



**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | FEBRUARY 27, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:03 p.m.

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 was absent.

The Community Development Director and Board Secretary were also present.

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the January 23, 2025 Regular Meeting.

Vice Chair Malkowski motioned to approve the minutes.

Place 4, Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

2. PZ Case 25-06 Consider a Final Plat of property located at 600 W Kennedale Parkway, Lot 8R, Block 1, Woodlea Acres, being a replat of Lot 8, Block 1, Woodlea Acres Addition, being 3.027 acres of land situated in the Jacob Prickett Survey Abstract No. 1225, City of Kennedale, Tarrant County, Texas.

Director Nathan Gonzales presented the case by stating that the plat was prepared by Shield Engineering on behalf of the Kennedale Economic Development Corporation. However, there did not appear to be a record of the plat ever being presented for action to P&Z or the City Council. The city and EDC are currently considering the sale of the property for development, however, platting will be required before any future permits can be issued. This plat meets zoning requirements and provides ROW dedication for portions of Bowman Springs Rd. Mr. Gonzales concluded by stating that staff recommends approval.

Vice-Chair Malkowski made the motion to approve PZ Case 25-06, Final Plat of property

Block 1, Woodlea Acres Addition, being 3.027 acres of land situated in the Jacob Prickett Survey Abstract No. 1225, City of Kennedale, Tarrant County, Texas.

Place 4 Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

B. PUBLIC HEARING

1. PZ Case #25-01 To conduct a public hearing and consider a proposed zoning change from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A;; 413 W Kennedale Pkwy, Block 2, Lot 4B;; and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant county, Texas, 76060.

Chairman Brown opened the public hearing at 6:08 PM.

No one spoke for or against the rezone request.

Chairman Brown closed the public hearing at 6:09 PM.

Michael Wynn, president of Greenmark was present to answer any questions.

Community Development Director Nathan Gonzales presented the case to the Planning and Zoning Commissioners:

In December 2024, staff met with the prospective buyer and consultants to discuss the subject property. The incoming business is a new solid waste company looking to relocate its corporate headquarters to Kennedale and has found the former Kennedale Campers site to be an ideal location for us large parking spaces, existing offices, and service bays that can be utilized to perform routine maintenance for their fleet. Staff and their team discussed and reviewed two land use definitions of the Unified Development Code: Waste management facility and general offices and services, construction and building services.

As the proposed business operations do not include the collection of any solid waste on-site, staff believes the most appropriate land use definition to be "General offices and services, construction and building services." This type of general office and service land use, however, is not currently permitted within the OT-4 zoning district. The request for a Planned Development at this location would allow for the incoming business to operate as proposed.

Staff has reviewed the proposed zoning change against existing zoning land use, definitions, requirements, and elements of our Comprehensive Plan. The previous occupancy involved the display and storage of large recreational vehicles on-site as well as the assembly and service of RVs. As the site was a sales operation, no screening was required. Given that the incoming business will also involve the storage of heavy commercial vehicles and equipment, staff finds that incoming use is similar in nature to the previous occupancy and use, and therefore compatible.

Although the existing zoning district of the subject property is OT-4, the newly updated Future Land Use Plan does not include the subject property within the boundaries of the Old Town District, the proposed rezoning is consistent with the Comprehensive Plan and Future Land Use Plan. Additionally, the proposed rezoning is also consistent with the economic development goals of the Comprehensive Plan by helping backfill workforce vacancies in the community.

In conclusion, staff recommends approval of rezone request.

Place 4 Jones made the motion recommend to Council to approve PZ Case 25-01, a proposed zoning change from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A;; 413 W Kennedale Pkwy, Block 2,

Lot 4B,, and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant county, Texas, 76060.

Chairman Brown voiced his concerns regarding noise and Vice-Chairman Malkowski had a question regarding fencing. Director Gonzales gave brief answers to the questions that were poised.

Place 5 Martinez seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

2. PZ Case #25-03 To conduct a public hearing and consider a proposed zoning change from "C-2- General Commercial District" and "R-2 - Single Family Residential District" to a "PD - Planned Development" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,, 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements,, 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements,, 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,, Snider, Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant county, Texas, 76060.

Chairman Brown opened the public hearing at 6:42 PM.

The following citizens spoke against the rezone request:

Jeff Madrid, 4074 Kennedale New Hope Rd.	Steven Martinez, 481 Hanover St., Burleson
Ronnie Hipp, 6801 Oak Crest Rd. E	James Conner, 501 W 3 rd St.
John Roan, 500 S. New Hope Rd.	Jeff Morris, 414 S. New Hope Rd.
Elisha Woodson, 311 Jonah Rd.	Jeri Hull, 460 S. New Hope Rd.
Luann Hull, 416 S. New Hope Rd.	Frank Fernandez, 911 Shady Vale

The following citizens spoke in favor of the rezone request:

Cassandra Jones Lawrence, 254 Billingslea Dr., Mansfield

Micah Hogue, 5703 Valley Ridge Ct., Arlington

Chairman Brown closed the public hearing at 7:25 PM.

Gage Yeager, Steve Smith, and Christina Panagopoulos, of Trinity Habitat for Humanity presented their case and answered concerns and questions that were posed by the gallery and Commissioners.

Rob Foster, PE with Topographic Engineering spoke to civil and engineering concerns that the speakers had.

Community Development Director Nathan Gonzales gave a power point presentation in which he touched on the following topics:

- The history of the property. The property was the former location of Texas Speedway aka Cowtown Speedway which had sat vacant for many years with the understanding that the city of Kennedale and the owners had a development agreement for residential dwellings. The development agreement was renewed by the City Council in 2024 which stated that the city would agree to the rezone of the property. In 2021, a public hearing was held in order to hear a rezone request. At that time the City Council expressed their desire that any future rezone requests would be in the form of a Planned Development.

- Current status of the property. Currently surrounding the subject properties is a mix of single-family residences. Directly across the street at 3775 and 3771 Kennedale New Hope Rd, the City Council approved a rezone to a Planned Development for a 34-lot single-family development with lots ranging from 60' wide to 50' wide. The staff has worked to ensure all elements of the Planned Development meet the adopted Comprehensive Plan as well as address previous issues raised. The proposed development will create 246 single-family lots constructed over two phases. Residential lots sizes consist of mix of 50' and 60' wide lots. Similarly, street widths are sized appropriately to accommodate on-street parking while providing enough room for emergency vehicles to pass through. The development includes a large portion of park and open space which will be dedicated to the city.
- Staff Review. As the staff began its review of the development, staff found the proposed development would be best suited for a Planned Development. As a planned development, The Planning and Zoning Commission and City Council have the opportunity to negotiate standards over and above the minimum requirements of traditional zoning while still allowing for flexibility in design, amenities, and lot arrangement. A site plan is also a component of a Planned Development, unlike traditional zoning districts. Staff has found the project to meet the requirements for a Planned Development as well as meeting the following goals as outline in the unanimously adopted, Comprehensive Plan – growth management, future land use, transportation, housing, parks, and open spaces. In conclusion, the applicant's request for a zoning change to "PD-Planned Development" is compatible with the existing land use and is consistent with the current Comprehensive Plan, therefore staff has recommended approval.

Place 4 Jones made the motion to recommend to Council to approve PZ Case 25-03, a proposed zoning change from "C-2-General Commercial District" and "R-2 - Single Family Residential District" to a "PD - Planned Development" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements,; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant county, Texas, 76060.

Chairman Brown voiced his concerns regarding the roads and traffic, civil studies, possible housing issues. Vice-Chairman Malkowski requested an explanation about what could or could not be built in a Planned Development as well as question about a super majority with regards to the next public hearing before the City Council. Place 4 Jones expressed her concerns with regards to the safety of the road as it would pertain to the increase of traffic and ask Director Gonzales about a possible Fire Station being built in the area. Place 5 Martinez asked Mr. Gonzales if the impending construction on New Hope Rd. would be completed. Director answered the questions postulated by the Commissioners.

Place 4 Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

Chairman Brown recessed the meeting into at break at 9:25 p.m.

The meeting reconvened at 9:35 p.m.

3. PZ Case 25-04 consider a replat of property located at 124 W 5th St., Lots 7R-1 & 7R-2, Block 43, Original Town of Kennedale, being a revision of Lot 7R, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

Chairman Brown opened the public hearing at 9:36 PM.

Darold Tippey, 121 W. 5th St. spoke against the replat request.

James Bell, 201 W 5th St. spoke against the replat request.

No one spoke for the replat request.

Chairman Brown closed the public hearing at 9:43 PM.

Director Nathan Gonzales presented the case by stating that the replat will take an existing larger lot and split it into two traditional OT-1 lots. The owner plans to build a duplex on each lot, similar to the new structure building on the adjacent lot to the west. These two new lots and structures will complete the block and provide an updated, uniform look in the area. Additionally, the proposed construction is consistent with the adopted Comprehensive Plan, further diversifying housing options in Kennedale. Mr. Gonzales concluded by stating that the replat meets the city's zoning requirements and staff recommends approval.

Place 4 Jones made the motion to approve PZ Case 25-04, replat of property located at 124 W 5th St., Lots 7R-1 & 7R-2, Block 43, Original Town of Kennedale, being a revision of Lot 7R, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

Vice-Chair Malkowski seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

4. PZ Case 25-05 consider a replat of property located at 110 Caylebaite, Lot 13R, Block 49, Original Town of Kennedale, being a revision of Lots 13, 14, 15, 16, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

Chairman Brown opened the public hearing at 9:53 PM.

No one spoke in favor of or against the replat request.

Chairman Brown closed the public hearing at 9:53 PM.

Director Nathan Gonzales presented the case by explaining that the replat consolidates four small slivers of land into one official lot. The existing trailer has long been an eyesore in the area and has been the subject of several code compliance cases over the years. The property was recently sold and the new owner will be relocating the trailer out of the city. A new residential structure will then be rebuilt on the newly replatted lot. The owner proposes to build a duplex on the lot. Mr. Gonzales concluded by stating that the replat meets the city's zoning requirements and staff recommends approval.

Place 4 Jones made the motion to approve PZ Case 25-05, replat of property located at 110 Caylebaite, Lot 13R, Block 49, Original Town of Kennedale, being a revision of Lots 13, 14, 15, 16, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

Place 5 Martinez seconded the motion.

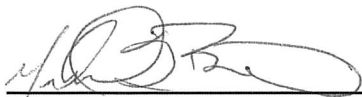
No oppositions, No abstentions

Vote: The motion carried unanimously: 4-0

VI. ADJOURNMENT

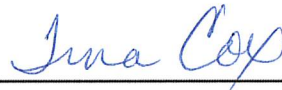
There being no further business, Chair Brown adjourned the meeting at 9:55 p.m.

APPROVED:



PLANNING AND ZONING CHAIR

ATTEST:



BOARD OR COMMISSION SECRETARY