



**PLANNING AND ZONING COMMISSION
REGULAR MEETING | FEBRUARY 26, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

MEETING MINUTES

I. CALL TO ORDER

Chairman Andrew Malkowski called the meeting to order at 6:00 p.m.

A. ROLL CALL

Chairman Andrew Malkowski, Vice-Chairman 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 December 22, 2025 Regular Meeting.

MOTION by Vice-Chairman Brown, second by Place 3 Madrid, 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 "OT-4 OLD TOWN SUB-DISTRICT" TO "C-2 GENERAL COMMERCIAL DISTRICT" for property located at 444 E Kennedale Pkwy, BOAZ, CA SUBD OF JB RENFRO, Lot 31 of the City of Kennedale, Tarrant County, Texas, 76060.

Chairman Malkowski opened the public hearing at 6:02 PM.

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

Chairman 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 for the current business which is non-conforming under the current zoning of OT-4 to expand by building a new 3,000 square foot building. This site is in the center of an area designated for establishment of a future Transit Oriented Development or TOD. This area was likely identified for possible TOD development due to its proximity to rail on the west, its adjacency to Bus Hwy 287, and a reasonable amount of undeveloped and potentially reasonably re-developable properties.

TOD developments typically feature somewhat higher intensity/density of uses, more tightly spaced buildings, and an emphasis on walkability, vs auto centric living. TOD sites often incorporate new urbanism and form-based codes. The standard zoning district most closely aligned with a TOD designation in the Kennedale UDC is the Urban Village (UV) District. The current business at this site, however, would not be allowed in the UV District.

Director McRoy concluded by informing the Commissioners that staff recommends denial based upon the following factors:

- Does not conform to the Future Land Use Plan TOD designation.
- Could affect the future establishment of TOD development on nearby parcels.
- May dilute or affect future redevelopment of OT-4 District properties to the northwest.

Applicant was not present to answer the commissioner's questions.

Chairman Malkowski, Vice-Chairman Brown, and Place 3 Madrid made inquiries to the potential issues of land use if the rezone was approved, when the future land use was originally approved and the whereabouts of the applicant in regards to the zoning request. It was determined through discussion that the comprehensive plan and future land use would be upheld.

MOTION by Vice-Chairman Brown, second by Place 3 Madrid, to recommend to the City Council to deny the zoning change request for the property located at 444 E Kennedale Pkwy, BOAZ, CA SUBD OF JB RENFRO, Lot 31 of the City of Kennedale, Tarrant County, Texas, 76060. of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by unanimous vote.

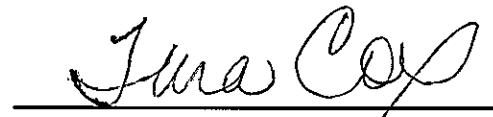
VI. ADJOURNMENT

There being no further business, Chairman Malkowski adjourned the meeting at 6:20 p.m.

APPROVED:

ATTEST:


PLANNING AND ZONING CHAIR


BOARD OR COMMISSION SECRETARY