



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING | NOVEMBER 20, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

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

**A. ROLL CALL**

Chair Andrew Malkowski, Vice-Chair Michael Brown, Place 3 Jeff Madrid, Place 4 Elfreda Jones, and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

The City Manager, 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 October 23, 2025 Regular Meeting.

MOTION by Vice-Chair Brown, second by Place 3 Jones, to approve meeting minutes.

**MOTION PASSED by unanimous vote.**

**B. PUBLIC HEARINGS**

1. **PZ CASE #25-18** to conduct a public hearing and consider a replat of the properties located at 116 Brown Lane, Parcel 00241253, Boaz, CA Subd. of J B Renfro Lot 6B1A & 6C3 and 440 Mansfield Cardinal Rd, Parcel 00241237, Boaz, CA Subd. OF J B Renfro Lot 6B of the City of Kennedale, Tarrant County, Texas, 76060.

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

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

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

City Manager, Darrell Hull, briefed the Commissioners on the case by stating that the proposed replat will consolidate two lots into one as well as establishing a utility easement and a fire lane. Mr. Hull 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.

Applicant was not present.

Chair Malkowski had a question regarding the width of the driveway to which City Manager Hull replied that the driveway met the minimum fire requirements.

MOTION by Place 4 Jones, second by Vice-Chair Brown, to recommend to the City Council to approve the replat of the properties located at 116 Brown Lane, Parcel 00241253, Boaz, CA Subd. of J B Renfro Lot 6B1A & 6C3 and 440 Mansfield Cardinal Rd, Parcel 00241237, Boaz, CA Subd. OF J B Renfro Lot 6B of the City of Kennedale, Tarrant County, Texas, 76060.

**MOTION CARRIED by unanimous vote.**

2. **PZ CASE #25-17** to conduct a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Chair Malkowski opened the public hearing at 6:07 PM.

Written comments against the zoning change request that were submitted by Lisa Moore, 1403 Fern Ct. were read into record by Deputy City Secretary Tina Cox.

Tracy Hardy, 1406 Fern Ct spoke against the zoning change request.

Mike Watson, 412 Coker Valley spoke against the zoning change request.

No one spoke in favor of the zoning change request.

Chair Malkowski closed the public hearing at 6:19 PM.

City Manager, Darrell Hull, gave a brief history on the case: This zoning change request was heard by the Planning and Zoning Commission on July 25, 2024 where a recommendation to approve the request was sent to City Council. Subsequently, on November 19, 2024, Kennedale City Council held a public hearing in which many of the residents voiced their opposition to the rezone request. The motion to approve the zoning change request failed by a 3-2 vote.

After waiting the required year, the applicant has returned with the same zoning change request and will be giving a presentation detailing the changes that have been made since the case was presented in July 2024. Mr. Hull concluded his presentation stating that staff recommends approval of the zoning change request.

Commissioners Malkowski, Brown, Madrid, and Jones had multiple questions ranging from reason for zoning change to communication between owner and surrounding residents to timeline of project to confirmation of compliance concerns. City Manager Hull answered each question clearly and concisely.

Applicant, William Dahlstrom, with Jackson Walker LLP gave a presentation and was present to answer the commissioner's questions.

The highlights of Mr. Dahlstrom's presentation included:

- Zoning change is needed for the future sale of the property.
- No additional units are to be built.
- Additional trees are to be planted for a buffer zone between property and neighbors.
- No carports will be built.

- Fencing will be extended to 8 foot for the purpose of privacy.
- Dumpsters will be relocated.
- Parking will not change from current usage.
- The owner will provide a 30-day notice to neighbors any time that a meeting will be called.

Commissioners Brown, Martinez, and Jones asked Mr. Dahlstrom questions regarding the lack of communication between the owners and the surrounding neighbors, addressing of the concerns of said neighbors, and clarification of the completion of items that were presented in 2024. Mr. Dahlstrom replied that as far as he knew all issues and concerns had been addressed and he has been in communication with the HOA and was informed by the representative that a meeting was not required at this time. Commissioner Madrid asked for an estimated time of completion for all open items and Brian Miller, construction manager, stated that they would like to start as soon as possible and that they should be completed within a few months. Chair Malkowski requested that the owner provide a more formalized timeline. The discussion between the owner and the commissioners ended with City Manager, Darrell Hull, stating that whatever is written in the Planned Development ordinance is permanent and not subject to change unless a future request is brought before Planning and Zoning and City Council.

MOTION by Vice-Chair Brown, second by Place 4 Jones, to recommend to the City Council to approve the zoning change request with the condition that the applicant maintain an open line of communication with the surrounding parcel owners. of the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

**MOTION CARRIED by a unanimous vote.**

## VI. ADJOURNMENT

There being no further business, Chair Malkowski adjourned the meeting at 6:54 p.m.

APPROVED:

ATTEST:



PLANNING AND ZONING CHAIR



BOARD OR COMMISSION SECRETARY