KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

[AMENDED]

KENNEDALE PLANNING & ZONING COMMISSION AGENDA

COMMISSIONERS REGULAR MEETING | February 20, 2018
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION - 7:00 PM
REGULAR SESSION – IMMEDIATELY FOLLOWING THE WORK SESSION

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. WORK SESSION

A. Discuss the appointment of a temporary chairperson for this meeting

B. Presentation and discussion of development concept for a new residential subdivision, Kennedale Sublett Estates, on approximately 17 acres located at Kennedale Sublett Road and Wildcat Way by the applicant, Skorburg Company

C. Discussion of rain run-off across Danny Drive, in association with the proposed Hudson Village Business Park

D. Discussion of possible improvements to foliage conditions along Kennedale Parkway

E. Discuss any item on the regular session agenda

III. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 (2), consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

IV. REGULAR SESSION

V. ROLL CALL

VI. APPOINTMENT OF TEMPORARY CHAIRPERSON

A. Consider appointment of a temporary chairperson to preside over this meeting

VII. DECISION ITEMS

A. Make a recommendation to City Council on the appointment of a Chair and Vice Chair

B. Consider approval of the minutes from the January 16, 2018 regular 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. 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 20, 2018, Planning and Zoning Commission agenda was posted on the 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.

Jay Narayana, AICP
Interim Planning Director

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: WORK SESSION - A.

I. Subject:
Discuss the appointment of a temporary chairperson for this meeting

II. Originated by:

III. Summary:
At this time, the Commission may discuss the appointment of a temporary chairperson to preside over tonight's meeting, as City Council has not yet made a permanent appointment.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: WORK SESSION - B.

I. Subject:
Presentation and discussion of development concept for a new residential subdivision, Kennedale Sublett Estates, on approximately 17 acres located at Kennedale Sublett Road and Wildcat Way by the applicant, Skorburg Company

II. Originated by:

III. Summary:
Rich Darragh of the Skorburg Company will provide a concept presentation for a new residential subdivision, Kennedale Sublett Estates.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: WORK SESSION - C.

I. Subject:
Discussion of rain run-off across Danny Drive, in association with the proposed Hudson Village Business Park

II. Originated by:

Lary Adkins

III. Summary:
Mr. Adkins would like to discuss stormwater runoff issues associated with the recently approved preliminary plat for Hudson Village Creek Business Park. The P&Z approved the preliminary plat for Hudson Village Creek at the P&Z meeting on January 16, 2018.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: WORK SESSION - D.

I. Subject:
Discussion of possible improvements to foliage conditions along Kennedale Parkway

II. Originated by:

Lary Adkins

III. Summary:
Mr. Adkins would like to discuss landscaping maintenance along Kennedale Parkway.

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 20, 2018

Agenda Item No: WORK SESSION - E.

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:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: APPOINTMENT OF TEMPORARY CHAIRPERSON - A.

I. Subject:
Consider appointment of a temporary chairperson to preside over this meeting

II. Originated by:

III. Summary:
At this time, the Commission may discuss and consider the appointment of a temporary chairperson to preside over tonight's meeting.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: DECISION ITEMS - A.

I. Subject:
Make a recommendation to City Council on the appointment of a Chair and Vice Chair

II. Originated by:

III. Summary:
At their Thursday, February 15 Meeting, City Council asked that the Planning & Zoning Commissioners make a recommendation for Chair and Vice Chair.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: February 20, 2018

Agenda Item No: DECISION ITEMS - B.

I. Subject:
Consider approval of the minutes from the January 16, 2018 regular meeting

II. Originated by:

III. Summary:
Please see the attached minutes for your approval.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	PZ_Minutes_01.16.2018	PZ_Minutes_01.16.2018.pdf

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PLANNING & ZONING COMMISSION MINUTES

COMMISSIONERS - REGULAR MEETING | January 16, 2018
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION - 6:00 PM | REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

City Attorney James Donovan called the regular session to order at 6:02P.M.

II. *WORK SESSION*

A. Discuss the appointment of a temporary chairperson for this meeting

- Mr. Chris Pugh motion for Mr. Tom Pirtle to temporary chair second by Ms. Kayla Hughes
- Mr. John Hivale asked for background of Mr. Pirtle
- Mr. Pugh motioned again for Mr. Pirtle to temporary chair, second by Ms. Hughes, all in favor none opposed.
- Board members Lary Adkins, John Hivale, Chris Pugh, Kayla Hughes, Tom Pirtle, Daniel Medina all present for work session.

B. Planning & Zoning Commissioner Training

- James Donovan presented P&Z training to commissioners

C. Presentation and discussion of development concept for Serenity Inn by applicant, Realsynergy Commercial Property and Development

- Trevor Dyke – advised the commissioners that Serenity Inn was a group home 32 nursing facility. OT4 has no restriction, two 2500 buildings with kitchens would be a $20 million dollar project with 20 jobs available. The project will consist of landscaping, will like a larger size bldg. cottage like look. Will use existing drive. He advised he spoke to the surrounding neighbors about tearing down old building and bring in new building.
- Mr. Pirtle – asked if this information for Serenity Inn was just for information purposes only
- Ms. Narayana advised the board yes only for information purposes
- Mr. Medina asked if the new designed would blend in with the surrounding area
- Mr. Dyke – stated it would blend in with the surrounding area and it would have a look of cape code style with porch. He also stated they don't anticipate any noise with Hilltop, expect a 9' fence, landscape lighting, and surrounding lighting of the bldg. Hilltop residence will be backed to a tree line and fence line. He also stated the fee for potential clients will be $3500 to $5000 per person a month, no Medicade or Medicare accepted, this will be a private style home.
- The members did not have any other question and moved on to the next discussion.

D. Presentation and discussion of development concept for a new residential subdivision, Kennedale Sublett Estates, on approximately 17 acres located at Kennedale Sublett Road and Wildcat Way by the applicant, Skorburg Company

- Rich Darragh – advised the commissioners regarding a proposed project. Skorburg has 35 yrs of experience development company. They have a project in Mansfield called Colby Crossing. Crypress Crossing is also coming soon to Mansfield. The subject they are looking into in Kennedale is 76 lots 50 wide by 130 long, detached single homes $275 -$380k's Windsor Home Builder. Straight detach single homes. providing a mix of housing is presented. Starter homes for first time buyers or seniors that want to downsize. Wildcat Way would be on the east side of the project and to the west there is a vacant property. Would be 1800 sq ft size house, with 10ft in between (5 and 5) variety of one story and two story homes.

- Mr. Hivale – asked if set prices 275-350k range
- Ms. Hughes – asked if 2600 - 4200 sq ft home is the max
- Mr. Medina – asked way they doing away with bigger lots
- Rich – stated this field is calling for smaller lots on the outside with opportunity to bring smaller lots
- Mr. Pirtle – stated there is not much green space,
- Mr. Medina – asked the members could see two other options for bigger lots with more green space.
- Mr. Pirtle – asked if the traffic around this project has been considered with that many lots.
- Rich – stated starter homes 1800sq ft is the smallest, doing infield pieces, larger lots, smaller lots, there aren't all starter homes, it also works for people that started on bigger lots and want to downsize, going to be new homes, nicer homes.
- Mr. Adkins – stated Wildcat Way would we be required to have an easement
- Mr. Pirtle – stated yes, an easement would be required and would have to go over with planner

E. Discussion of items on the regular agenda
- Mr. Pirtle- motioned to end the work session
- Mr. Pirtle – advised the members there would be a 5 minute break.

III. ***REGULAR SESSION***

IV. CALL TO ORDER

Temporary Chairman Pirtle called the regular session to order at 7:22P.M.

V. ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	Tom Pirtle	X	
3	Sheldon Gerron		X
4	John Hivale	X	
5	Kayla Hughes	X	
6	Daniel Medina	X	
7	Chris Pugh	X	
8	Horace Young		X
9	**VACANT**		

A quorum was present.

Staff present: Jay Narayana, Development Director Interim, Alicia Santos, Board Secretary and James Donavan, City Attorney.

VI. Appointment of Temporary Chairperson

- Member Chris Pugh made a motion to appoint Mr. Pirtle for temporary chairperson, seconded by Ms. Hughes. The motion passed with all in favor and none opposed.

VII. VISITOR/CITIZENS FORUM

GAFFORD – advised the board he lived at 913 Shady Creek. He stated he wants to bring an issue that was presented to the BOA. He advised about a permit of the structure that he considered as a pool house. He stated the building official came out to look at the project per anonymous caller. He stated it was about 80% complete. He stated the drawing of 5ft set back and his fence is in the neighbor's property. He stated he was asked to get a Special Variance. It was applied by the city which was tabled. He stated he feels decision was already made before the hearing even began. He stated he has spent $40k and the building does not meet code. He asked the members if anything that can be done, since was not told ahead of time about the 8ft set back? He stated money was spent on this project and feels there is a hole in the system and was advised to sue the city. He stated he wanted to present to this board to see if something can be done.

- Temporary Chairperson Mr. Pirtle – Advised Mr. Gafford the board cannot make any formal action but only listen.

IV. MINUTES APPROVAL

A. Consider approval of minutes from the September 19, 2017 Planning & Zoning Commission meeting.

Temporary Chairperson Mr. Pirtle - called for the vote. Member Ms. Hughes made a motion to approve, seconded by Mr. Adkins. The motion passed with all in favor and none opposed.

X. DECISION ITEMS

A. **Case # PZ 17-10** to consider approval of a preliminary plat for Lots 1-13, Block 1, Hudson Village Business Park requested by Harrell Mitchell located along the 6000 block of Hudson-Village Creek Road on approximately 24.58 acres tract in the Wade H. Hudson Survey A-716, Tarrant County, Texas

- Ms. Narayana – advised the board the application is a preliminary lot. Advised the board of the surrounding areas. Meets all the zoning requirements, request is the property owner has been notified of the easement. Previously was platted and never filed. does meet the standards for the plat.

- Mr. Pirtle – drainage how to keep out of yards to the west. is there drainage going down Bloxom Rd
- Ms. Narayana – most of the property drains to the back
- Mr. Adkins – plat calls for another drainage, large percentage is going down Danny Dr and washing out the bridge on Danny Dr. All water is flowing into the neighborhood and going to flow to the railroad tracks
- Mr. Scott Graves – drainage design does account to the property
- Mr. Adkins – put a drainage paved culvert
- Mr. Scott –stated according to the plan the drainage is going to the culvert
- Ms. Narayana – stated the plans does meet the drainage standards and does have a letter regarding the drainage conditions that will come back for the final approval
- Ms. Susan Laskey – stated letter sent by city they had discussed with the property owner and have it notarized.
- Mr. Pirtle – asked if there was any more discussion
- Ms. Narayana – stated the project meets all the standards set by the city regulations and there is nothing they don't meet.
- Mr. Pirtle – if not approved then it will be approved in 30 days anyways, this way it can be approved with conditions.

Mr. Pirtle a motion to approve with easement/drainage, second by Mr. Pugh. All in favor, no opposed, it passes. Final plat it will have to meet all the regulations

B. **CASE # PZ 17-11** to consider approval of a minor change to the PD Concept Plan for the Glen of Village Creek as it pertains to a change in the location of the subdivision perimeter wall/fence and landscaping

- Ms. Narayana – advised the board members regarding the original plan changed the location of the cut in street. The original construction was presented by another construction company and the currant developer wants to present the new location of the fence for privacy of the homes. The UDC it does allow minor changes to the concept plans. Minor change P&Z can make a decision if this meets the concept of a minor change. They are improving the look of the subdivision. 10-15 ft between the fence and street enough room for landscaping.
- Mr. Kenny Havner – advised the members the utility poles are going to the inside or outside of the property, its 35-45ft of the curve of bowman springs. Picked a center point for the HOA to maintain but cannot be used. Putting 37 3'' trees. Want to look good. Putting the wall at the bottom is not a good idea. 70-80 ft putting 35-45ft back of curve. to allow more privacy and drivers not looking into the backyard of the owners.
- Ms. Hughes - asked if it was going to be a 6ft rod iron fence
- Mr. Havner – responded with that would be the highest
- Mr. Adkins – stated it will improve the home side.
- Mr. Havner – feels it would be a disadvantage to put the wall. He stated the HOA would maintain on both sides
- Mr. Adkins- stated he does not see it as a minor change with 40ft
- Mr. Medina and Mr. Pugh – does see it as a minor change since the HOA will maintain
- Ms. Narayana – advised the members the fence is to screen the properties from the street.
- Mr. Donovan – explained the difference between minor/major changes to the board for better clarity.

Ms., Hughes motion to change as minor, second by Mr. Adkins. The motion was passed with all in favor none opposed.

XI. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 (2), consultation with its Attorney: The Planning & Zoning Commission may conduct private consultation with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on the agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

VIII. REPORTS/ANNOUNCEMENTS

- NO REPORTS OR ANNOUNCEMENTS

XII. ADJOURNMENT

Temporary Chairman Mr. Pirtle made a motion to adjourn, second by Mr. Pugh the motion was passed with all in favor. The regular session adjourned at 8:15P.M.