

## North Bridge



- Some maintenance is required screws to be added, boards replaced, power washed, and stained.



# North Bridge



# North Bridge



**Middle Bridge on  
Roosevelt: Needs to be  
addressed with new  
design.**



The structure/integrity of this bridge is the worst out of the three.



# Middle Bridge on Roosevelt

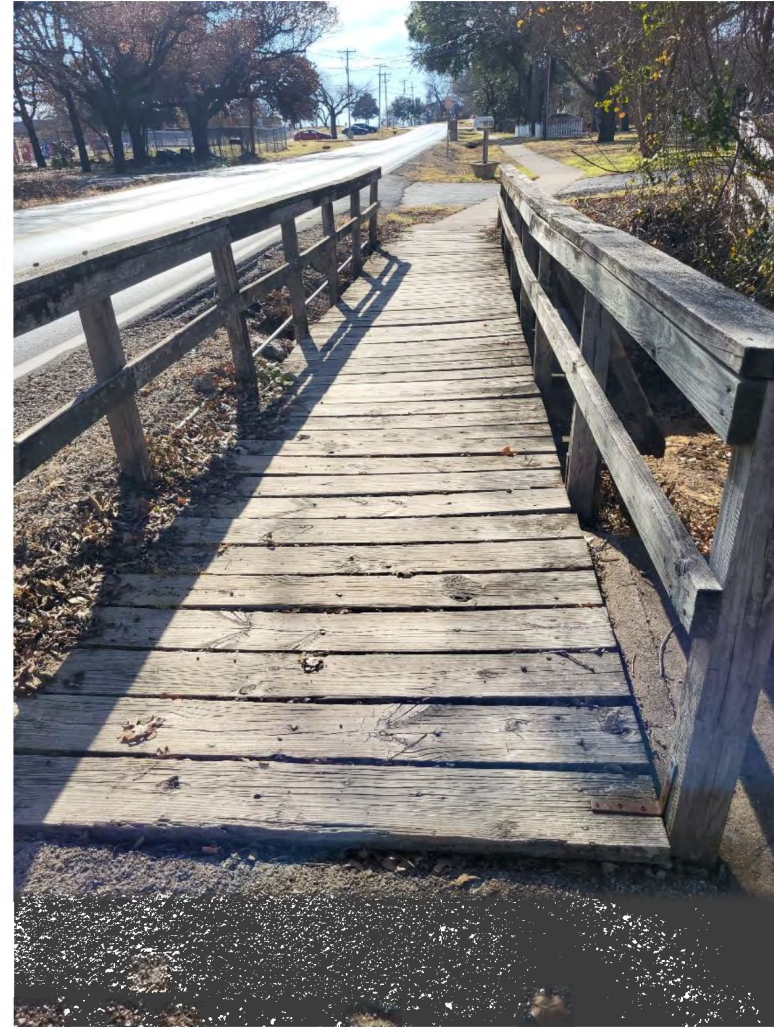


# Middle Bridge Roosevelt



# South Bridge near Harder – Oak Trail Ct.

Structurally underneath  
the bridge is sound but  
does need the bulk of the  
upper boards replaced  
due to dry rot.





# South Bridge Roosevelt Dr



# South Bridge Roosevelt



# South Bridge Roosevelt



South Bridge Roosevelt  
does need guardrail  
installed.



**City Council  
Staff Agenda Report**

**Agenda Item: 9h.**

**Agenda Subject:** Discussion and possible action regarding the zoning designation for 2611 W. Pleasant Ridge Road.

<p><b>Meeting Date:</b></p> <p>January 19, 2023</p>	<p><b>Financial Considerations:</b></p> <p><b>Budgeted:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p><b>Strategic Vision Pillar:</b></p> <p><input type="checkbox"/> Financial Stability  <input checked="" type="checkbox"/> Appearance of City  <input type="checkbox"/> Operations Excellence  <input type="checkbox"/> Infrastructure Improvements/Upgrade  <input checked="" type="checkbox"/> Building Positive Image  <input type="checkbox"/> Economic Development  <input type="checkbox"/> Educational Excellence</p>
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**Background Information:** The current zoning designation for 2611 W. Pleasant Ridge Road was established in 1993 and is single family with a planned development (PD) overlay. A final plan was approved at that time for use of the property, but no development ever occurred on the property. It is still vacant. The city’s ordinances say the below for PDs when a final plan is not followed within two years of approval.

14.02.272(g) Plan expiration.

If development of property pursuant to a final plan has not commenced within two (2) years of the date of a plan approval, the plan shall be deemed to have expired, and a review and reapproval of the plan by the council shall be required before any building permit may be issued for development pursuant to the plan. Any review and reapproval shall be made in the context of conditions existing, as to the property, at the time of such review.

As such, anyone wanting to build on this property would be required to come before council with a plan for any single family residential development. All other properties in the city with a PD designation are commercial which is understandable as council may want more control and involvement in those particular properties. However, 2611 W. Pleasant Ridge is single family residential and there is much less control for that zoning. Thus, anyone seeking to build on the property would be required to come to council first before building their home. As such, staff is coming to council to understand if council desires to keep the PD overlay for this particular property. If the city initiates the change, the only costs to the city are publication for the zone change, postage costs to mail letters, and staff time to prepare said notices and agendas. The property owner would be notified of the change prior to beginning.

**Recommended Action/Motion:** Provide direction by way of motion on any desired zoning change to 2611 W. Pleasant Ridge.

**Attachments:** 1993 Agenda/Minutes for this subject

**Ord. 93-08  
Res. 93-68**

**IV. PUBLIC HEARINGS WITH ACTION REQUIRED**


1. Application by Britt Phillips on behalf of Robert C. Tetens for a Zoning Change on the premises located at 2611 W. Pleasant Ridge, to change the Zoning from Single Family - 1 (SF-1) to Planned Development (PD). This change could allow the creation of a residential estate addition with private streets, common area park, controlled access entry and a homeowners association.
2. Consideration of Final PLAT of Mallard Cove on the Bend subdivision. (2611 W. Pleasant Ridge)
3. Consideration of Preliminary PLAT of Dalworthington Gardens Addition Block 2, Lot 12. (2617 & 2619 Clover Ln.)

**V. NEW BUSINESS**

1. Consideration of agreement between the North Central Texas Council of Governments, the Texas Department of Transportation, the City of Arlington, Pantego, and the City of Dalworthington Gardens related to the Bowen Road/Arkansas Lane Spur 303 project.
2. Consideration of a well permit for #3 Rushing Meadows.
3. Consideration of an agreement with Tarrant County Junior College for Criminal Justice Training.
4. Consideration of a contract and agreement with the Texas Department of Public Safety for breath testing program and laboratory alcohol and drug testing program of the state agency.

**VI. ADJOURN**

This agenda, when posted according to law, shall constitute Notice of Public Meeting, pursuant to Article 6252-17, Vernon's Texas Civil Statutes.

Posted by: 

Time: 4:55 pm Date: 10/10/93

Removed by: 

Time: 5:25 pm Date: 10/27/93

**ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION**

Councilmember Bogart moved to accept Susan Ball, Charles Bechtold, Scott Roberts, Shelby Henley, Ryan Shepard, Christopher Sexton as new public safety volunteers (Resolution 93-67, Attached). Seconded by Councilmember Barnes, motion passed unanimously.

**II. CITIZEN COMMENTS****III. MAYOR/COUNCIL COMMENTS****IV. ORGANIZATIONAL MATTERS - MONTHLY REPORTS**

1. Approval of minutes of September 16, 1993 council meeting.

Councilmember Bogart moved to approve the minutes of the September 16, 1993 council meeting as amended. Seconded by Councilmember Mollick, motion passed unanimously.

2. Departmental Reports and September's Financial Report.

Councilmember Barnes moved to accept Departmental reports and September's Financial Report as presented. Seconded by Councilmember Bogart, motion passed unanimously.

**V. PUBLIC HEARINGS WITH ACTION REQUIRED**

1. Application by Britt Phillips on behalf of Robert C. Tetens for a Zoning Change on the premises located at 2611 W. Pleasant Ridge, to change the Zoning from Single Family (SF) to Planned Development (PD). This change could allow the creation of a residential estate addition with private streets, common area park, controlled access entry and a homeowners association.

Mayor Taub opened the public hearing on item #1 on the agenda and for which notice had been given in accordance with applicable laws.

Britt Phillips, Developer of Mallard Cove, spoke in favor of the application stating he believed this proposed development will be an asset to the City and requested City Council to approve the zoning and the Final Plat.

There being no other speakers, Mayor Taub closed the public hearing.

A motion was made by Councilmember Snodgrass, seconded by Councilmember Pettke that Planned Development Zoning be overlaid on the premises located at

2611 W. Pleasant Ridge, to change the Zoning from Single Family (SF) to Planned Development (PD) and approval of the Final Plan to be submitted with the approved Final Plat with Tarrant Country. (Ordinance 93-8 attached), motion passed with 3 ayes and 2 nays (Barnes and Bogart).

2. Consideration of Final PLAT of Mallard Cove on the Bend subdivision. (2611 W. Pleasant Ridge)

Mayor Taub opened the public hearing on item #2 on the agenda and for which notice had been given in accordance with applicable laws.

Britt Phillips, Developer of Mallard Cove, spoke in favor of the application stating he believed this proposed development will be an asset to the City and requested City Council to approve the Final Plat.

There being no other speakers, Mayor Taub closed the public hearing.

A motion was made by Councilmember Mollick, seconded by Councilmember Snodgrass to approve the Final Plat of Mallard Cove on the Bend subdivision. (2611 W. Pleasant Ridge) as submitted and with stipulations that no building permits are to be issued on Lots 4,5,11,12 until the northern portion of the Tetens' property is platted.

Councilmember Bogart proposed an amendment to this motion, that the common area be added to Lot A. Seconded by Councilmember Barnes, the amendment failed. (2 ayes and 3 nays {Mollick, Pettke, Snodgrass})

After a restatement of the Councilmember Mollick's motion, the motion passed with 3 ayes and 2 nays (Barnes and Bogart). (Resolution 93-68 attached)

3. Consideration of Preliminary PLAT of Dalworthington Gardens Addition Block 2, Lot 12. (2617 & 2619 Clover Ln.)

Mayor Taub suggested due to lack of information and the fact that applicant was not present, this item should be tabled. A motion was made by Councilmember Mollick to table the consideration of Preliminary PLAT of Dalworthington Gardens Addition Block 2, Lot 12. (2617 & 2619 Clover Ln.). Seconded by Councilmember Pettke, motion passed unanimously.

## VI. UNFINISHED BUSINESS

1. None



**ORDINANCE NO. 93-8**

**AN ORDINANCE OVERLAYING PLANNED DEVELOPMENT ZONING ON THE CURRENTLY ZONED SINGLE FAMILY (SF) AT THE PREMISES LOCATED AT 2611 W. PLEASANT RIDGE, AS REFLECTED IN THE FINAL PLAN OF THE MALLARD COVE ON THE BEND SUBDIVISION.**

**BE IT ORDAINED AND ORDERED THE CITY OF DALWORTHINGTON GARDENS, TEXAS THAT,**


**I.**


The property in the Final Plat of the Mallard Cove on the Bend Subdivision be subject to all zoning requirements of the approved Final Plan on file with the Tarrant County Clerk;

**II.**

The property currently zoned Single Family in the Final Plat of the Mallard Cove on the Bend Subdivision is hereby overlayed with Planned Development Zoning;

**ADOPTED IN REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF DALWORTHINGTON GARDENS, TEXAS THIS 21ST DAY OF OCTOBER, 1993 BY A VOTE OF 3 AYES AND 2 NAYS.**

  
\_\_\_\_\_  
Albert A. Taub  
Mayor

**ATTEST:**  
  
\_\_\_\_\_  
J. Gregory Shugart  
City Secretary

**RESOLUTION NO. 93-68**

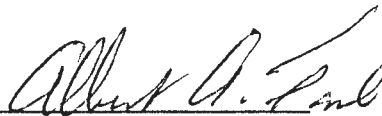
**A RESOLUTION APPROVING THE FINAL PLAT OF  
MALLARD COVE ON THE BEND SUBDIVISION. (2611 W.  
PLEASANT RIDGE)**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
DALWORTHINGTON GARDENS, TEXAS:**


That, the Final Plat of Mallard Cove on the Bend subdivision. (2611 W. Pleasant Ridge) is hereby approved;

That, no building permits are to be issued on Lots 4,5,11,12 until the northern portion of the property not included in the final plat is platted

PRESENTED AND PASSED by vote of 3 ayes and 2 nays, at a regular meeting of the City Council of the City of Dalworthington Gardens, Texas, held on the 21st day of October 1993.

  
\_\_\_\_\_  
Albert A. Taub  
Mayor

ATTEST:

  
\_\_\_\_\_  
J. Gregory Shugart  
City Secretary

**City Council  
Staff Agenda Report**

**Agenda Item: 9i.**

**Agenda Subject:** Discussion and possible action to set a work session date for the City’s Zoning Comprehensive Plan.

<p><b>Meeting Date:</b></p> <p>January 19, 2023</p>	<p><b>Financial Considerations:</b></p> <p><b>Budgeted:</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p><b>Strategic Vision Pillar:</b></p> <p><input type="checkbox"/> Financial Stability</p> <p><input checked="" type="checkbox"/> Appearance of City</p> <p><input checked="" type="checkbox"/> Operations Excellence</p> <p><input checked="" type="checkbox"/> Infrastructure Improvements/Upgrade</p> <p><input type="checkbox"/> Building Positive Image</p> <p><input type="checkbox"/> Economic Development</p> <p><input type="checkbox"/> Educational Excellence</p>
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**Background Information:** This item is to set a work session to finalize the Comprehensive Plan.

**Recommended Action/Motion:** Provide work session dates for the Comprehensive Plan.

**Attachments:** None

**City Council  
Staff Agenda Report**

**Agenda Item: 9j.**

**Agenda Subject:** Discussion and possible action regarding changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding garden home regulations.

<p><b>Meeting Date:</b></p> <p>January 19, 2023</p>	<p><b>Financial Considerations:</b></p> <p><b>Budgeted:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p><b>Strategic Vision Pillar:</b></p> <p><input type="checkbox"/> Financial Stability</p> <p><input checked="" type="checkbox"/> Appearance of City</p> <p><input checked="" type="checkbox"/> Operations Excellence</p> <p><input type="checkbox"/> Infrastructure Improvements/Upgrade</p> <p><input type="checkbox"/> Building Positive Image</p> <p><input type="checkbox"/> Economic Development</p> <p><input type="checkbox"/> Educational Excellence</p>
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**Background Information:** Addressing this item is contingent on whether the Planning and Zoning (P&Z) Commission is ready to make a recommendation to council at their January 12, 2023 meeting. The P&Z packet is being provided so council has the same information they received.

**Recommended Action/Motion:** If ready, provide direction on any changes/additions to garden home regulations.

**Attachments:** 1.12.2023 P&Z Packet

## Staff Agenda Report

## Agenda Item: 5.

**Agenda Subject:** Discussion and possible action regarding changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding garden home regulations.

**Background Information:** Council would like to begin the process of changing the garden home ordinance to match the Comp Plan. Below are thoughts provided by council and staff's comments on what current ordinance or Comp Plan notes.

\* Possible garage entry orientation restrictions

- The council would like a rear garage orientation requirement considered with an alleyway for guest parking. Preferably no parking in front of structure or on street.

\* Consider reducing somewhat the current minimum house size

- Current size requirement is 2,000 SF, and comp plan revision calls for 1,800 SF size requirement for each dwelling unit with density limited to a maximum of 5 units per acre.

\* Should garden homes be limited to two stories and if so, what is a reasonable maximum height?

- Fire truck access should be considered when max height is set.

\* Should the roof pitch requirement change to accommodate fire truck access for maximum height of structure?

- Current roof pitch requirement for garden homes is 8/12 roof pitch and not less than a 40-year quality architectural profile shingle.

\* Should the minimum yard setback that adjoins another zoning district need to match that of the other district if the other district's set back is larger?

- Current garden home setback is smaller than other residential which means garden homes could be closer to an adjoining property.

YARDS (n-3) (min. in ft.)	
Front	15
Side - interior lot	5
Side - corner lot	15
Rear (n-4)	15
Rear - double frontage	5

\* Is there a safety reason for ensuring more than one entrance/exit when there are more than X number of garden homes?

- The comp plan currently says this, "A secondary private access drive or private street should be provided to minimize the access points to the public street."

\* Are any additional ordinances needed to ensure storm water is handled properly?

- Garden homes currently have a higher allowance of impervious surface coverage. **Other residential districts allow 40% max coverage.**

<b>LOI</b>	
Width (min. in ft.)	50
Coverage, building (max. % of lot area)	50
Coverage, impervious surface (max. % of lot area)	70

\* Are parking requirements adequate and/or is there a need to state something about the minimum size for a two car garage in a note to the table or that on street parking does not count if guest spaces are also required?

- Current parking is 2 for garage, 2 guest spaces

\* There is already a lot size minimum in the current ordinance. Are there further density or offsetting greenspace requirements that need to be added to align the GH zoning with the language in the working draft of the comp plan?

- Current lot area minimum size per dwelling unit is 6,000 square feet. Again, the comp plan calls for max density of 5 units per acre. One acre equals 43,560 square feet. If the dwelling unit is 1,800, account for greenspace and other requirements for the remaining square footage. A percentage could be added for green space. An example is the City’s mixed-use overlay district which requires 20% “landscaped open space”.

\* Does there need to be a different road width minimum than is currently listed in the subdivision ordinances?

- Current road width per City Subdivision Ordinance:

**Sec. 10.02.222 Streets, right-of-way**

(a) The subdivider shall provide for or cause the dedication of right-of-way within the subdivision, as follows:

Major Streets	Right-of-Way Width as Approved by City Council
Collector	60 feet
Minor or local street	50 feet
Alley	20 feet

(b) The right-of-way, in any event, shall be of such width that side slopes, if required, would not be steeper than three (3) horizontal to one (1) vertical within the limits of the dedicated right-of-way.

**Recommended Action/Motion:** Approve changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding garden home regulations.

OR

Suggest additional or different changes.

**Attachments: Garden Home Ordinance Sections  
Garden Home Section from Comp Plan**

## Garden Home Ordinance

### Sec. 14.02.042 Purposes of districts

(b) “GH” residential district (single-family). This district is designed to accommodate detached single-family dwellings in a medium density setting allowing for innovation in development designed to encourage individual home ownership either on platted conventional lots or in a clustered site-plan configuration.

### Division 5. Residential District Regulations

#### Sec. 14.02.171 General provisions

(a) Table of standards. The standards contained in the following table shall govern the height, area, yard and parking requirements of residential and permitted nonresidential uses in the residential districts.

**TABLE 14.02.171**

	Districts				
	SF		MF		GH
Regulations	Residential	Nonresidential	Residential	Nonresidential	
<b>HEIGHT (max. in ft.)</b>	35 (n-1)	45 (n-1)	35 (n-1)	45 (n-1)	35
<b>AREA (n-2)</b>					
Lot area (min. per dwelling unit in sq. ft.)		None		None	6000
Single-family	21780		21780		
Multifamily			7200		
Living area (min. per dwelling unit in sq. ft.)					
	1250		800		2000
<b>LOT</b>					
Width (min. in ft.)	80	None	60	None	50
Coverage, building (max. % of lot area)	25	25	40	40	50
Coverage, impervious surface (max. % of lot area)	40	40	40	40	70
<b>YARDS (n-3) (min. in ft.)</b>					
Front	50	50	25	25	15
Side - interior lot	25	25	5	—	5
Side - corner lot	35	35	15	15	15
Rear (n-4)	25	25	10	10	15
Rear - double frontage	35	35	20	20	—

PARKING (min. spaces per dwelling unit)	2	n-5	2.25	n-5	Garage-2 Guests-2
SPACE - Landscaped open space (min. % of lot area)	–	20	–	20	

Notes to table 14.02.171:

1. In addition to the minimum yard requirements contained herein, each side and rear yard shall be increased an additional foot for each foot (or fraction thereof) the structure exceeds 35 feet in height; provided, that in no event shall the height of a building exceed by ten (10) feet the maximum height prescribed for such structure and district in table 14.02.171.
2. Lot area shall be exclusive of the means of vehicular access thereto, whether by public or private street or other access easement or way. Lots of 14,500 square feet or more but less than 21,780 square feet created by plat or deed and recorded in the office of the county clerk of Tarrant County before April 13, 1981, the effective date of this amendment, shall not be deemed nonconforming as to lot area.
3. Any single-family residential lot which on February 18, 1991, was classified “SF-2,” shall not be deemed nonconforming as to front and side yards if the lot has a front yard of not less than 35 feet and side yards of not less than 15 feet each (25 feet, if a corner lot). Lots platted and zoned for residential use which are “panhandle” lots, as herein defined, shall comply with the provisions of this table or [section 14.02.171\(d\)](#), whichever is more restrictive.
4. Any single-family residence constructed on a lot which was created by plat or replat recorded in the office of the county clerk of Tarrant County before March 1, 2002, shall not be deemed nonconforming as to minimum rear yard if such yard is not less than 15 feet.
5. Nonresidential parking is regulated by [division 9](#) of this article.

(2005 Code, sec. 17.5.01)

(b) Parking.

- (1) On any lot used for single-family residential purposes, there shall be provided two (2) covered vehicle parking spaces of not less than 180 square feet each, per dwelling unit.
- (2) On any lot used for multifamily residential purposes, there shall be provided 2.25 covered vehicle parking spaces per dwelling unit, complying with the standards prescribed in [division 9](#) of this article.
- (3) On any lot used for nonresidential purposes, parking and loading areas shall be provided complying with the standards of division 9 of this article.
- (4) All nonresidential parking and loading areas shall be screened from adjacent residential property. Parking or loading in a required yard is prohibited.

(c) Special standards. Panhandle lots shall conform to the following minimum requirements:



- (1) In calculating the lot area for the purpose of determining compliance with this section, including maximum building coverage and maximum impervious surface coverage, the area of the panhandle shall not be deemed a part of the lot.
- (2) All minimum yards shall be thirty (30) feet.
- (3) Maximum building coverage shall be 20%.
- (4) Maximum impervious surface shall be 30%.
- (5) No building, either primary or accessory, shall be located in either the panhandle or any required yard.

(Ordinance 2020-02, sec. 3, adopted 2/20/20)

**Sec. 14.02.174 “GH” residential district**

A building or premises in this district shall be used only for the following purposes under the standards herein contained:

- (1) In this district there shall be only garden homes and accessory buildings as elsewhere herein regulated.
- (2) Any building in this district shall meet the following design standards:
  - (A) The building shall be not less than 85% masonry. As used in this subsection, “masonry” includes: brick, stone or tile, hand-laid unit by unit; veneer simulations of the materials having the appearance of hand-laid units, when approved by the city; and, stucco when applied in accordance with building code standards therefor.
  - (B) The building shall have a minimum 8/12 roof pitch and not less than a 40-year quality architectural profile shingle.
- (3) Any development in the GH district shall be developed in accordance with a site plan meeting the requirements of developments having a PD overlay.
- (4) Uses allowed in GH and in other zoning classifications may be developed under a common PD plan meeting the procedural requirements of [division 7](#) of this article.

(2005 Code, sec. 17.5.04)

- (5) Mobile food units are permitted upon the following conditions:
  - (A) The property owner has requested the services of the mobile food unit;
  - (B) The mobile food unit may only provide goods and services to the property owner or the property owner's guests at the property owner's expense. No sales will be made to the general public.

(C) Mobile food units may not obstruct traffic movement, or impair visibility or safety to the site.

(D) Mobile food units must have valid health permit and comply with chapter 228 of the Texas Administrative Code related to mobile food unit operations.

(Ordinance 2018-01, sec. 4, adopted 2/15/18)

## **Garden Homes section from Comp Plan**

### **Medium Density Single Family Garden Homes**

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Medium density single family garden homes can be a component of the “Agrihood/Mixed District”. Garden home development is intended to refer to high-quality residential units on smaller individually platted lots that provide common area open space or other amenities for the residents. These common areas should be designed to buffer the garden homes from the adjacent thoroughfare and even higher intensity uses and also to buffer any large lot residential lots near the development. A secondary private access drive or private street should be provided to minimize the access points to the public street. Such residential units should be clustered to facilitate buffering and to allow common area open space within the garden home development.

To assure appropriate high-quality developments, garden home developments must be subject to appropriate standards and an approved development plan. It is believed that density should be limited to a maximum of 5 units per acre with dwelling units each containing a minimum of 1800 square feet of living space. Additional stringent design standards should be adopted covering both building standards (such as approved masonry exteriors, garage layouts, and similar requirements) and development layout.

**City Council  
Staff Agenda Report**

**Agenda Item: 9k.**

**Agenda Subject:** Discussion and possible action regarding changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding agrihood regulations.

<p><b>Meeting Date:</b></p> <p>January 19, 2023</p>	<p><b>Financial Considerations:</b></p> <p><b>Budgeted:</b></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p><b>Strategic Vision Pillar:</b></p> <p><input type="checkbox"/> Financial Stability</p> <p><input checked="" type="checkbox"/> Appearance of City</p> <p><input checked="" type="checkbox"/> Operations Excellence</p> <p><input type="checkbox"/> Infrastructure Improvements/Upgrade</p> <p><input type="checkbox"/> Building Positive Image</p> <p><input type="checkbox"/> Economic Development</p> <p><input type="checkbox"/> Educational Excellence</p>
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**Background Information:** Addressing this item is contingent on whether the Planning and Zoning (P&Z) Commission is ready to make a recommendation to council at their January 12, 2023 meeting. The P&Z packet is being provided so council has the same information they received.

**Recommended Action/Motion:** If ready, provide direction on any additions to agrihood regulations.

**Attachments:** 1.12.2023 P&Z Packet

## Staff Agenda Report

## Agenda Item: 4.

**Agenda Subject:** Discussion and possible action regarding changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding agrihood regulations.

**Background Information:** Council would like to begin the process of adding “agrihood” as an allowed use in city ordinances. The proposed additions to the comp plan are being provided. Bullet points are provided below on how this could be accomplished (taken directly from comp plan).

- Add a Planned Development Agrihood (PD-AH) use to the ordinances.
- Definition: An organized mixed-use community that integrates agricultural and food service commercial businesses, with residential uses, and open spaces that might be used as parks or community gardens.
- The Planned Development shall provide an orderly transition from commercial uses to the Large Lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences.
- Uses other than large lot residential uses shall be planned development.
- Two areas in PD-AH
  - Low Density Zone:
    - Includes the frontage along Roosevelt Drive and extending 200 feet to the east from the Roosevelt Drive right-of-way line
    - Shall maintain the Large Lot Residential uses
  - Agrihood Zone:
    - Includes the Bowen Road frontage and extending to the Low Density Zone.
    - May include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants.
      - Garden Home developments shall include 10 percent open space for parks and community gardens.
    - Mixed use within individual structures will be allowed provided such structures do not exceed two stories.
- Sample Use Matrix to Consider:
  - P = Permitted use
  - S = Specific use permit use

Agricultural use	P
Bed and breakfast	P
Boutique hotel	P
Brewpub	S
Dwelling units located above the ground floor	S
Farmers market	S
Fitness club, gymnasium, gymnastics, or similar use	P
Food and beverage retail sales	P
Garden home	S
Greenhouse or plant nursery	S
Grocery store	P
Hotel, full service	S

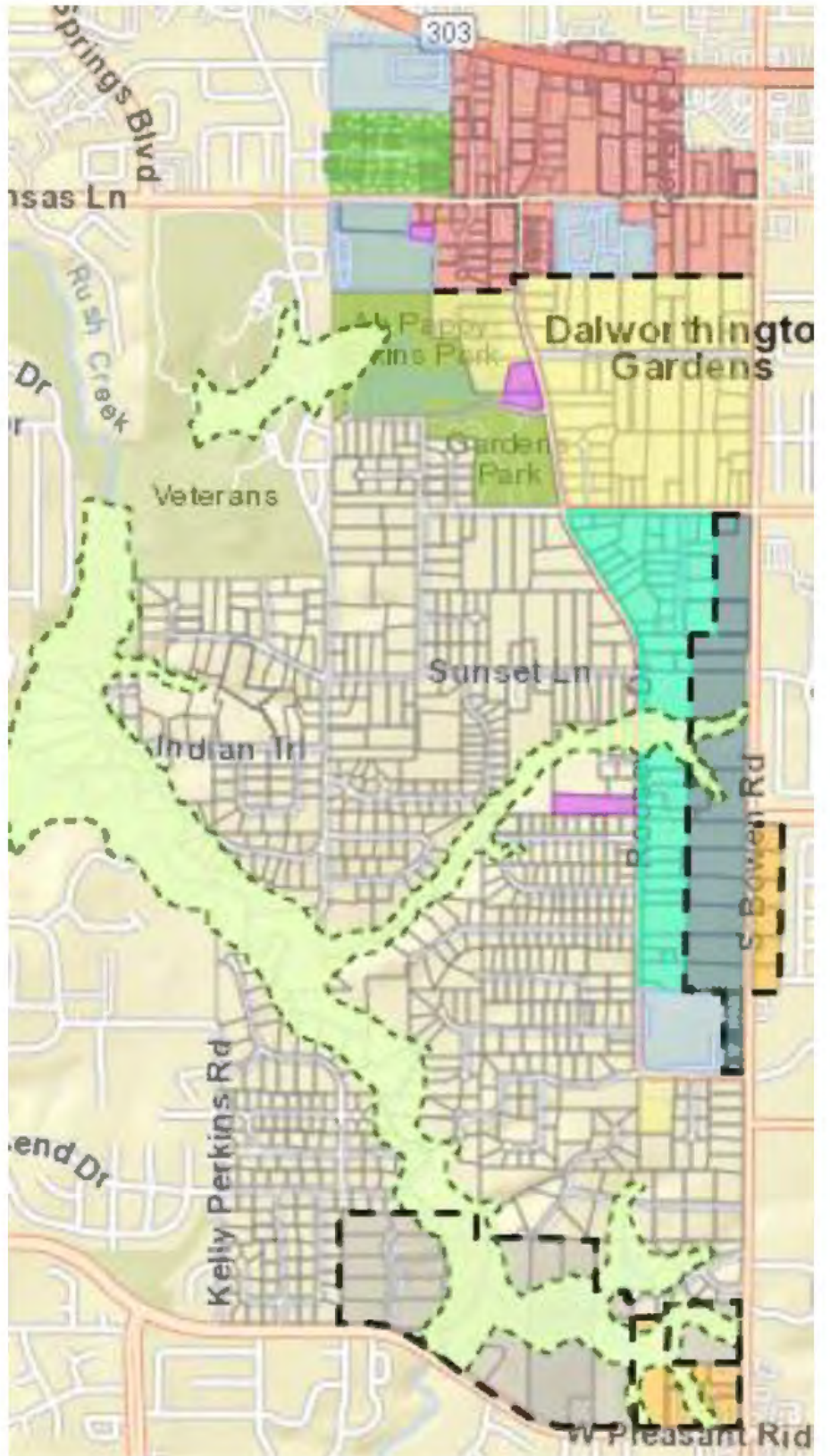
Office/retail	S
Pet store, kennel, animal boarding (no outside runs)	S
Private club	S
Restaurant or cafeteria (carry-out only) (no drive-through window or drive-in service)	P
Restaurant or cafeteria (indoor service) (no drive-through window or drive-in service)	P
Restaurant or cafeteria (with drive-through window or drive-in service)	S
Retail store (no drive-through service)	P
Retail store (with drive-through service)	S
Studios, photo, music, art, dance, dojo, health, etc.	P
Tavern/Bar	S
Winery	S

**Recommended Action/Motion:** Approve changes to the City of Dalworthington Gardens Code of Ordinances, Chapter 14, regarding agrihood regulations.

OR

Suggest additional or different changes.

**Attachments: Agrihood Sections of Comp Plan**



Draft - Last updated 05.23.2022

## **Agrihood Section from Comp Plan**

### **Bowen Road Corridor Area (Agrihood Community)**

The Bowen Road corridor will have a multi-use purpose. Its future development will focus on commercial as well as residential development. Existing large residential lots that have both Bowen and Roosevelt access may be subdivided to allow commercial development on Bowen Corridor only. These said lots shall remain residential on the Roosevelt side with no vehicular traffic connection between them.

One Planned Development Area of higher intensity use is designated along Bowen Road. The area on the east side of Bowen Road, south of Mayfield where property on both sides of Bowen Road is in the city limits of Dalworthington Gardens, would be an ideal location for an office or retail development, and an agrihood community.

The West Side of the Bowen Road corridor between Roosevelt Drive and Bowen Road from the Roosevelt Drive intersection to the California Lane intersection shall be designated as a Planned Development Agrihood Community.

Such a community shall be defined as an organized mixed-use community that integrates agricultural and food service commercial businesses, with residential uses, and open spaces that might be used as parks or community gardens.

Planned Developments shall recognize two distinct zones; the Low Density Zone which shall include the frontage along Roosevelt Drive and extending 200 feet to the east from the Roosevelt Drive right-of-way line, and the Agrihood Zone which shall include the Bowen Road frontage and extending to the Low Density Zone.

The Low-Density Zone shall maintain the Large Lot Residential uses. The Agrihood Zone may include Large Lot Residential uses but may also include a mixture of Medium Density Single Family Garden Homes, and Commercial Uses with a preference toward agricultural related businesses (vegetable and meat markets, farm and ranch supply, etc.) and restaurants. Garden Home developments shall include 10 percent open space for parks and community gardens. Mixed use within individual structures will be allowed provided such structures do not exceed two stories. The Planned Development shall provide an orderly transition from commercial uses to the Large lot Residential uses and incorporate suitable separation barriers with a preference to vegetated barriers in lieu of hardened barriers such as fences. Uses other than large lot residential uses shall be planned development.

The decisions made now by the City as to the type of uses permitted along Bowen Road as it passes the core of the City are surely critical to the future of Dalworthington Gardens. Although it may be possible to attract some limited retail uses to this corridor, it is believed that such development would likely not be of a character clearly compatible with the residential development along Roosevelt Drive and would almost certainly tend toward the sort of intermittent strip development seen along Pioneer Parkway. The most promising area is at the intersection of Mayfield/Bowen between the Rush Creek tributaries. The light there affords good traffic flow in all directions. It is also highly probable that indecisiveness in the land use designation for Bowen Road will inhibit the build-out of the area between Bowen and Roosevelt south of California Lane as large lot residential developments. Dalworthington Gardens is a very small city surrounded by a very large one. Build-out of the area within Bowen Road, Roosevelt Drive, and California Lane as large lot residential properties is highly desirable in order to maintain a critical mass of large lot residential properties and identity of DWG as having such attractive land use. This is the surest path to maintaining the property values of the residential property in the City.