



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
September 18, 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. 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. Hilltop replat
2. Zoning standards for Old Town

C. Discuss ideas for potential changes to the industrial zoning district, to include a discussion of possible rezoning of properties identified in the comprehensive plan as light industrial but not currently zoned for industrial use

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Consider approval of minutes from the August 21, 2014 Planning and Zoning 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

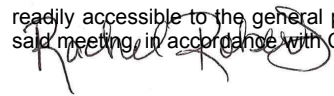
X. REPORTS/ANNOUNCEMENTS

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 September 18, 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



Date: September 18, 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:

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

We have a preliminary schedule of input meetings with our consultant for expanding the Employment Center code, but no dates are yet set. We will let you know when we have a better schedule. I believe the earliest we would meet with the advisory group (made up of representatives from P&Z, Council, and KEDC) would be mid-to-late October.

Neighborhood Village

Another property owner who lives in the Sublett Neighborhood Village character area has given us comments about code revisions, and this person would like the properties in that area to remain residential.

Based on the comments I've received so far, I've begun making some changes to the NC draft code. I'm anticipating we will need a phased approach that will allow development in these areas to occur over time. These particular areas have low demand for the kind of large development that would be needed to develop or redevelop the Neighborhood Villages to fit the comprehensive plan immediately, so we will need to adopt updates the code that allow existing uses to continue and yet be compatible with development on adjacent or surrounding properties within the district. Code revisions should also make it possible for the Neighborhood Villages to develop incrementally yet with the same character.

I plan to bring some of the suggested changes to you at the meeting next week so that I may get your comments.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation: None

VIII. Alternative Actions:

IX. Attachments: None



Date: September 18, 2014

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss item for future consideration

1. Hilltop replat
2. Zoning standards for Old Town

II. Originated by:

III. Summary:

We've met with the engineer for the Hilltop planned development district plat, the developer is ready to move forward with submitting a revised plat. We expect to see the plat submitted within the next month or two.

Staff has had an initial meeting with the consultant for the Downtown Village ordinance, and I expect to have a more detailed schedule available soon. Based on preliminary discussions with the consultant, we expect the code development and adoption process to take approximately five to six months.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



Date: September 18, 2014

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss ideas for potential changes to the industrial zoning district, to include a discussion of possible rezoning of properties identified in the comprehensive plan as light industrial but not currently zoned for industrial use

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

As you may recall, the Future Land Use Plan designates the southwest portion of Kennedale Parkway as Light Industrial. Currently, the properties in this area have both commercial (C-2) and industrial zoning designations. As part of implementing the land use plan, staff would like to begin rezoning properties not currently classified as Industrial so that they will be more in line with the comprehensive plan. Since the city does not have a light industrial zoning classification, we are also beginning the background work for updating the zoning code so that the current Industrial zoning classification is in compliance with the comprehensive plan.

You'll see an excerpt from the Future Land Use Plan attached to this report showing the properties we would propose to rezone in the next month or so. These are the properties along Bloxom Park Dr. that are already industrial/manufacturing in nature. At the work session, could you give me your comments on this potential rezoning? If we were to pursue rezoning, what concerns might you have about it?

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

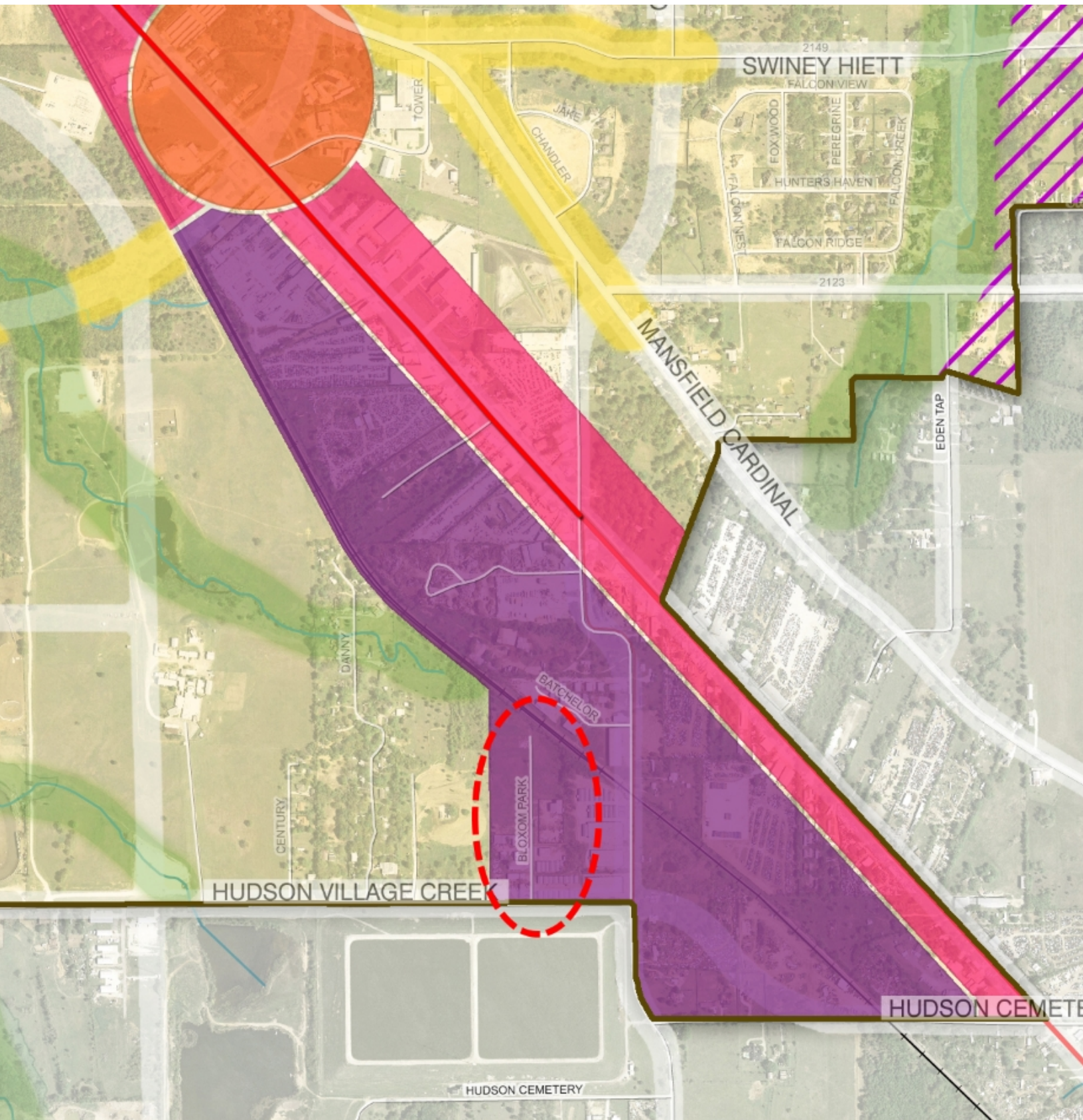
VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:

1.	FLUP excerpt	Kennedale_Future Land Use_Light industrial district.jpg
----	--------------	---





Date: September 18, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from the August 21, 2014 Planning and Zoning meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Review and approve minutes from the August 21, 2014 Planning and Zoning meeting

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	08.21.2014 PZ Minutes	08 21 2014 PZ Minutes Final.doc
----	-----------------------	---------------------------------



**KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
August 21, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Mr. Harvey called the meeting to order at 6:37 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.

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

Ms. Roberts stated that we signed a contract with a consultant to improve the Employment Center Code and create a zoning code for the Downtown Village. She said the first public meeting will be to visualize what property owners want in the code and to compare ideas. There will be another public meeting with the plan based on input from the previous meeting. Multiple meetings will be held between the Planning and Zoning Commission and City Council to provide input and be informed about the input of the property owners. Ms. Roberts said that she is going to make a summary sheet with more information and regulations on the Neighborhood Village areas for the property owners.

B. Discuss items for future consideration

1. Subdivision standards for infill lots

Subdivision standards for infill lots will be coming soon, if the City Council approves the budget for hiring consultants to update the zoning code.

2. Zoning standards for Old Town

Zoning standards for Old Town will be coming soon since we just signed the contract with a consultant.

3. Neighborhood districts

Neighborhood districts will be coming soon, if the City Council approves the budget for hiring consultants to update the zoning code.

The work session closed at 7:04 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:05 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).

II. MINUTES APPROVAL

A. Review and consider approval of minutes from the July, 17 2014 Planning and Zoning Commission meeting.

Mr. Pirtle motioned to approve the minutes. The motion was seconded by Mr. Rawe 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

There are no regular items.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts stated on September 23, the youth advisory council will be showing the movie "The Incredibles" in the Town Center Park starting at 7:30 P.M.

Ms. Roberts said that in Frisco there will be an APA Texas Chapter 2014 State Planning conference for three days, with a track for commissioners.

She also said that on September 10 from 8:30 A.M. to 12:30 P.M., North Central Texas Council Governments is having a workshop on form-based codes.

XI. ADJOURNMENT

Mr. Pirtle 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 7:17 P.M.