



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
June 16, 2016
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. Presentation by LSL Planning on the status of the zoning and development code update
- B. Discuss any item on the regular session agenda
- C. Discuss items for future consideration
- D. Convene as the Impact Fee Advisory Committee and make a recommendation to City Council for possible changes to the impact fee program

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of minutes from May 19, 2016 Planning and Zoning Commission.

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 16-07** Consider approval of a preliminary plat requested by CHC Development for an approximately 8.8-acre tract located on Bowman Springs Rd in the D.Strickland Survey A-1376, Tarrant County, Texas. The preliminary plat is for tentatively-named Swiney Addition Block A Lots 1-37, an addition with 35 residential lots and two dedicated open space lots. Property addresses include 1201, 1305, & 1307 Bowman Springs Rd.

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 June 16, 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: June 16, 2016

Agenda Item No: WORK SESSION - A.

I. Subject:

Presentation by LSL Planning on the status of the zoning and development code update

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Staff from LSL Planning will give an update on the status of the development code update.

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: June 16, 2016

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

At this time, the Commission may discuss any item on the regular session agenda. No action may be taken by the Commission at this time, and no public hearings may be held.

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: June 16, 2016

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss items for future consideration

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

At this time, the Commission may determine what topics it would like placed on future agendas.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 16, 2016

Agenda Item No: WORK SESSION - D.

I. Subject:

Convene as the Impact Fee Advisory Committee and make a recommendation to City Council for possible changes to the impact fee program

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission will temporarily close its work session and convene into a meeting of the Impact Fee Advisory Committee. The consultant team from Freese & Nichols are sending information for the committee to consider; after reviewing the information, the committee will make a recommendation to forward to City Council. After closing the meeting of the Impact Fee Advisory Committee, the Commission will resume its work session.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 16, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from May 19, 2016 Planning and Zoning Commission.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from May 19, 2016 Planning and Zoning Commission meeting.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

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KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
May 19, 2016
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

There was not a quorum for the Work Session to be called to order.

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>		

III. WORK SESSION

- A. Discuss any item on the Regular Session agenda
- B. Discuss items for future consideration
- C. Discuss joint work session with City Council

The Commission did not discuss these items because there was no quorum.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:00 P.M.

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.

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

VII. MINUTES APPROVAL

A. Consider approval of minutes from March 17, 2016 Planning and Zoning Commission meeting

Mr. Pirtle motioned to approve the revote on the minutes. The motion was seconded by Ms. Williamson and passed with all in favor.

B. Consider approval of minutes from April 14, 2016 Planning and Zoning Commission meeting.

Mr. Pirtle 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 16-06 Public hearing and consideration of Ordinance approval regarding a request by CHC Development for an amendment to the concept plan for the Swiney Estates Planned Development District. The Swiney Estates Planned Development District is generally located west of Bowman Springs Rd, south of Bolen Rd, east of a tributary of Village Creek, and north of Pennsylvania Ave.

1. Staff presentation

Ms. Roberts said that the amendment would move the entry point to the south of Pennsylvania Avenue. She said that the developers had noticed moving the entrance would help the topography with lower retaining walls and would benefit the future community due to less maintenance needed for the retaining walls. She said it would also increase the green space in the development. Mr. Harvey wanted to know if there were any concerns regarding the electrical utility issue.

2. Applicant presentation

Rian McGuire, 916 Bryant Ave. Fort Worth, TX, and Ryan Hill, 1600 West 7th St. Suite 200, Fort Worth, TX, went over a presentation on the benefits the new concept will include. They went over the landscaping, entrance, and screening of the new cul-de-sac. Mr. Hill said that Oncor will move the utility pole further down Bowman Springs.

3. Public hearing

No one signed up to speak.

4. Applicant response

No response from the applicant was needed.

5. Staff response and summary

Staff recommended approval.

6. Action by the Planning & Zoning Commission

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

X. REPORTS/ANNOUNCEMENTS

Bark in the Park and Kidfish will be on Saturday, May 21, 2016.

The City Wide Garage Sale will be from June 3-4, 2016.

The City Wide Clean-Up will be on June 11, 2016.

City Hall will be closed on May 30, 2016.

Mr. Harvey won Community Leader of the Year for 2016 from the Kennedale Area Chamber of Commerce.

XI. ADJOURNMENT

Mr. Pirtle motioned to adjourn. The meeting was seconded by Ms. Williamson and passed with all in favor.

The meeting adjourned at 7:38 P.M.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: June 16, 2016

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # PZ 16-07 Consider approval of a preliminary plat requested by CHC Development for an approximately 8.8-acre tract located on Bowman Springs Rd in the D.Strickland Survey A-1376, Tarrant County, Texas. The preliminary plat is for tentatively-named Swiney Addition Block A Lots 1-37, an addition with 35 residential lots and two dedicated open space lots. Property addresses include 1201, 1305, & 1307 Bowman Springs Rd.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Preliminary plat, 35 residential lots and 2 open space lots
Applicant	CHC Development
Location	Bowman Springs Rd near Winding Creek subdivision and Southwest Nature Preserve (see map)
Surrounding Uses	single family residential; park/open space; floodplain; golf driving range
Surrounding Zoning	Agricultural; R-3 single family residential
Future Land Use Plan Designation	Neighborhood
Staff Recommendation	Approve with conditions

This is an updated staff report.

CURRENT STATUS OF PROPERTY

The City Council approved a planned development ordinance for this property in January of this year and the Planning & Zoning Commission recommended approval of an amended site plan last month (City Council consideration will be on June 27).

CONTEXT: DESCRIPTION OF SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING ZONING CLASSIFICATIONS

The properties immediately surrounding this one within Kennedale are zoned Agricultural. The Winding Creek neighborhood (across Bowman Springs) is zoned R-3 single family residential, and to the north near the I-20 frontage road are a few properties with C-2 general commercial zoning. The property across the street in Arlington is used for open space.

SURROUNDING LAND USES

This property is located near the Kennedale city limits along Bowman Springs and is adjacent to a large floodplain tract the city is in the process of acquiring for park land. Across Bowman Springs to the east are the Southwest Nature Preserve and Pennsylvania Avenue (Oak Hill Park neighborhood) and Winding Creek (Winding Creek neighborhood). To the north are two additional single family properties, which are zoned Agricultural. To the south and west are a golf driving range and the approximately 7 acres of floodplain property mentioned above.

STAFF REVIEW

COMPREHENSIVE LAND USE PLAN COMPLIANCE

The Future Land Use Plan shows this area as part of a Neighborhood character district.

The comprehensive plan states that the Neighborhood character district should be 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.

The proposed rezoning would provide for single family residential development that connects to existing and planned/future parks and open space, which complies with the comprehensive plan.

CITY DEVELOPMENT REQUIREMENTS

In addition to compliance with the comprehensive land use plan, plats must also be in compliance with applicable city regulations in order to be approved.

PLANNING REQUIREMENTS

TECHNICAL SPECIFICATIONS FOR PLAT DRAWINGS. The submitted preliminary plat met most of the technical requirements for preliminary plat drawings. A few minor changes were needed and were made as requested by city staff. The plat drawing now meets the technical specifications.

ZONING DISTRICT LOT REQUIREMENTS. The lots proposed through the preliminary plat meet the requirements of the zoning **district based on the planned development ordinance. The plat also must be in line with the concept plan. The Planning & Zoning Commission approved an amended concept plan last month. If City Council also approves the concept plan, then the preliminary plat will meet the requirements of the zoning district. If Council does not approve the concept plan, then the preliminary plat will not be in compliance with the concept plan.**

SUBDIVISION REGULATIONS & PUBLIC WORKS DESIGN MANUAL

PLANS REQUIRED. All required preliminary plans were submitted by the applicant. The plans have been reviewed by Public Works Department staff and the city engineers and have been approved.

SUBDIVISION DESIGN REQUIREMENTS. The proposed plat meets the subdivision design requirements (city code Chapter 17 Article V Division 3) as pertains to preliminary plats.

REQUIREMENTS FOR PUBLIC AND SEMI-PUBLIC IMPROVEMENTS. The proposed plat meets the requirements for public and semi-public improvements (city code Chapter 17 Article V Division 10) as pertains to preliminary plats.

Please note that not all of the requirements from the city code pertain to preliminary plats.

STAFF RECOMMENDATION

The proposed preliminary plat meets all city requirements, **pending approval of the amended concept plan by City Council**. Staff recommends approval **on the condition that the City Council approves the amended concept plan**.

ACTION BY THE PLANNING & ZONING COMMISSION

The Planning & Zoning Commission has final authority for approving preliminary plats; the plats are not reviewed by City Council, and they are not filed for record with the Tarrant County Clerk's Office. A final plat is required before any development under this plat may occur.

By state law, if a plat meets all requirements, the city must approve it.

MOTIONS

The motions provided below are provided as examples.

Approval: Based on the information presented, I find that the request meets city requirements for preliminary plats and make a motion to approve the plat.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and make a motion to approve the request for a preliminary plat with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request for a preliminary plat.

PZ 16-07: preliminary plat request



