



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
March 20, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

A. Discuss any item on the Regular Session agenda

B. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Review and consider for approval minutes from the February 20, 2014 Planning & Zoning Commission Regular Meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

A. **CASE # PZ 13-09** to receive comments and consider action on a request by Adlai Pennington for a replat of Hilltop Addn Blk 1 Lots 1-15, approximately 6.3 acres located at 260 Hilltop (access on 3rd St), legal description of Hilltop Addition Block 1 Lots 1-15, Kennedale, Tarrant County, to create Hilltop Addn Blk 1 Lots 1-29. A variance to section 17-303(8) Cul-de-sac length of the Kennedale city code is requested for this replat.

- (1) Staff Presentation
- (2) Applicant Presentation
- (3) Public Hearing
- (4) Applicant Response
- (5) Staff Response and Summary
- (6) Action by the Planning & Zoning Commission

B. **Case # PZ 14-01** to receive comments and consider action on a request by Bill Bowerman for a zoning change from "R-3" Single family residential district to "AG" Agricultural district for approximately 3.72 acres at 1437 Swiney Hiatt Rd, legal description of C. C. Swiney Subdivision, being a portion of Lots 8, being all of a tract of land described in deed to Charles Blish, recorded in Vol. 8794 p. 2303, D.R.T.C, Kennedale, Tarrant County.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

C. **CASE # PZ 14-02** to consider action on a request by Terry Jobe for a Final Plat for approximately 20.5 acres out of an approximately 45 acre parcel located at 925 Mansfield Cardinal Rd, legal description of J M Lilly Survey A 980 Tr 2 and A 985 Tr 3, Kennedale, Tarrant County, to create The Vineyard Phase I Blk 1 Lots 1-12, Blk 2 Lots 1-6, Blk 3 Lots 18-21, Blk 4 Lots 1-23, Blk 5 Lots 1, 7-12, Blk 6 Lots 1-7, Blk 7 Lots 1, 12.

D. **Case PZ 14-03** to receive comments and consider action on a request by Sidney DaSilva, DBA Equity One Group, for the City of Kennedale to vacate 0.1192 acres of public right-of way located adjacent to property at 1453 J R Hawkins Rd, L C Rayburn's Subdivision Remainder Lot 6, Kennedale, Tarrant County, as shown in a deed of record in Vol. 10782 p. 1561, Tarrant County.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

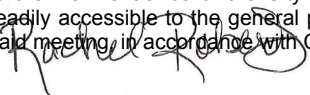
X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirimo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the March 20, 2014, Planning and Zoning Commission agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Rachel Roberts, Board Secretary