



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
August 21, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:30 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

A. Update on revisions to the zoning code, including plans for establishing zoning for Urban Villages and Neighborhood Centers

B. Discuss item for future consideration

1. Subdivision standards for infill lots
2. Zoning standards for Old Town
3. Neighborhood districts

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Consider approval of minutes from 07.17.2014 Planning and Zoning Commission 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

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 Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the August 21, 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.

A handwritten signature in cursive script that reads "Rachel Roberts". The signature is written in dark ink and is positioned above a horizontal line.

Rachel Roberts, Board Secretary



Date: August 21, 2014

Agenda Item No: WORK SESSION - A.

I. Subject:

Update on revisions to the zoning code, including plans for establishing zoning for Urban Villages and Neighborhood Centers

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Downtown Village

We have selected a consultant to lead us through the process of adopting a new zoning code for the Downtown Village, and we are working out the project schedule.

Employment Center code -- Phase III (expansion into Oak Crest)

We are working on scheduling input meetings with our consultant for expanding the Employment Center code. We plan to meet with businesses and residents to get an understanding of what they'd like to see in a revised zoning code and of what their concerns are. By the meeting on Thursday, we will have met with the city's economic development consultant to get the business perspective, and we plan to schedule a joint P&Z/Council work session soon (most likely after budget season is over).

Neighborhood Village

We have mailed letters to all owners of property within areas designated as Neighborhood Village in the Future Land Use Plan (for properties within the city limits only). At the meeting, we will share with you any responses we have received. So far, we have received only two inquiries, and I'll give you an overview of my conversations with them at the meeting.

Updating the rest of the zoning code and subdivision regulations

By the day of the Planning & Zoning Commission meeting, we will have had preliminary feedback from the Council on including consultant fees for an update to the rest of the zoning code that hasn't already been revised. If the consultant fees are approved, then after the next fiscal year begins, we will begin determining the consultant selection process. If the fees are not approved, we will continue as have been doing, working out new regulations for one character district at a time.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: August 21, 2014

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss item for future consideration

1. Subdivision standards for infill lots
2. Zoning standards for Old Town
3. Neighborhood districts

II. Originated by:

III. Summary:

The items on this list are items that the Commission would like to discuss at a future work session.

Items 2 & 3 and were discussed in the previous agenda item's staff report.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: August 21, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from 07.17.2014 Planning and Zoning Commission meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

The minutes are attached for your review

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	07.17.2014 PZ Minutes	07.17.2014 PZ Minutes.doc
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KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
July 17, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

Mr. Harvey called the meeting to order at 6:14 P.M.

II. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	x	
Tom Pirtle		x
<i>vacant</i>		
Stephen Brim	x	
Katie McFadden	x	
Don Rawe	x	
<i>vacant</i>		
<i>Alternates</i>		
Carolyn Williamson	x	
<i>vacant</i>		

A quorum was present.

Carolyn Williamson was asked to serve as a regular member for the meeting.

Staff present: Rachel Roberts (planning director); Katherine Rountree (board secretary).

III. WORK SESSION

A. Discuss any item on the regular session agenda

Mr. Harvey discussed case PZ 14-06. Ms. Roberts explained that she recommends owners with non-conforming buildings to not need a special exception from the Board of Adjustment if they want to repair or renovate the inside of an existing building to encourage redevelopment. Mr. Harvey recommended adding a provision that if an expansion is under 10%, builders only need staff approval, but anything with more than 25% needs a Board of Adjustment approval. Also, the Commission discussed allowing pole signs when changing businesses if the sign falls within compliance. Mr. Harvey discussed the remaining incorrect statements and corrections with Ms. Roberts over the proposed code under case PZ 14-06.

B. Discuss item for future consideration

The Commission did not have time to discuss these items.

1. Subdivision standards for infill lots
2. Zoning standards for Old Town
3. Neighborhood districts

C. Update on revisions to the zoning code, including plans for establishing zoning for Urban Villages and Neighborhood Centers

The Commission did not have time to discuss this item.

The work session closed at 7:11 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:15 P.M.

VI. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	x	
Tom Pirtle		x
<i>vacant</i>		
Stephen Brim	x	
Katie McFadden	x	
Don Rawe	x	
<i>vacant</i>		
<i>Alternates</i>		
Carolyn Williamson	x	
<i>vacant</i>		

A quorum was present.

Ms. Williamson was asked to serve as a regular member for the meeting.

Staff present: Rachel Roberts (planning director); Katherine Rountree (board secretary).

VII. MINUTES APPROVAL

A. Review and consider for approval of minutes from the June 19, 2014 Planning and Zoning Commission meeting.

Mr. Rawe motioned to approve the minutes. The motion was seconded by Ms. McFadden and passed with all in favor except Mr. Harvey, who abstained from voting.

VIII. VISITOR/CITIZENS FORUM

No one registered to speak.

IX. REGULAR ITEMS

A. CASE # PZ 14-06 to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by amending Section 17-415A "EC" Employment Center District of the Kennedale City Code and Exhibit "A" for same.

1. Staff Presentation

Ms. Roberts gave the staff presentation. She described the expansion of the Employment Center District. It requires going by the code and making redevelopment easier for existing buildings. Ms. Roberts reviewed the corrections that were discussed in the work session.

2. Public Hearing

No one registered to speak.

3. Staff Response and Summary

Staff recommended approval.

4. Action by the Planning and Zoning Commission

Ms. McFadden motioned to approve with the list of changes that staff outlined. The motion was seconded by Ms. Williamson and passed unanimously except Mr. Harvey, who abstained from voting.

B. CASE # PZ 14-07 Public hearing and consideration of Ordinance approval regarding a request for a city-initiated zoning change from "C-2" General commercial district to "EC" Employment Center district for approximately 3.1 acres located at 5411 Kennedale Pkwy, 1298 & 1302 W Kennedale Pkwy, 5500 E IH 20, and an unaddressed parcel on E IH 20, legal description of David Strickland Survey A1376 Tr 32B01 & 32D, M J Freeman Addn Blk 1 Lot 1, Broyles Addn Blk 1 Lot 1 & Part of closed street, and Dunlap Subdivision Blk 1 Lot 1, Kennedale, Tarrant County, Texas.

1) Staff presentation

Ms. Roberts gave the staff presentation. She explained how to redevelop existing structures and that the proposed district is in conformance with the Comprehensive Plan. She explained that the EC district would help to improve site design. Ms. Roberts explained she had no feedback from the property owners.

2) Public hearing

No one registered to speak.

3) Staff response and summary

Staff recommended approval.

4) Action by Planning and Zoning Commission

Ms. Williamson motioned to approve with corrections to the ordinance as described by Ms. Roberts. The motion was seconded by Mr. Rawe and passed unanimously except Mr. Harvey, who abstained from voting.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said the Bird Identification Workshop is going to be held on Saturday, July 19, 2014 at 8 A.M.

Ms. Roberts said the Children's Garden event is being held on July 22, 2014 from 6:00-8:00 P.M.

Ms. Roberts said that she met with a consultant about developing the code for the Downtown Village District and created a plan about the proposal, which will be submitted within a week or two. Also, they will have several meetings between the Council and Planning and Zoning Commission.

XI. ADJOURNMENT

Mr. Brim motioned to adjourn. The motion was seconded by Ms. Williamson and passed with all in favor except Mr. Harvey, who abstained from voting.

The meeting adjourned at 7:57 P.M.