

KENNEDALE CITY COUNCIL AGENDA
SPECIAL MEETING
September 17, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

REGULAR SESSION at 5:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. REGULAR SESSION

A. Public hearing to receive input on the Fiscal Year 2015-2016 Tax Revenue Increase.

1. Staff Presentation
2. Public Hearing
3. Staff Response and Summary

B. 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 City Council

IV. 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 September 17, 2015, 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.



Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: September 17, 2015

Agenda Item No: REGULAR SESSION - A.

I. Subject:

Public hearing to receive input on the Fiscal Year 2015-2016 Tax Revenue Increase.

1. Staff Presentation
2. Public Hearing
3. Staff Response and Summary

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

According to Section 5.05 of the Texas Tax Code, the taxing unit must vote to place a proposal to adopt the proposed tax rate as an action item on the agenda of a future meeting when a proposed rate exceeds the rollback rate or the effective rate, whichever is lower, and hold two public hearings prior to. At its special called budget workshop meeting on August 17, 2015, Council approved the placement of an item to adopt a proposed tax rate not to exceed \$.747500 on September 21, 2015 (regular session). Furthermore, it scheduled two public hearings on the proposal to occur on September 9 (special session) and September 17 (special session). The public was notified of both public hearing dates, times and places in the Fort Worth Star Telegram on August 21, 2015.

Taxpayers must have the opportunity to express their views on the revenue increase at each hearing, and the governing body may not adopt the tax rate at either.

City Staff will make a summary presentation prior to council receiving public comments, if any, on the FY2015-2016 Proposed Tax Revenue Increase.

This is a public hearing only. Action will be scheduled during a special called meeting on September 21, 2015. The FY2015-2016 budget and tax rate will be adopted, and the FY2015-2016 budget ratified.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

None

VII. Alternative Actions:

AT EACH OF THE TWO HEARINGS, THE GOVERNING BODY MUST ANNOUNCE THE DATE, TIME AND PLACE OF THE MEETING AT WHICH IT WILL VOTE ON THE TAX RATE AS FOLLOWS:

DATE: SEPTEMBER 21, 2015

TIME: 5:30PM

PLACE: COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

VIII. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: September 17, 2015

Agenda Item No: REGULAR SESSION - B.

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 City Council

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

Planning & Zoning Commission Recommendation: approve with conditions (see below)

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
- 8/20/2015 City engineers finish review of plans
- 8/21/2015 Response letter provided to applicant's engineer
- 9/2/2015 City review staff & engineers meet with developer to discuss remaining items to be resolved
- 9/5/2015 Revised plan set submitted to City for review
- 9/9/2015 City staff meet with applicant's engineers to discuss remaining items to be resolved
- 9/11/2015 Response received from applicant's engineer regarding requested changes to engineering / civil plan set
- 9/14/2015 Revised plat received from applicant's engineer

Background.

The Planning & Zoning 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 Council in April 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. These items have been submitted, and staff have deemed the application complete. In addition, final plats require a city-developer agreement, which will be considered by the City Council under a separate agenda item at your next meeting.

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 Council meeting. Staff will have a recommendation at that time.

Planning & Zoning Commission Review & Recommendation.

The Planning & Zoning Commission considered this case during its August regular meeting. The Commission voted to recommend approval with the condition that items identified by staff be corrected in the plan set by the time the plat is revised by Council.

Staff Recommendation.

If the plans have been corrected to be in compliance with city regulations by the time the Council considers this case, staff will recommend approval.

A copy of the final plat drawing is included with this report for your review.

IV. Notification:**V. Fiscal Impact Summary:**

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 15-07 Vineyard final plat	PZ 15-07 Vineyards Final Plat 091415.pdf
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