



**PLANNING AND ZONING COMMISSION
REGULAR MEETING | DECEMBER 22, 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 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 November 20, 2025 Regular Meeting.

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

MOTION PASSED by unanimous vote.

B. PUBLIC HEARINGS

1. **PZ CASE #25-20** to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 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 zoning change request.

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

Community Development Director, Edward McRoy, briefed the Commissioners on the case by stating that the rezone request is being made in order to facilitate the redevelopment of a former shallow sand extraction site. The applicants are proposing a Planned Development that includes a retail/commercial area along the Dick Price Road frontage based on the C-2 District and a manufactured home park presumably based on the MH District for the

remainder of the on the property to the rear. Within the retail/commercial area they have provided a list of uses that they propose being excluded. It is staffs understanding that the proposed manufactured home area would have home sites that will be leased.

Mr. McRoy continued by informing the commission that substantial private park/greenspace/recreational space has been indicated between the commercial and manufactured home areas. In addition to this area, another green space is proposed to the rear of the site. A specific list of amenities/facilities has not been included in the proposal at this time. However, the site plan shows that the proposed streets in the development are to be private.

Director McRoy concluded by informing the Commissioners that the rezone request supports the current comprehensive land use as well as future land use. Therefore, staff recommends approval of the zoning change with the following conditions:

1. Remove Short-term rentals from allowed uses in the MH area.
2. Provide a specific list, map, or narrative of amenities to be provided in any private park, green space common area, or buffer yard space. Such information should include information on the number/type/extent of things to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public pools, community meeting spaces etc.
3. Show and label ROW area to be dedicated to the City for the provision of a future 4-land boulevard throughfare along the south of this property. A minimum of 65' in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.
4. All private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.
5. All manufactured homes are to be placed on a concrete pad and appropriately secured.
6. Motorized recreational vehicles, modified buses, camper tops, and trailer-mounted campers are prohibited.
7. A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site.

Applicant was present to answer the commissioner's questions.

Chair Malkowski, Vice-Chair Brown, and Place 4 Jones made inquiries to the size of the lots, amenities that would be provided, right of way dedication as well as potential retail spaces. Ross Melton with Westwood Professional Services answered the commissioner's questions.

MOTION by Vice-Chair Brown, second by Place 3 Madrid, to recommend to the City Council to approve with staff recommendations the zoning change request for the properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by unanimous vote.

2. **PZ CASE #25-21** to conduct a public hearing and consider a proposed zoning change from "C2 – GENERAL COMMERCIAL DISTRICT" TO "I – INDUSTRIAL DISTRICT" for the property located at 7205 Hudson Village Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.

Chair Malkowski opened the public hearing at 6:34 PM.

No one spoke in favor of or against the zoning change request.

Chair Malkowski closed the public hearing at 6:34 PM.

Community Development Director Edward McRoy gave a brief synopsis regarding the case: The proposal is a straight zoning request for Industrial District designation. Staff has determined that the request is in conformance with the City's Comprehensive Plan and Future Land Use. Mr. McRoy concluded his presentation by stating that staff recommends approval of the zoning change request as presented.

Applicant was present to answer the commissioner's questions.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the zoning change request for the property located at 7205 Hudson Village Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by a unanimous vote.

3. **PZ CASE #25-22** to conduct a public hearing and consider a proposed zoning change from "OT 4 – OLD TOWN SUB-DISTRICT 4" TO "PD – PLANNED DEVELOPMENT" for the property located at 429 W. Kennedale Pkwy., Parcel 43121546, WOODLEA ACRES ADDITION, Block 2, Lot 5R1R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Chair Malkowski opened the public hearing at 6:38 PM.

No one spoke in favor of or against the zoning change request.

Chair Malkowski closed the public hearing at 6:38 PM.

Edward McRoy, Community Development Director delivered a comprehensive case analysis, outlining three distinct options for the Commissioners to review. He shared that the proposal is that a rezone to a Planned Development would be granted in order to accommodate the establishment of a fence company operation on the property site that previously housed an RV sales and service business. A Planned Development creates a unique standard for the area being rezoned. The primary proposed uses would include an inside area for retail sales and office functions, inside and outside storage areas for various types of finished fencing product inventory, a small area for fabrication of customized fencing panels, gates and misc. parts, loading and unloading spaces, and parking. Although the type of use is related to construction activities in general, the nature of the business appears to be more akin to that of a retail establishment with some fabrication specifically for customized product sales. The zoning change request appears to be generally compatible with nearby land uses and with the Comprehensive Plan with certain accommodations/standards. The following accommodations were presented:

- Remove the Special Exception requirement currently required for a "Manufacturing, processing and packaging - light and associate retail sales use and list this as an allowed principal use at/as:
 - Option A @ 100%
 - Option B @ < 100%

- Option C shown on a Concept or Site Plan approved by the City Council Note the authorized use could be further limited to more specifically if desired.
- Add "General offices and services building and construction services indoor storage" as an allowable principal or accessory use at/as {Same Options A/B/C as #1 above}
- Add "General offices and services building and construction services outdoor storage" as an allowable principal or accessory use at/as {Same Options A/B/C as #1 above}
- For clarity "Warehousing" should be defined in this PD to clarify if pass-through storage of various materials not being utilized by a principal site user or for sale to an end user shall be allowed.
- If outside storage is approved at an amount > 33%, add language noting that Section 11.25A of the UDC limiting coverage to 33% of a site does not apply.
- Establish allowed Hours or Operations

Director McRoy concluded his presentation by stating that staff recommends approval with the following:

1. Remove the Special Exception requirement currently required for a "Manufacturing, processing and packaging - light and associate retail sales use and list this as an allowed principal use at/as:
Option B @ 25% maximum coverage or as indicated on City Council approved site plan.
2. Add "General offices and services building and construction services indoor storage" as an allowable accessory use at/as:
Option B @ 80% maximum cumulative area of all buildings or as indicated on a City Council approved Site Plan.
3. Add "General offices and services building and construction services outdoor storage" as an allowable accessory use at/as:
Option B @ 50% maximum site coverage or as indicated on a City Council approved Site Plan.
4. Hours of Operation as determined by the Commission/Council.
5. Exterior lighting to be shielded and directed downward so that glare and direct illumination of outside properties is prohibited.
6. All drives accessing Kennedale Parkway (US Business Hwy 287) shall be right-in/ right-out only with applicable signage and markings.

The applicants and their representative were present to answer the commissioner's questions.

Chair Malkowski, Vice-Chair Brown, Chair 3 Madrid, Place 4 Jones and Place 5 Martinez made inquiries regarding future land use plans, employment statistics, traffic concerns, as well as the type of manufacturing that would be commencing, sourcing of materials and the hours of operation. Palmer Thomas, First Fence representative, along with owner Vinny Kotecha

responded to the commissioner's questions.

MOTION by Vice-Chair Brown, second by Place 3 Madrid, to recommend to the City Council to substantially approve Planning and Zoning case 25-22 with the special exception requirement removed for the property located at 429 W. Kennedale Pkwy., Parcel 43121546, WOODLEA ACRES ADDITION, Block 2, Lot 5R1R1 of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by a unanimous vote.

VI. ADJOURNMENT

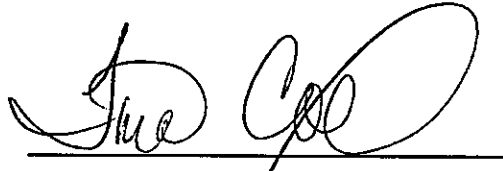
There being no further business, Chair Malkowski adjourned the meeting at 7:50 p.m.

APPROVED:



PLANNING AND ZONING CHAIR

ATTEST:



BOARD OR COMMISSION SECRETARY