic appearance and still insure safe and efficient traffic circulation.

Curbs

Curbs must be provided on all driving and parking surfaces. Parking lots and driving areas generally have poor edge treatment. Often, the paving simply stops at grassed areas without the use of curbing. Therefore, a raised curb will be required for all parking and driving surfaces.

§ 10.02.235. Driveway and parking area standards.

All private driveways, private accessways, and parking areas shall comply with the following applicable design and construction standards:

(1) Design standards.

(A) Driveways shall be designed and built in compliance with the minimum standards contained in table 10.02.235-1.

TABLE 10.02.235-1			
Requirements	Street Class	Residential (SF) Drive	Apartment (MF) Commercial Drive
Throat width	Local	10-28 feet	24-36 feet
	Collector	10-28 feet	24-36 feet
	Arterial	12-28 feet	30-36 feet
Curb radius	Local	5-10 feet	10-20 feet
	Collector	10-15 feet	15-20 feet
	Arterial	15 feet	20-30 feet
Minimum centerline spacing along roadway	Local	15 feet	100 feet
	Collector	15 feet	150 feet
	Arterial	100 feet	250 feet (note 1)
Driveway angle (note 2)		70-90 degrees	90 degrees
Minimum distance from drive to intersection (note 3)	Local	30 feet	75 feet
	Collector	50 feet	100 feet
	Arterial	100 feet	1880 feet
Maximum approach grade (note 4)	Local □ collector	□9%	□6%
	Arterial	□6%	□3%
Minimum approach length (note 5)	Local □ collector	6 feet	9 feet
	Arterial	9 feet	17 feet

Notes to table 10.02.235-1:

1. Driveways on arterials served by deceleration lanes may be spaced at 200-foot minimum intervals.
2. Driveway angle is measured as the intersection of the centerline of driveway with the future street curbline, and extending a minimum of twenty feet (20') from the future curbline.
3. The minimum distance from drive to intersection is the distance measured from intersection of extended property lines to the centerline of the driveway.
4. The maximum approach grade is the percent of slope measured along the centerline of the driveway from the flow line of the future curbline.
5. The minimum approach grade is the minimum distance over which the maximum grade must be maintained measured from the flow line of the present or future curb, as determined by the city engineer.

(B) The requirements for throat width and curb radius may be varied by the board of development review, on the recommendation of the city engineer, upon a showing by substantial evidence that traffic volumes, truck usage, shared drives and other factors

warrant the variance.

(2) Construction standards.

- (A) All access drives and parking spaces in SF and MF districts shall have an all-weather surface consisting of a minimum of six inches (6") of limestone base course or equivalent (four inches of base over lime or cement treated subgrade) constructed in accordance with division 4, Standard Specifications for Public Works Construction, North Central Texas, as amended.
- (B) All nonresidential access drives, off-street parking areas, and loading berths, together with aisles and maneuvering areas for vehicles, shall be connected to a public street, and shall have a paved surface of not less than five inches (5") of steel reinforced Portland cement concrete over a subgrade compacted to ninety-five percent (95%) of Standard Proctor, or four inches (4") of hot mix asphaltic concrete over either six inches (6") of limestone base course, or six inches (6") of lime or cement treated subgrade, all in accordance with division 4 and 5, Standard Specifications for Public Works Construction, North Central Texas, as amended.
- (C) The minimum dimensions for parking spaces and maneuvering aisles shall be as shown in table 10.02.235-2. See section 14.02.479 for landscaping and island criteria.

TABLE 10.02.235-2. MINIMUM PARKING AREA REQUIREMENTS FOR TYPICAL PARKING ANGLES

Note: All parking stalls for angle parking are 18' long. All dimensions are expressed in feet.

Parking Angle (degrees)	Stall Width	Lane Depth	Aisle Width	Sum Aisle +2	Sum Overlapping Lane	Curb Length for "N" Cars
0	a - 10	10.0	12.0	32.0	c	N x 21
	b - 9	9.0	12.0	31.0	c	N x 21
30	10	17.7	12.0	47.4	38.7	2.82 (N x 20)
	9	16.8	12.4	46.0	38.2	3.82 (N x 18)
45	10	19.2	15.4	53.8	46.8	7.07 (N x 11.11)
	9	18.5	15.4	52.6	46.2	7.77 (N x 12.24)
60	10	20.0	20.2	60.8	55.8	7.44 (N x 11.56)
	9	19.9	20.2	60.0	55.4	7.40 (N x 10.40)
60 28	10	20.4	20.0	60.8	55.8	6.70 (N x 11.18)
2/1 angle	9	19.9	20.4	60.2	55.4	6.90 (N x 10.02)
90	10	18.0	26.0	62.0	c	N x 10
Right angle	9	18.0	26.0	62.0	c	N x 9

- a: Minimum stall width for SF and ME accessory parking.
- b: Minimum stall width for parking space provided for other than dwelling units.
- c: Parking lanes do not overlap for parallel or right angle parking.

(2005 Code, sec. 16.1.59)

§ 5-58. Access management. (Ord. No. B-792-10(A0410), § 1, 4-19-2010)

(a) **Joint and cross access.**

Adjacent commercial or office properties and major traffic generators (i.e., shopping plazas, office parks) shall provide a cross access drive and pedestrian access way to allow circulation between sites. This requirement shall also apply to a building site that abuts an existing developed property unless the decision-making body finds that this would be impractical. Property owners shall:

- (1) Record an easement in the public records of Tarrant County or Johnson County that allows cross access to and from the adjacent properties
- (2) Agree that any pre-existing driveways provided for access in the interim shall be closed and eliminated after construction of the joint use driveway and
- (3) Record a joint maintenance agreement in the public records of the City of Burleson defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

(b) **Requirements for unified access and circulation.**

In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be considered unified parcels. This shall also apply to phased development plans. Accordingly, the following requirements shall apply:

- (1) The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage.
 - (2) All easements and agreements required under the above shall be provided.
 - (3) Access to outparcels shall be internalized using the shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.
- (c) here abutting properties are in different ownership and not part of an overall development plan, cooperation between the various owners in development of a unified access and circulation system is encouraged. Abutting properties shall not be required to provide unified access and circulation until they are developed or are redeveloped.
- (d) hen a residential development is proposed that would abut an arterial or major collector roadway, it shall be designed to provide lots abutting the roadway with access from an interior local road or frontage road. Direct driveway access to individual one- and two-family dwellings from arterial and major collector roadways shall be prohibited. All other reasonable access alternatives shall be investigated and judged unacceptable by the city engineer before direct residential driveway access on an arterial or major collector is permitted.

(e) **Redevelopment requirements.**

Properties with access connections that do not meet the requirements above shall be brought into compliance to the extent possible when modifications to the roadway are made or when a change in use results in one or more of the following conditions:

- (1) When a modification to an existing connection is required.
 - (2) When commercial site plan review and approval is required.
 - (3) When a site generates an increase of 20 percent or greater in peak hour trips or 100 vehicles per hour in the peak hour, whichever is less, as determined by one of the following methods:
 1. An estimation based on the ITE Trip Generation Manual (latest edition) for typical land uses
 2. Traffic counts made at similar traffic generators located in the City of Burleson or
 3. Actual traffic monitoring conducted during the peak hour of the adjacent roadway traffic for the property.
- (f) If the principal activity on a parcel with access connections that do not meet the regulations of the above is discontinued for a period of one year or more, then the parcel must comply with all applicable access requirements of the above to the extent possible.

106.86 - TRANSPORTATION AND CONNECTIVITY

- A. PURPOSE. The purpose of this section is to:
- (1) support the creation of a highly connected transportation system within the city in order to provide choices for drivers, bicyclists, and pedestrians;
 - (2) increase effectiveness of local service delivery;
 - (3) promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers;
 - (4) to avoid the creation of large, isolated tracts without routes for pedestrian and bicycle connections and through traffic;
 - (5) reduce vehicle miles of travel and travel times; reduce emergency response times; mitigate the traffic impacts of new development; and
 - (6) free up arterial capacity to better serve regional long-distance travel needs.
- B. TRAFFIC IMPACTS. The Administrator or designee may require a Traffic Impact Analysis (TIA) or other type of engineering study from the developer in accordance with Chapter 98 prior to any approval for plats, zoning change, or site plans pertaining to the potential traffic impact of the proposed development on the city's street system.
- C. DRIVEWAYS, FIRE LANES AND ACCESS EASEMENTS
- (1) Standard Requirements: All driveway approaches, curbs, gutters, pavements and appurtenances necessary to provide access to properties shall be provided by the developer and shall be designed, constructed and maintained in accordance with standards in the city's adopted Design Criteria Manual and development specific ordinances in the Planned Developments (PDs), in Mixed Use (MU) and Downtown (DT) Districts (as applicable to the subject property).
 - (2) Fire Lanes: Fire lanes are to be designed in accordance with the city's adopted Fire Code and Design Criteria Manual. Fire lane easements shall be shown on the Site Plan and shall be maintained to the city's standards by the property owner. For safety and emergency accessibility reasons during construction, developments other than single-family detached or two-family residential subdivisions shall not be allowed to proceed with vertical structural construction above the foundation prior to completion and city inspection of all fire lanes and fire hydrants on the site.
 - (3) Access Easements: All non-residential development along highway frontage and arterial roadways shall provide cross access easements to adjoining properties unless grade issues prevent cross access connectivity.
 - (4)

Visibility at Intersections: On all lots or parcels of land on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by the adjoining driveway or street property lines between two and one-half (2½) and eight feet above grade as specified in this section, except that trees may be permitted within said triangular area provided that those trees are placed in the street planter strip and the limbs are pruned to at least six feet above the grade level of the adjacent street.

- a. TxDOT street and driveway intersections shall meet TxDOT sight visibility standards.
- b. All other streets and driveway intersections shall meet the standards in Figure 106.86-1



Figure 106.86-1 Visibility Triangles at Driveways and Intersections

D. PEDESTRIAN AND BICYCLE ACCESS

- (1) Purpose: The purpose of this section is to reduce the number and length of automobile trips and related air pollution by encouraging walking and bicycling by integrating sidewalks and bicycle routes in new development and redevelopment, and by providing for shorter and more direct routes between many destinations.
- (2) Parking and Circulation Plan Required:
 - a. In conjunction with a site plan, all development, except for single-family, duplex, and townhouse residential uses within previously platted subdivisions, shall prepare a parking and circulation plan. The plan shall meet the requirements of the Chapter 98: Subdivision Regulations, and contain the following information:
 1. Internal circulation and connectivity to existing street network;
 2. Emergency and service vehicle access;
 3. Parking layout;
 4. Loading operations;
 5. Turning radii based on uses;
 6. Traffic calming measures where future "cut-through" traffic is likely;
 7. Pedestrian, bicycle, and transit facilities; and
 8. Other similar issues identified by the Director.
 - b.

The Administrator may waive the requirement for a circulation plan on a case-by-case basis if a development is expected to have no impact upon circulation or proposes no change in existing circulation patterns. This standard shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.

- c. A circulation plan shall be submitted with the respective site plan or subdivision application, as appropriate.
- d. The Administrator may grant a waiver for projects smaller than 2 acres.

(3) Pedestrian and Bicycle Circulation Standards

- a. Sidewalks shall be required along any street upon which a lot abuts, regardless of whether such lot faces, abuts on the side, or backs up to such street, or is separated from such street by an alley. Unless designated in an adopted city plan, sidewalks shall not be required along freeways and freeway frontage, or along any street abutting residential lots in zoning categories AG and other residential districts requiring lots larger than 1 acre.
- b. Sidewalks shall be constructed by the owner along all collector and arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such collector, arterial, or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all collector and arterial thoroughfares and perimeter streets prior to the issuance of a certificate of acceptance for the subdivision by the city.
- c. Sidewalks shall be constructed in accordance with the city's adopted Design Criteria Manual.
- d. The minimum width of sidewalks shall be five feet wide.
- e. To increase pedestrian safety and walkability, all sidewalks shall be located at least 6-feet from the back of curb.
- f. Meandering sidewalks may be approved by the Administrator to preserve trees and create a more informal streetscape.
- g. On-Site Pedestrian Walkways
 - 1. All development shall provide an on-site system of pedestrian walkways with a minimum width of five feet designed to provide direct access and connections to and between the following:
 - i. The primary entrance or entrances to each building, including pad site buildings;
 - ii. Any sidewalks, walkways, or multi-use paths on adjacent properties that extend to the boundaries shared with the development. Interconnected walkways should be designed with similar and/or complementary details, colors, finishes, etc.;
 - iii. Any parking areas intended to serve the development;

- iv. Any sidewalk system along the perimeter streets adjacent to the development;
 - v. Any public transit station areas, transit stops, park and ride facilities, or other transit facilities on-site or along an adjacent street;
 - vi. Any adjacent residential neighborhoods (planned or existing) if sidewalk stubs are planned or existing; and
 - vii. Any adjacent or on-site public park, trail system, open space, greenway, or other public or civic use or amenity.
2. On-Site Pedestrian Walkway Design: required on-site pedestrian walkways shall:
- i. Be a minimum of five feet in width;
 - ii. Be distinguishable from areas used by vehicles changing paving material, patterns, and/or paving color, but not including the painting of the paving material; decorative bollards; or raised median walkways with landscaped buffers;
 - iii. Have adequate lighting for security and safety;
 - iv. Be conveniently and centrally located on the subject property;
 - v. Be ADA accessible; and
 - vi. Not include barriers that limit pedestrian access between the subject property and adjacent properties.
3. Pedestrian Access through Parking Areas
- i. All parking lots that contain more than 40 parking spaces shall include pedestrian walkways through the parking lot to the principal building entrance or a sidewalk providing access to the principal building entrance. At a minimum, walkways shall be provided for every three driving aisles or at a distance of not more than 150-foot intervals, whichever is less.
 - ii. Parking lots with 100 spaces or more shall be divided into two or more separate equal areas and divided by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings.
 - iii. Pedestrian Access through Parking Garages: Pedestrian walkways shall be provided through parking garages from the parking area to the abutting public right-of-way and/or to the primary entrance of the building served. Pedestrian walkways shall not use vehicle entrance or exit driveways from the parking area to a public right-of-way.
4. Crosswalks
- i. Crosswalks shall be identified in consultation with the City Engineer to meet the specific need and functionality of pedestrian movement at a particular location.
 - ii.

The type and size of the crosswalk shall be determined based on federal and state guidelines described in the Manual on Uniform Traffic Control Devices (MUTCD).

5. Use Restrictions and Maintenance of Pedestrian Connections

- i. Restrictions on Use: Sidewalks, walkways, and trails are intended to provide pedestrian access. Vehicle parking, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum clear width of any required sidewalk, trail, walkway, or other pedestrian way. Pedestrian amenities including bollards and trash receptacles for pedestrians are exempt from this requirement.
- ii. Maintenance: Sidewalks, trails, and walkways required by this title shall be maintained in usable condition throughout the year.

Section 12.6 Access Management

- A. Purpose. Poor design and placement of parking lots and driveways can impede traffic flow and can also inhibit connectivity among sites and may reduce pedestrian safety. To enhance connectivity and increase safety, therefore, parking lots and driveways shall be planned to reduce the number of curb cuts and shall be designed to support pedestrian safety, connections, and comfort.
- B. General Requirements.
 - 1. Design. Primary driveways should be designed as streets. This includes designing pedestrian sidewalks and appropriate traffic control measures, as well as providing streetscape improvements and lighting to improve way-finding.
 - 2. Connections. Parking lots and driveways shall provide pedestrian connections to storefronts. Dedicated walkways through parking lots and sidewalks shall be included in the design of access roadways.
 - 3. Traffic Calming. Traffic calming techniques shall be employed in parking and driveway areas to support pedestrian circulation concepts.
 - 4. Sizing and Construction Standards. Drive approach size and construction standards shall be governed by the City of Kennedale Public Works Design Manual.
- C. Driveways.
 - 1. Location. Access drives shall be located to interfere as little as possible with the use of adjacent properties and the flow of traffic on adjacent streets, to avoid undue interference with pedestrian access, and to provide the required site distance and the most favorable driveway grade.
 - 2. Separation. Access drives on corner lots shall be located as far from the street intersection as practicable.
 - 3. Shared Driveways. When it is determined that reducing the number of access points may have a beneficial impact on traffic operations and safety while preserving the property owner's right to reasonable access, a shared commercial driveway, frontage road, or rear service drive connecting two (2) or more properties or uses may be required. In particular, near existing traffic signals or near locations having potential for future signalization, parkways and boulevards or other streets with high traffic volumes, and along segments with a relatively high number of accidents or limited sight distance.
 - 4. Easements. Shared commercial driveways and service roads shall be within an access easement recorded with Tarrant County. A draft of the access easement shall be provided to the city for review prior to filing.
 - 5. Kennedale Parkway and I-20 Frontage Road. Placement and dimensions of curb cuts along Kennedale Pkwy and I-20 Frontage Roads shall be determined by the Texas Department of Transportation (TxDOT). To the extent authorized by TxDOT, cross access or shared access easement shall be required. No new certificate of occupancy or building permit will be issued until cross or shared access is in place.

D. Employment Center District. The following requirements apply to Type A and B frontage streets as established in the Employment Center District.

1. Type A Frontage Streets.

- a. Curb cuts on Type A streets shall be not be allowed if the property has access to a Type B street. If permitted, curb cuts shall be limited to one (1) per 400 feet (as measured between curb cuts).
- b. Cross access or shared access easements shall be required. No new certificate of occupancy or building permit will be issued until cross or shared access is in place.

2. Type B Frontage Streets.

- a. Curb cuts on Type B streets shall be limited to one (1) per 250 feet (as measured between curb cuts).
- b. Cross access or shared access easements shall be required. No new certificate of occupancy or building permit will be issued until cross or shared access is in place.

DIVISION 3
Park Row Corridor District (PRC)

§ 14.08.205. Purpose.

The park row corridor district is established to provide guidelines and regulations to ensure that the site design, physical function and appearance of the properties in this district reinforce the vision, goals and objectives of the town's comprehensive plan and redevelopment strategies as they relate to redevelopment village 1, the Park Row Drive corridor. It is the intent of the town, in partnership with corridor property owners, to promote and require these designs as much as practical and in proportion with the amount of redevelopment being requested.

(Ordinance 17-804 adopted 5/8/17)

§ 14.08.210. Application of standards.

These guidelines and regulations shall apply to all properties located within the park row corridor district as identified on the official zoning map of the town. The guidelines and regulations shall be applied as follows:

- (1) Any new development or redevelopment of property which occurs within the PRC district that is not part of a planned development district (PD) (section 14.08.005) shall conform to all of the standards in section 14.08.225, design standards, as requirements, as applicable. Some or all of these standards may be determined by the approving body to be technically infeasible.
- (2) Any new development or redevelopment which occurs within this district that is part of a planned development district (PD) (section 14.08.005) shall follow all of the standards in section 14.08.225, design guidelines, as guidelines, as applicable.
- (3) In instances of conflict between the regulations in this section and another section in this zoning code, the regulations and standards of this section shall prevail.

(Ordinance 17-804 adopted 5/8/17)

§ 14.08.215. Development review.

- (a) The review of any development or substantial redevelopment project within the PRC district shall occur as outlined below. For the purposes of this section, "substantial redevelopment" shall mean a 25% or greater enlargement or decrease in the gross floor area or building size for the subject parcel(s).

- (1) Any new development or substantial redevelopment which occurs within this district that is not part of a planned development district (section 14.08.005) shall be reviewed and approved by the zoning administrator to assure that the design standards of section 14.08.225, design guidelines, are met.
- (2) Any new development or substantial redevelopment which occurs within this district that is part of a planned development district shall be reviewed for general compliance of all design standards of section 14.08.225, design guidelines, during the approval process specified by section 14.08.005, planned development district. As part of a

planned development district, the regulations and standards in this section, with the exception of permitted uses, shall serve as guidelines and not requirements.

- (b) The zoning administrator may request the assistance of the planning and zoning commission, if necessary, for additional review and input.

(Ordinance 17-804 adopted 5/8/17)

§ 14.08.220. Permitted and conditional uses.

Permitted, specific and conditional uses are as established in table 14.06.010, residential district uses and table 14.07.010, nonresidential district uses.

(Ordinance 17-804 adopted 5/8/17)

§ 14.08.225. Design standards.

The following design standards shall be clearly identified on drawings, renderings, or a combination of both, submitted to the zoning administrator for review and approval as per the requirements of sections 14.08.210–14.08.215. Plans and elevations shall be drawn at a scale, and noted as necessary, to adequately depict the proposed development or redevelopment project.

- (1) Building development standards. The design guideline standards of section 14.10.020 will be utilized in the review and approval of new and redeveloped buildings and structures in the PRC district. The following standards shall also be considered:

(A) Facades.

- (i) No blank, uninterrupted facades shall be permitted where visible from a public right-of-way. The use of windows, doors and/or other architectural features shall be required at regular intervals to break up a blank wall. The use of false windows as an architectural feature may be permitted upon review by the zoning administrator.
- (ii) Planting areas and landscaped beds may be permitted in place of architectural features (e.g. 20 lineal feet of landscaping for every 100 feet of building length) if the height of the landscape material is at least half the height of the building or structure upon review and approval of the zoning administrator.
- (iii) Building facades shall include a repeating pattern including no less than three of the following elements: color change, texture change, material change or the inclusion of architectural features no less than 36 inches in width such as offsets, bays, marquees, etc. At least one of these elements shall repeat horizontally.
- (iv) All sides of a building or structure that are visible from any public right-of-way or residentially zoned property shall be finished with the same materials utilized on the front facade to provide a finished faced towards all locations visible to the public.

- (B) Rooflines. Rooflines visible from the public right-of-way shall have a change in height for at least every 50 lineal feet in building length unless it is a building that exceeds a length of 200 lineal feet in which the roofline shall change in height for at least every

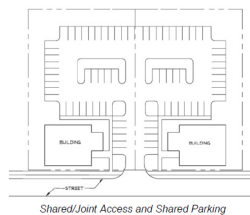
75 feet for facades. Modifications in the roofline do not need to be uniformly spaced but shall be proportional to the massing of the building.

- (C) Building orientation. The primary building facade shall be oriented towards Park Row Drive.
 - (D) Accessory structures. Accessory structures shall be constructed of the same materials and colors as the principal building.
- (2) Site development standards.
- (A) Site development standards.

Minimum Lot Size (in ft.)	Minimum Yard Depth (in feet)			Maximum Height (in feet)	Maximum Impervious Lot Coverage
	Front	Side	Rear		
None	10	0 ⁵	10	45	90%

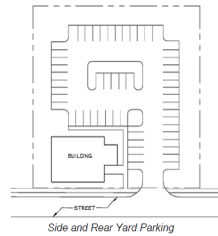
⁵Minimum side yard shall be zero feet unless abutting a residential district, then the minimum side yard depth shall be 20 feet with a screening wall of 8 feet in height.

- (B) Utilities. All on site utilities shall be located underground.
- (C) Driveways.
 - (i) A maximum of one driveway opening shall be permitted for each property on each abutting street for every 250 linear feet of frontage.
 - (ii) For corner lots, the locations of the driveways shall be setback a minimum of 50 feet from the face of curb of the intersecting street or as otherwise approved by the zoning administrator.
 - (iii) Shared or joint access driveway openings are recommended. If the driveway opening is not shared between parcels, the minimum setback from a property line shall be 20 feet.

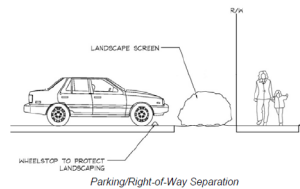


- (D) Cross easements. As properties develop or redevelop, efforts shall be made to provide for cross easement access to adjoining properties and the consolidation of curb cuts upon development or redevelopment to the fullest extent possible.
- (E) Off-street parking. Off-street parking shall comply with article 14.10, division 4, off-street parking and loading requirements and the following regulations:

- (i) Off-street parking shall be located to the rear or side of the property to the fullest extent possible.



- (ii) As properties develop or redevelop, efforts shall be made to provide for the sharing of off-street parking between parcels to the fullest extent possible.
- (iii) Any parking located between the building facade and the right-of-way shall be separated from the sidewalk by a landscaped buffer strip or screen (e.g. row of hedges, knee wall, grass strip with plantings, etc.) as much as practical providing adequate space for parking and overhanging areas of vehicles and taking into account the type of hedges or plantings so as to not overhang the sidewalk.



- (F) Pedestrian access. Developed and redeveloped parcels shall provide for safe and convenient pedestrian access to the building from the public sidewalk.
- (G) Outdoor storage. Outdoor storage and service structures (dumpsters, mechanical equipment, etc.) shall be regulated as established in article 14.10, division 7, supplemental regulations.
- (H) Signage. Commercial signage shall be limited to advertising on-premises businesses and shall comply with article 14.10, division 8, sign regulations.
- (I) Landscaping and screening. Landscaping and screening shall comply with article 14.10, division 2, landscape requirements and article 14.10, division 3, fence and screening Standards and with the following requirements:
 - (i) New and redeveloped buildings should include landscaping in the form of street trees, shrubbery along the public rights-of-way and at the front facade of the building. All street trees should be at least 3-1/2 inch caliper and should be spaced a minimum of 25–30 feet apart.
 - (ii) Tree species should be hardy city types and be approved by the zoning

administrator.

- (J) Sidewalks and street lighting. Properties fronting directly on Park Row Drive should include a ten foot width sidewalk with lighting standards that match the established park row project style and spacing requirements. Side streets frontages should include minimum five foot width sidewalks with pedestrian lighting at an appropriate scale to light area (matching the Park Row Drive style as closely as possible). Pedestrian scale lighting should be included in the landscape easement/setback areas to provide for a safe transition from the public sidewalk to the building or parking lot.

(Ordinance 17-804 adopted 5/8/17)

§ 14.08.230. Modifications to design standards.

Modifications to the design standards of this article shall be requested by the applicant, in writing, to the planning and zoning commission for review and approval. No modification to the design guideline(s) as they relate to the subject property for which the modification(s) were requested shall be construed to apply to this zoning code as a whole nor shall they be construed to apply to other properties.

(Ordinance 17-804 adopted 5/8/17)