



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
February 18, 2016
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. Discuss any item on the Regular Session agenda

B. Discuss any items for future consideration

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

A. Consider approval of minutes from January 21, 2016 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 15-14** Public hearing and consideration of approval on a request by Linda Miller for a minor replat of approximately 1 acre from Lot 9 of the J. M. Estes Home Tracts, Kennedale, Tarrant County, Texas. A variance from the cul-de-sac requirements of Section 17-303(a)(8) is requested.

**** POSTPONEMENT REQUESTED BY APPLICANT ****

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

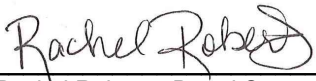
X. REPORTS/ANNOUNCEMENTS

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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the February 18, 2016, 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: February 18, 2016

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the Regular Session agenda

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 18, 2016

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any items for future consideration

II. Originated by:

III. Summary:

Under this agenda item, the Commission may discuss items it would like added to future work session or regular session agendas. No in-depth discussion of these items may be discussed at this time.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 18, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from January 21, 2016 Planning and Zoning Commission meeting

II. Originated by:

III. Summary:

Consider approval of minutes from January 21, 2016 Planning and Zoning Commission meeting

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	01.21.2016 PZ Minutes	01.21.2016 PZ Minutes Final.docx
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**KENNEDALE PLANNING & ZONING COMMISSION
MINUTES**

COMMISSIONERS - REGULAR MEETING

January 21, 2016

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 6:19 PM.

II. ROLL CALL

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

There was a quorum.

Mr. Gilley was asked to serve as a regular member for this meeting.

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

III. WORK SESSION

A. Discuss any item on the regular session agenda

Ms. Roberts said that the applicant for case PZ 15-14 wanted to postpone until next month. Ms. Roberts said that we also have our engineer from Shield Engineering present to discuss any questions the commission may have. Mr. Harvey said he would like to review more plans for PZ 15-17. The commission brought up concerns about the plat. The commission discussed future case PZ 15-14.

B. Discuss items for future consideration

The commission did not discuss this item.

C. Discuss joint work session with City Council and presentation by LSL Planning

Mr. Brim wanted LSL Planning to provide the commission with more detailed information on a draft for the zoning code update. Mr. Whitacre wanted LSL planning to do a scenario test. He also said he would like some references to the different zoning districts in the presentation.

The work session ended at 6:57 PM.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:02 PM.

VI. ROLL CALL

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

There was a quorum.

Mr. Gilley served as a regular member for the regular session.

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

VII. MINUTES APPROVAL

A. Consider approval of minutes from December 17, 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.

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak.

IX. REGULAR ITEMS

A. **CASE # PZ 15-14** Public hearing and consideration of approval on a request by Linda Miller for a minor replat of approximately 1 acre from Lot 9 of the J. M. Estes Home Tracts, Kennedale, Tarrant County, Texas. A variance from the cul-de-sac requirements of Section 17-303(a)(8) is requested.

This case was postponed to next month's meeting at the request of the applicant.

B. **CASE # PZ 15-17** Consider approval of a final plat requested by Emanuel Glockzin for 332-370 S. New Hope Rd, more particularly described as an approximately 23-acre tract in the C. B. Teague Survey A 15-06 and Robert C. Richey Survey A-1358, Tarrant County, Texas, conveyed from C D Fincher Estate to Emanuel Glockzin as recorded in instrument number D215220118. A preliminary plat was approved in November 2015.

1. Staff presentation

Ms. Roberts said the timeline for the proposed development is in their packets. She said the plat is in compliance with the land use plan, but the civil plans have to be revised to meet city regulations before the final plat can be approved. She said whether the commission approves or denies the plat, it will

move on to City Council.

2. Applicant presentation

Brad Lehman, 3973 W. Vickery Blvd. Fort Worth, TX 76107, spoke on behalf of Emanuel Glockzin. He said that his company has been working to address staff comments. They have conducted studies for some of the required information, and they have taken precautions to preserve as many trees as they can.

3. Staff summary and response

Staff recommended denial.

4. Action by the Planning & Zoning Commission

Mr. Brim motioned to deny the final plat for being an incomplete application. The motion was seconded by Mr. Whitacre and passed with all in favor.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said that our former library director retired and that we have a new director. She said tables have been put out in the vestibule and that the director is going to put out a coffee maker.

Ms. Roberts said that the historical society is working on a project on the history in old town.

XI. ADJOURNMENT

Mr. Whitacre motioned to adjourn. The motion was seconded by Mr. Brim and passed with all in favor.

The meeting adjourned at 7:20 PM



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 18, 2016

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 15-14 Public hearing and consideration of approval on a request by Linda Miller for a minor replat of approximately 1 acre from Lot 9 of the J. M. Estes Home Tracts, Kennedale, Tarrant County, Texas. A variance from the cul-de-sac requirements of Section 17-303(a)(8) is requested.

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

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

NOTE: The applicant has requested this case be postponed until the next meeting of the Planning & Zoning Commission.

Request: minor replat with a variance from the cul-de-sac requirements in the subdivision regulations

Location: dead-end of Kevin Miller Rd

Zoning: Agricultural

Requested by: Linda Miller

Staff recommendation:

deny

Background.

This property was originally platted in 1946 as part of a larger lot within the J M Estes Home Tracts Addn. Most of the original lot has been subdivided and replatted over the years, but a portion of the original lot remains and is owned by the applicant, Ms. Miller. Ms. Miller would like to build a new house, but since she already has one house on the property, a new lot is required before the new house can be permitted (city code prevents having two homes on one lot in this zoning district).

Application requirements.

Applications for a minor plat typically only require a plat drawing. Additional plans are required, as needed, such as a drainage plan, grading plan, or engineering/construction drawings.

Staff Review and Recommendation.

City staff and engineers reviewed the minor plat for compliance with the comprehensive plan and with

city standards and regulations.

Compliance with the comprehensive land use plan.

The Future Land Use Plan shows this area to be within a Neighborhood character district.

This district is primarily residential in nature. Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services... The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

Staff considers the plat to be in compliance with the comprehensive land use 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 regulations governing Agricultural zoning districts under Section 17-405 of Kennedale city code.

City staff and the consulting engineers reviewed the proposed plat for compliance with these regulations. In addition to minor corrections that are needed to the plat drawing, there are two requirements that need to be addressed.

(1) Kevin Miller Rd is a dead-end street that was built prior to the city's annexing the area and prior to the city adopting regulations prohibiting dead-end streets, require a cul-de-sac for streets that would otherwise dead-end. The property to be platted is part of a larger property located at the end of the street. In this case, dedicating a cul-de-sac would normally be required. But because this street has been in place since before the property was annexed, and because the street is low in density and does not have much traffic, staff would approve dedicating a hammerhead for the fire department vehicles to use instead. However, staff is not authorized to approve variances to plat requirements. In addition, the street would be longer than 600 feet, which would not be permitted (either with a cul-de-sac or a hammerhead) without a variance.

The property for the hammerhead would need to be dedicated as part of this plat or through a separate instrument to be filed with the plat.

(2) City utilities (water and sewer) are not available at this property but are located nearby to the north along Kevin Miller Rd. In this case, as part of the plat application, the applicant would normally be required to submit engineering plans showing how the property would be connected to the city water and sewer lines to the north. Kevin Miller is a dead-end water line, however, and the City would prefer to connect that line to a dead-end line in the Vineyard development to the south. The applicant is dedicating a water line easement across this property and the property to the south, which she also owns, which will allow for the connection. This easement is shown on the plat but is not shown at the correct location. The correct location must be shown on the plat, and a separate instrument must be provided for the easement off-site from the property to be platted.

Staff Recommendation

We have given comments to the developer's surveyor, and revisions are underway. However, Ms. Miller has changed her mind several times on whether she wants to dedicate the water easement or not, and there have also been several discussions about the roadway requirements, so the surveyor has not been able to submit a revised plat drawing to city staff in time for staff to make a recommendation when board packets are sent out. We will have a final recommendation for you at the Commission meeting, but at this time, since the only plat drawing that has been submitted does not meet city requirements, staff must recommend the plat not be approved.

Action by the Planning & Zoning Commission.

After the Planning and Zoning Commission has reviewed the plat, the Commission may either:

- (1) Approve the plat as presented;
- (2) Approve the plat with conditions; or
- (3) Disapprove the plat.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

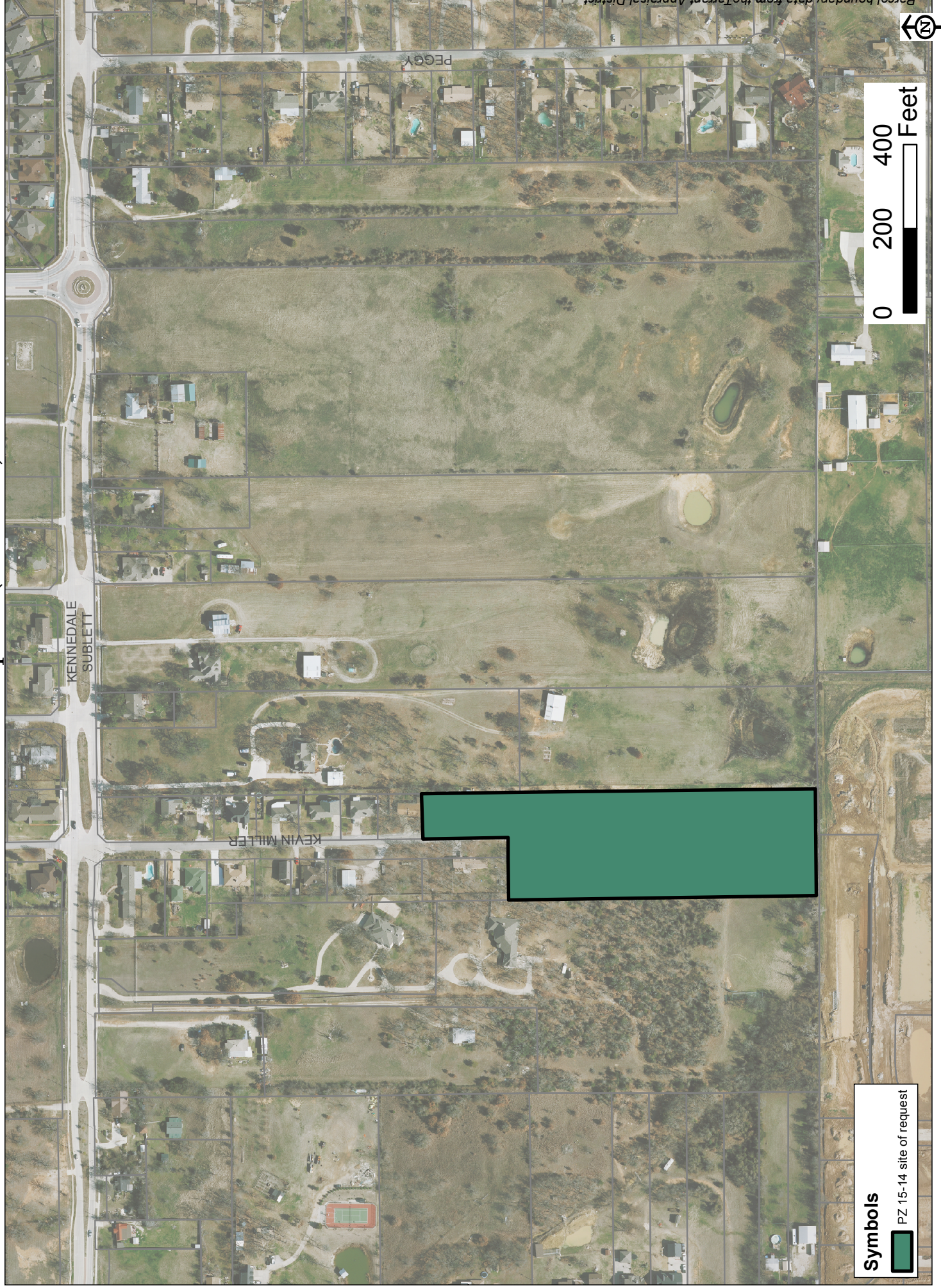
VII. Recommendation:

VIII. Alternative Actions:

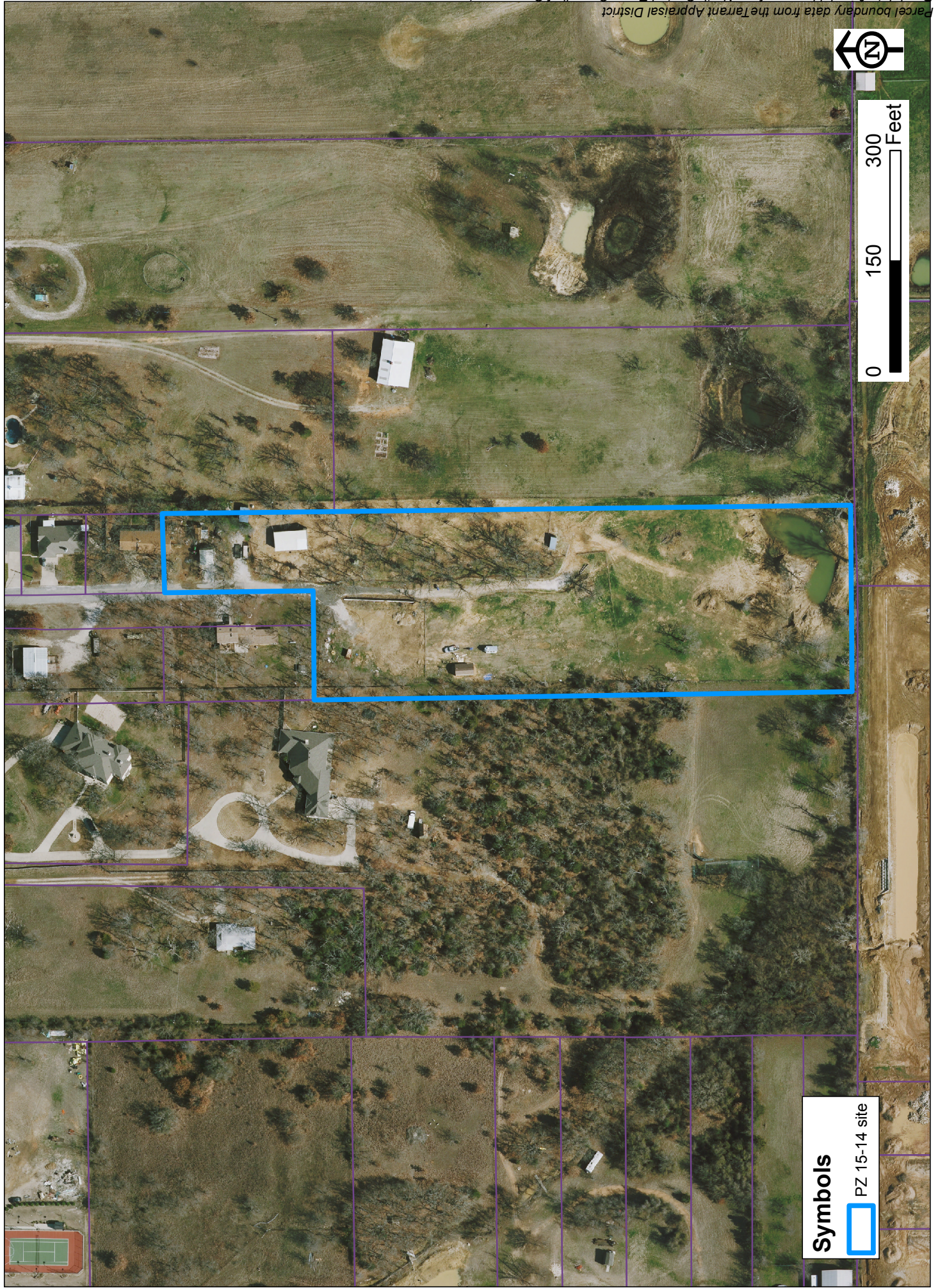
IX. Attachments:

1.	PZ 15-14 map of site	PZ 15-14 map of site (reduced size).pdf
2.	PZ 15-14 aerial view	PZ 15-14 aerial view.pdf
3.	Plat drawing PZ 15-14	1-21-16 ver 2015347 FINAL PLAT 18X24 REV-008.pdf

Site of Plat Request (PZ 15-14)



Aerial view of site for Case PZ 15-14



PROPERTY DESCRIPTION:

BEING A 1,000 ACRE PORTION OF TRACT 9, J.M. ESTATES HOME TRACTS, OUT OF THE W.E. HALTOM AND THE J.M. LILLY SURVEYS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1857, PAGE 283, PLAT RECORDS, TARRANT COUNTY, TEXAS. (P.R.T.C.T.), SAME BEING A PORTION OF A TRACT OF LAND CONVEYED TO LINDA MILLER, AS RECORDED IN A DEED, RECORDED IN VOLUME 13341, PAGE 276, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND AT THE SOUTHERNMOST NORTHWEST CORNER OF SAID MILLER TRACT, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO VINCENT HAMRICK, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1166, PAGE 1415, D.R.T.C.T., IN THE EAST LINE OF AGGIELAND ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, RECORDED IN CABINET B, SLIDE 296, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT AND WITH SAID HAMRICK TRACT, AND WITH THE SOUTH LINE OF KEVIN MILLER RD., A 20' RIGHT-OF-WAY (R.O.W.), CONSECUTIVELY, S 89°29'33" E, A DISTANCE OF 156.75 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID MILLER TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°21'07" E, A DISTANCE OF 277.92 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 89°29'33" W, A DISTANCE OF 156.75 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE EAST LINE OF SAID AGGIELAND ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID AGGIELAND ADDITION, N 00°21'07" E, A DISTANCE OF 277.92 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,000 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF: SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON SEPTEMBER 8, 2015. ALL BEARINGS, COORDINATES, AND DISTANCES RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS96).

FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48439C0340 K, EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA)" INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LINDA MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC _____

KNOW ALL MEN BY THESE PRESENTS: THAT, I, LINDA MILLER, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

SIGNATURE OF OWNER
STATE OF TEXAS }}
COUNTY OF TARRANT

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2016 TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2016 TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE _____

ATTEST: CITY SECRETARY _____

