



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
August 20, 2015
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 regulations for updating the Employment Center District code
- C. Discuss status of overlay ordinances for Urban Village and Neighborhood Village character districts

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of minutes from 07.16.2015 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

- A. Case # PZ 15-07 consider action on a final plat requested by Alluvium Development for approximately 22.47 acres out of an approximately 45 acre parcel in the J M Lilly Survey A 980 and A 985, Kennedale, Tarrant County, located at 925 Mansfield Cardinal Rd, to create The Vineyard Phase 2 Blk 2 Lots 8-11, Blk 3 Lots 1-17, Blk 5 Lots 2-6, Blk 6 Lots 8-12, Blk 7 Lots 2-11, Blk 8 Lots 1-21.
 - 1. Staff presentation
 - 2. Applicant presentation
 - 3. Staff summary & recommendation
 - 4. 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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the August 20, 2015, 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



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 20, 2015

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission may discuss any item on the regular session agenda. For this month, the regular session agenda item is the final plat for phase 2 of The Vineyard. Please note that no official action may be taken under this agenda item, no applicant presentation may be made, and no comments may be heard from the public.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 20, 2015

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss regulations for updating the Employment Center District code

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

As you may recall, we have been working with Jay Narayana from Livable Plans & Codes on updating the Employment Center District code to include additional areas planned to be included in this district according to the Employment Center Master Plan. The Employment Center Code update was begun before the overall zoning code update, so it was not originally planned to be included in the overall code update. Now that we've begun the larger code update, however, Ms. Narayana recommends folding the Employment Center Code update into that larger process, and staff agree. We would like the Commission to review the draft regulations, though, before we forward them to our zoning consultants.

Following this staff report is a draft of the revised EC code. The changes made were in response to input from the advisory committee and from residents of the Oak Crest neighborhood. We have made some changes to the code as a whole, but the largest change is the addition of the Flex zone. The Flex zone incorporates the area identified as Office/Flex Space in the master plan. We describe the Flex zone as follows.

This sub-district is intended to provide locations for major office development, whether for corporate headquarters or multiple smaller offices, or cottage and artisan industrial uses. Ideally, a mix of land uses—with a focus on employment—would occupy this area. Buildings could be an eclectic mix of different office, cottage and artisan industrial buildings from Class-A professional office to adaptive reuse of existing buildings with architectural metal, et cetera, all designed within a walkable context towards internal streets. Live-work units would also be suitable for this district. Businesses located in this district should be compatible with existing residential uses in the vicinity in terms of hours of operation, volume and type of traffic, amount of parking provided, noise levels, and exterior lighting.

You'll see that because this sub-district's purpose and context differ from the purpose and context of the corridor commercial sub-districts, the regulations for this sub-district also differ on some points. But the area must still meet the overarching goals of the district, and streetscapes and frontages should transition smoothly from one sub-district to another. Many of the regulations, therefore, are the same as those for the Corridor Commercial sub-districts.

Ms. Narayana is currently reviewing the same draft you are reviewing, so I may have additional

changes for you to consider next month. However, any substantive changes she make recommend should be limited to a few recommendations; most of her recommendations have already been incorporated into the draft you are reviewing.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

Please provide feedback to staff on the proposed changes to the Employment Center District code.

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 20, 2015

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss status of overlay ordinances for Urban Village and Neighborhood Village character districts

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Staff had planned to bring this ordinance to you this month as an action item with a public hearing. However, we now have the opportunity to have the ordinance reviewed and to have revisions recommended by one of our consultants, Livable Plans & Codes, before the ordinance goes through the formal adoption process. Staff have therefore postponed bringing this ordinance forward for official action by the Planning & Zoning Commission. We expect to bring you an improved version of the ordinance for formal consideration in September or October. Rezoning of property will occur in following months, as needed or requested.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 20, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from 07.16.2015 Planning and Zoning Commission meeting

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from 07.16.2015 Planning and Zoning Commission meeting

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	07.16.2015 PZ Minutes	07.16.2015 - PZ Minutes.docx
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KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
July 16, 2015
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 6:06 PM

II. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle		X
Harry Browne		X
Stephen Brim	X	
Jeff Whitacre	X	
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley	X	
<i>vacant</i>		

A quorum was present.

Mr. Gilley was asked to serve as a regular member on the commission.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary).

III. WORK SESSION

A. Introduction to LSL Planning staff

Ms. Roberts said that the consultant team from LSL Planning was there to go over a presentation for the board about the zoning code update. Paul Le Blanc, with LSL Planning, went over the presentation on creating a unified development ordinance. He said that he wants to fix conflicts in different ordinances and to revise the codes to be in line with the comprehensive plan.

B. Discuss draft ordinance for Neighborhood Center and Urban Village overlay districts

Ms. Roberts said that she took the standards that the board recommended previously and drafted an ordinance for review and for the board to give feedback.

C. Discuss items for future consideration

The commission did not have time to discuss this item.

The work session closed at 7:05 PM

IV. REGULAR SESSION

V. CALL TO ORDER

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

VI. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle		X
Harry Browne		X
Stephen Brim	X	
Jeff Whitacre	X	
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley	X	
<i>vacant</i>		

A quorum was present.

Mr. Gilley was asked to serve as a regular member on the commission.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary).

VII. MINUTES APPROVAL

A. Consider approval of minutes from June 18, 2015 Planning and Zoning Commission meeting

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

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak.

IX. REGULAR ITEMS

There were no regular items.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts stated that the website for Kennedale was updated.

On Saturday, July 18th at 6:00 PM, the Kennedale Historical Society will have a members' event with a talk about the youth baseball league's history followed by a baseball game with food and drinks. She said non-members could attend.

XI. ADJOURNMENT

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

The meeting adjourned at 7:08 PM.



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: August 20, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Case # PZ 15-07 consider action on a final plat requested by Alluvium Development for approximately 22.47 acres out of an approximately 45 acre parcel in the J M Lilly Survey A 980 and A 985, Kennedale, Tarrant County, located at 925 Mansfield Cardinal Rd, to create The Vineyard Phase 2 Blk 2 Lots 8-11, Blk 3 Lots 1-17, Blk 5 Lots 2-6, Blk 6 Lots 8-12, Blk 7 Lots 2-11, Blk 8 Lots 1-21.

1. Staff presentation
2. Applicant presentation
3. Staff summary & recommendation
4. Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: Final Plat, The Vineyard Phase I

Location: corner Mansfield Cardinal Rd and Little School Rd

Applicant: Alluvium Development

Timeline:

- 6/5/2015 Plat and plans submitted to City for pre-application review
- 6/24/2015 Comments provided to applicant
- 7/10/2015 Plat application submitted
- 7/25/2015 Plat application deemed complete, City review begun
- 8/5/2015 City comments provided to developer
- 8/12/2015 Revised plans submitted to the City

Background.

The Commission approved a preliminary plat for The Vineyard in January 2014, with the final plat to be submitted in two phases. Phase I was approved by the Commission in March 2014 and contained fifty-seven (57) residential lots and four (4) common area lots with detention features, as well as the entry features. Phase II is proposed to have sixty (60) residential lots and two (2) common area lots. The property is zoned as The Vineyard Planned Development district. The infrastructure for Phase I is nearly complete.

Application requirements.

Applications for a final plat shall include a plat drawing, a drainage study, and engineering/construction

drawings. In addition, final plats require a city-developer agreement, which will be brought forward for approval by City Council at a later date.

Staff Review.

Compliance with the comprehensive land use plan.

In terms of the proposed use and the concepts in the site design (i.e., the drainage/detention features designed as neighborhood open space amenities), the final plat conforms to the comprehensive plan. Staff considers the final plat for Phase I to be in compliance with the comprehensive plan.

Compliance with city regulations.

In addition to being in compliance with the comprehensive land use plan, plats must also comply with all applicable city regulations. These regulations include the subdivision design regulations, the Public Works design manual criteria for public improvements, and the zoning ordinance governing the Vineyard Planned Development district. In addition, the final plat must substantially conform to the preliminary plat. City staff and the consulting engineers have reviewed the proposed plat and construction plans for compliance to these regulations. We have given comments to the developer's engineers, and they have revised the plans. Our engineers are now reviewing the revised plans and should have finished their review before the public hearing. Staff will have a recommendation at that time.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments: