



**PLANNING AND ZONING COMMISSION
REGULAR MEETING | AUGUST 28, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

MEETING MINUTES

I. CALL TO ORDER

Vice Chair Andrew Malkowski called the meeting to order at 6:01 p.m.

A. ROLL CALL

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

Board Chair Michael Brown and Place 3 Jeff Madrid were 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 April 24, 2025 Regular Meeting.
2. Approval of the site plan for property located at 317 S. New Hope Rd.
MOTION by Place 4 Jones, second by Place 5 Martinez, to approve consent agenda items.
MOTION CARRIED with a unanimous vote.

B. PUBLIC HEARINGS

1. PZ CASE# 25-11 To conduct a public hearing and take action on a replat of the property located at 625 Grapevine Trail., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Malkowski opened the public hearing at 6:03 PM.

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

Vice Chair Malkowski closed the public hearing at 6:03 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by stating that the proposed replat will place existing structures of this industrial site on individual lots. No future roadway, easements, or utilities are required or proposed. Mr. Gonzales concluded by sharing with the Commissioners that the replat meets the city's zoning requirements and has been reviewed

and approved by city staff. Therefore, staff recommends approval of the replat request.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the replat of the property located at 625 Grapevine Trail., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas 76060.

MOTION CARRIED by a unanimous vote.

2. PZ CASE# 25-12 To conduct a public hearing and act upon a replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Malkowski opened the public hearing at 6:06 PM.

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

Vice Chair Malkowski closed the public hearing at 6:06 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by stating that the proposed replat will the lot into three separate lots for future family expansion. None of the parcels will be landlocked due to an access easement being in place. Mr. Gonzales concluded that staff recommends approval of the replat request.

Commissioner Jones, Malkowski and Martinez had questions regarding placement of fences, future access, and addressing of parcels. Mr. Gonzales gave clear and concise answers.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas 76060.

MOTION CARRIED by a unanimous vote.

3. PZ CASE# 25-13 To conduct a public hearing and act upon a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" of the property located at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Malkowski opened the public hearing at 6:15 PM.

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

Vice Chair Malkowski closed the public hearing at 6:15 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by giving a brief explanation on the nature of the property. The property at 600 W Kennedale Pkwy is a narrow piece of undeveloped land, currently zoned UV-Urban Village. The property was previously zoned as C-2 Commercial; however, the zoning was changed to UV after the city received a proposal for a mixed-use site at the same location. The property was never developed as such and has sat in the same condition for many years. The city's EDC is currently negotiating the sale and 380-agreement with a local developer who plans to build three separate buildings with retail and restaurant offerings. One of the buildings closer to the parkway will contain a drive-through service. The current UV-Urban Village zoning would not permit a drive-through, and the site itself would need to contain a village center, something difficult to provide given the

irregularity of the narrow strip of land. A rezone to C-2 would allow for drive-through, among many other offerings. If the zoning change is approved, a variance will be sought to reduce the rear and side yard setbacks, allowing the site to be developed while providing enough room for required fire lanes along Bowman Springs. Mr. Gonzales completed his brief by stating that the proposed rezone is consistent with the Comprehensive Plan and staff recommends approval of the rezone request.

Vice-Chair Malkowski confirmed with Director Gonzales that there is concept plan for the proposed development.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the rezone change of the property located at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas 76060 from "UV Urban Village District" to "C2 General Commercial District".

MOTION CARRIED by a unanimous vote.

VI. ADJOURNMENT

There being no further business, Vice Chair Malkowski adjourned the meeting at 6:22 p.m.

APPROVED:



PLANNING AND ZONING CHAIR

ATTEST:



BOARD OR COMMISSION SECRETARY