



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | November 15, 2018
WORK SESSION AT 6:00 PM | REGULAR SESSION AT 7:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, the Planning & Zoning Commission reserves the right to adjourn into Executive Session(s) 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. Presentation and Discussion on Urban and Neighborhood Village Zoning
- B. 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. DECISION ITEMS

- A. Consider approval of the minutes from the October 3, 2018 regular meeting
- B. **Case PZ 18-07** to conduct a public hearing and consider a request by Harlan Properties, Inc. for a rezoning of approximately 5 acres at 1109 North Little School Road, legal description of M P Lamar Survey, Abstract 987, Tract 2B Less HS and David Strickland Survey, Abstract 1376, Tract 8B, and approximately 6 acres at 1121 North Little School Road, legal description of David Strickland Survey, Abstract 1376, Tract 8A, 8A1 & 8A2, Less AG, and M P Lamar Survey, Abstract 987, Tract 2A, 2A1 & 2A1A Less HS, City of Kennedale, Tarrant County, Texas.

VII. 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.

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION

I CERTIFY THAT A COPY OF THE NOVEMBER 15, 2018, 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 SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

A handwritten signature in black ink, appearing to read 'MD', is positioned above a horizontal line.

MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 15, 2018

Agenda Item No: WORK SESSION - A.

I. Subject:

Presentation and Discussion on Urban and Neighborhood Village Zoning

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: November 15, 2018

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

III. Summary:

At this time, the Commission may choose to discuss any item on the agenda.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 15, 2018

Agenda Item No: DECISION ITEMS - A.

I. Subject:

Consider approval of the minutes from the October 3, 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.	10.3.2018 P&Z MINUTES 2	10.3.2018 P&Z MINUTES 2.docx
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PLANNING & ZONING COMMISSION MINUTES
SPECIAL MEETING | October 3, 2018
KENNEDALE PUBLIC LIBRARY, 405 MUNICIPAL DRIVE
REGULAR SESSION – 7:00 PM

I. CALL TO ORDER

Mr. Wandel, called the regular session to order at 7:00 PM

II. REGULAR SESSION

III. ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	Chad Wandel	X	
3	VACANT		
4	Kayla Hughes		X
5	Sheldon Gerron	X	
6	Jadey James		X
7	John Hivale	X	
8	Bob Gruenhagen (Alt)	X	
9	VACANT		

Bob Gruenhagen was in attendance and asked to join the board.
John Hivale arrived late and joined the board.
A quorum was present.

Staff present: Melissa Dailey, Development Director, George Campbell, City Manager and Melinda Middleton, Board Secretary.

IV. MINUTES APPROVAL

- A. Review and consider minutes from the September 20, 2018
- B. Larry Adkin made a motion to approve to the September 20, 2018 minutes, seconded by Sheldon Gerron. The motion passed unanimously.

V. DECISION ITEMS

CASE # PZ 18-06 to consider approval on a preliminary plat for Skorburg Retail Corp., for approximately 23.1 acres for a new neighborhood consisting of 92 single-family lots on property located at 1118 and 1132 Kennedale Sublett Road, legal description of Lots 4R1 & 3B1, JM Estes Home Tracts, Tarrant County, Texas.

Melissa Dailey gave an overview of the case, stated that the developer had met all requirements, and spoke about the short distance between Collett Sublett Road and where the development does not connect. The applicant stated that they plan to work with the City to make that connection. There was general discussion concerning traffic flow and fire protection due to vehicles that may be parked on the streets. Melissa Dailey said that all aspects of the plans were in compliance with city codes.

Chairman Wandall asked for a motion.

A Motion was made by Bob Gruenhagen for approval with a second by Larry Adkins.

The motion passed 4 to 5 with Sheldon Geron opposing.

X. REPORTS/ANNOUNCEMENTS

No reports or announcements at this time.

XI. ADJOURNMENT

Chairman Chad Wandel adjourned the meeting at 7:17 PM.

Date: November 15, 2018

Agenda Item No: REGULAR ITEMS (B)

I. SUBJECT

- B. **CASE # PZ 18-07** to conduct a public hearing and consider a request by Harlan Properties, Inc. for a rezoning of approximately 5 acres at 1109 North Little School Road, legal description of M P Lamar Survey, Abstract 987, Tract 2B Less HS and David Strickland Survey, Abstract 1376, Tract 8B, and approximately 6 acres at 1121 North Little School Road, legal description of David Strickland Survey, Abstract 1376, Tract 8A, 8A1 & 8A2, Less AG, and M P Lamar Survey, Abstract 987, Tract 2A, 2A1 & 2A1A Less HS, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from "C-1" Restricted Commercial to "UV" Urban Village
Applicant	Harlan Properties, Inc.
Location	1109 and 1121 North Little School Road
Surrounding Uses	Primarily retail, office, storage facility, and single family residential
Surrounding Zoning	C1, MF, residential (Arlington)
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is vacant residential with a variety of accessory buildings.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts North Little Road, an arterial thoroughfare that defines the city boundaries in this area for Kennedale and Arlington. Surrounding properties fronting this part of Little Road are primarily commercial and single family.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan envisions this property as an urban village.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #1 - Connected City, Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.

Principle # 2 - Economic Prosperity, Promote access to housing. Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and

developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

Principle #3 – Thriving Community. Create vibrant centers. Promote social integration and economic activity through the development of different scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Kennedale has excellent neighborhoods and a wide range of home options.

Business uses are compatible with residential areas.

Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

SUMMARY

City staff considers the rezoning in compliance with the comprehensive land use plan and an appropriate use for this site. This development would be required to meet the site plan and architectural standards for Urban Villages, creating a quality, walkable, mixed-use development in Kennedale.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning 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.

PZ 18-07

1109-1121 N Little School Road

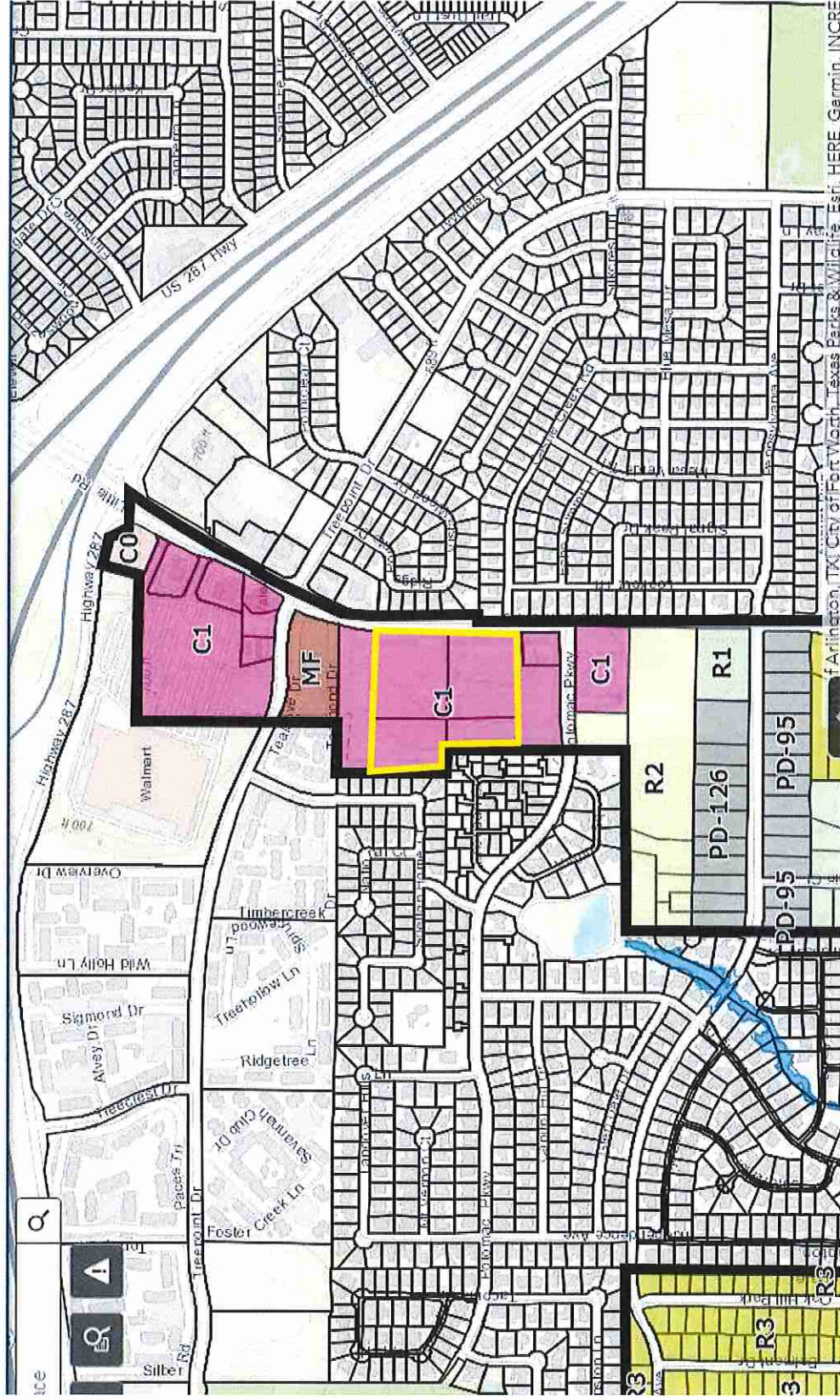
BACKGROUND AND OVERVIEW	
Request	Rezone from "C1" Restricted Commercial to "UV" Urban Village
Applicant	Harlan Properties, Inc.
Location	1109 and 1121 North Little School Road
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Surrounding Zoning	C1, MF, residential (Arlington)
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

PZ 18-07
1109-1121 Little School Road



Existing Zoning

1109-1121 N Little School Road



Future Land Use Plan

