



**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING - JANUARY 23, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DR., KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:06 PM

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 4 Elfreda Jones and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

Place 3 Kevin Guo were absent.

The Community Development Director and Administrative Assistant were also present.

IV. PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

Approval of the minutes from the September 26, 2024 Regular Meeting.

Vice Chair Malkowski motioned to approve all consent agenda.

Place 4, Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. PZ Case 25-02 Consider approval for a Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.

Community Development Director, Nathan Gonzales, gave a brief report on the case stating that the property was rezoned as a Planned Development in 2023 and now the developers are presenting a preliminary plat to show the sizes to range from 60 feet to 50 feet wide. Mr. Gonzales continued by informing the Commissioners that the development also includes stubouts to the north and south to support future development. Director Gonzales concluded his brief by stating that staff recommends approval of the preliminary plat with the following conditions:

- Replace "Final Plat" with "Preliminary Plat"
- Correct spelling errors
- Label lot square footage

- Correct labeling of lot numbers

Vice-Chair Malkowski made the motion to approve PZ Case 25-02, a Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.

Place 5 Martinez seconded the motion.

None opposed, no abstentions.

Vote: Motion carried unanimously: 4-0

2. Update to the Unified Development Code (UDC) Land Use Table

Director Gonzales spoke on the following points:

- The table is consolidating the various land use tables into one table broken down into multiple uses with zoning areas included.
- Transit Oriented Overlay District
- Entertainment Overlay District
- Special Exceptions being reviewed by Board of Adjustment or Planning and Zoning Commission
- Items added to the Residential uses: Variety of different types of housing with better definitions and strategic placement of in Old Town Districts, creating mixed-use commercial districts and higher densities.

Chairman Brown had questions regarding the manufactured home district, modular construction, recreational vehicle sales, temporary special function, special exception permits, and long-term planning.

Vice-chair Malkowski had questions regarding energy storage systems

Place 4 Jones commented that she supported mixed-use commercial districts and suggested the city allow car shows to draw visitors.

Place 5 Martinez suggested the city provide a space for batting cages.

VI. ADJOURNMENT

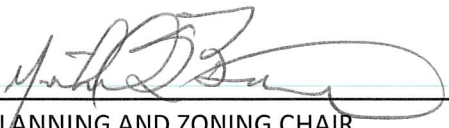
Chairman Brown made a motion to adjourn the meeting.

Place 2 Malkowski seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 6:58 PM

APPROVED:

ATTEST:


PLANNING AND ZONING CHAIR


BOARD OR COMMISSION SECRETARY