



**KENNEDALE**  
Planning and Zoning Commission  
[www.cityofkennedale.com](http://www.cityofkennedale.com)

**KENNEDALE PLANNING & ZONING COMMISSION**  
**AGENDA**  
**COMMISSIONERS - REGULAR MEETING**  
**January 19, 2012**  
**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 Comprehensive Land Use Plan
- B. Oil and Gas Ordinance
- C. Update on Storm Water Regulations
- D. Discuss any item on the Regular Session agenda, if needed
- E. Discuss Items for Future Consideration
- F. Revisions to the City's Noise Regulations

**IV. REGULAR SESSION**

**V. CALL TO ORDER**

**VI. ROLL CALL**

**VII. MINUTES APPROVAL**

- A. Minutes from the November 10, 2011 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 11-11 to hold a public hearing and consider action on a request to amend the QuikTrip Planned Development District, approximately 2.6 acres located at 1301, 1209, 1207 W Kennedale Pkwy, 5405 High Ridge Rd, 6605 SE Loop 820, and an unaddressed property on SE Loop 820, Kennedale, Tarrant County, Texas, more particularly described as Oak Crest Addition, Block 4, Lots 1A, 2A, 3A, 4, 5A, 6, and 7, a part of Lot 27, Lot 28A (the Well Lot), and Lot 28, Tarrant County, Texas, by amending regulations governing signs, parking, the approved concept plan, and the approved site plan, and amending the district boundaries. The rezoning is requested by QuikTrip.

- A. Staff Presentation
- B. Applicant Presentation
- C. Public Hearing
- D. Applicant Response
- E. Staff Response and Summary
- F. Action by the Planning & Zoning Commission

B. CASE PZ 11-12 to hold a public hearing and consider action on a request for a change in zoning from "R3" Single Family Residential to "PD" Planned Development District for approximately 16 acres located at 5306 Kennedale Sublett, 3190 Joplin Rd, and 3196 Hawkins Joplin Rd, 3 unaddressed parcels on Kennedale Sublett Rd, and 1 unaddressed parcel on Hawkins Joplin Rd, Kennedale, Tarrant County, Texas, more particularly described as James R Hawkins Survey A-792 Tr 1, 1E, 1F, 1G, 1H, 1J, 1K, 1L, & 1M. The rezoning is requested by Vera Coker, Carolyn Williamson, Judith Coker Helms, Donald Coker, Martin & Maria Guevara, and James McDuff.

- A. Staff Presentation
- B. Applicant Presentation
- C. Public Hearing
- D. Applicant Response
- E. Staff Response and Summary
- F. Action by the Planning & Zoning Commission

C. CASE PZ 12-01 to hold a public hearing and consider action on an ordinance amending the comprehensive zoning ordinance of the City of Kennedale, as amended, by amending section 17-420 of the city code, regulations governing overlay districts; and by amending section 17-424, regulations governing loading docks; providing that the ordinance shall be cumulative of all ordinances; providing a penalty clause; providing a savings clause; providing a severability clause; and providing an effective date.

- A. Staff Presentation
- B. Public Hearing
- C. Staff Response and Summary

## **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 January 19, 2012, 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.

A handwritten signature in black ink, reading "Amethyst G. Cirno". The signature is written in a cursive, flowing style.

Amethyst G. Cirno, City Secretary