



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION AGENDA

COMMISSIONERS MEETING | November 29, 2018

KENNEDALE SENIOR CENTER, 420 CARRY A EDWARDS DRIVE

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

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. ROLL CALL

III. WORK SESSION

- A. Presentation and discussion of Planning & Zoning Commission roles and responsibilities
- B. Discuss any item on the regular session agenda

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of the minutes from the November 15, 2018 regular meeting.

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission note 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 submit matter as listed on the "Speaker's Request Form." No formal action can be taken on these items.

IX. REGULAR ITEMS

- A. **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 and 8A2, Less AG, and M P Lamar Survey, Abstract 987, Tract 2A, 2A1 & 2A1A Less HS, City of Kennedale, Tarrant County, Texas.

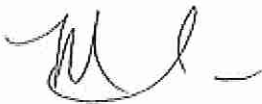
X. REPORTS/ANNOUNCEMENTS

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 November 29, 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.

A handwritten signature in black ink, appearing to read 'Melissa Dailey', with a horizontal line extending to the right.

Melissa Dailey, AICP
Director of Planning and Development

**KENNEDALE**

Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION MINUTES
REGULAR MEETING | NOVEMBER 15, 2018
CITY APLL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION – 6:00 P.M., REGULAR SESSION – 7:00 PM

I. CALL TO ORDER

Mr. Wandel called the regular session to order at 6:05 PM

II. WORK SESSION

A. Presentation and discussion on Urban and Neighborhood Village Zoning

Melissa Dailey gave an overview of Urban Village (UV) and Neighborhood Village (NV) Zoning, including the background on creating the two designations, and the requirements within each of the districts.

B. Discuss any item on the regular session agenda

There were questions by commission members about the economic impact, impact to the Kennedale Independent School District, the viability of mixed use in other cities, traffic, fire protection, parking, number of homes, and drainage.

III. EXECUTIVE SESSION

The Commission did not go in to Executive Session.

IV. REGULAR SESSION**V. ROLL CALL**

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Lary Adkins	X	
2	Chad Wandel	X	
3	Bob Gruenhagen	X	
4	Kayla Hughes	X	
5	Sheldon Gerron	X	
6	Billy Don Gilley	X	
7	John Hivale		X
8	Brent Jones, Alternate	X	
9	Allen Ray alternate	X	

A quorum was present.

Staff present: Melissa Dailey, Development Director, and Melinda Middleton, Board Secretary, and Larry Hoover, Streets/Parks Superintendent.

VI. DECISION ITEMS

A. Consider approval of the minutes from the October 3, 2018 regular meeting.

Kayla Hughes made a motion to approve the minutes from the October 3, 2018 minutes, seconded by Larry Adkins. The motion passed unanimously.

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.

Melissa Dailey gave an overview of the application, including discussion of location, surrounding uses, and surrounding zoning. The future land use plan indicates this property to be Urban Village zoning, which is what the applicant is requesting for the purposes of constructing townhomes and retail. The property would conform to UV requirements, which focus on mixed-use and walkability. Mrs. Dailey also gave an overview of a recent traffic count on Little Road compared to traffic capacity, showing that there is ample traffic capacity for this development. Staff recommends approval.

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.

The applicant Suresh Shridharani with Sumeer Homes spoke and answered questions from the board.

Randall Chrisman spoke in favor of the project.

Ken Simon, Catherine Lien, and Maureen Guzzo, and Richard Webber – (*Arlington residents*) expressed concerns about traffic, size, number of stories, quantity, and cost of the town homes, fencing, site plans, and drainage issues.

Frank Fernandez had questions about zoning, traffic lights, and drainage and spoke in opposition to the application.

Melissa Dailey addressed the question of size and pointed out that the demographic for these type town homes are mostly young professionals and retirees that want a lower maintenance home, provided information on traffic study that was done to determine increased traffic on Little School Rd., size and cost of town homes, drainage review requirements, and reiterated that the requirements within the zoning are paired with citywide requirements for all development.

Chris Stroncek – Arlington resident spoke in favor of the town homes stating that Kennedale desperately needs the revenue.

The applicant spoke again in regard to the concept plan that was submitted to the city. The plan is a draft at this point. He also stated that the drainage from the development would be going directly into the storm drain system.

VIII. Action by the Planning and Zoning Commission

Bob Gruenhagen made a motion to table the case. The motion was seconded by Kayla Hughes and passed unanimously. The request was made for a site plan to be presented at the next meeting. The request was also made for engineered drainage plans. Mrs. Dailey stated that drainage plans would not be available at the next P&Z meeting, as it would take 6 months or more to develop construction documents, and developers do not proceed on construction document until they know they have the zoning to proceed. A site plan will be provided.

There were no reports or announcements at this time.

The meeting was adjourned at 8:27 PM

Date: November 29, 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

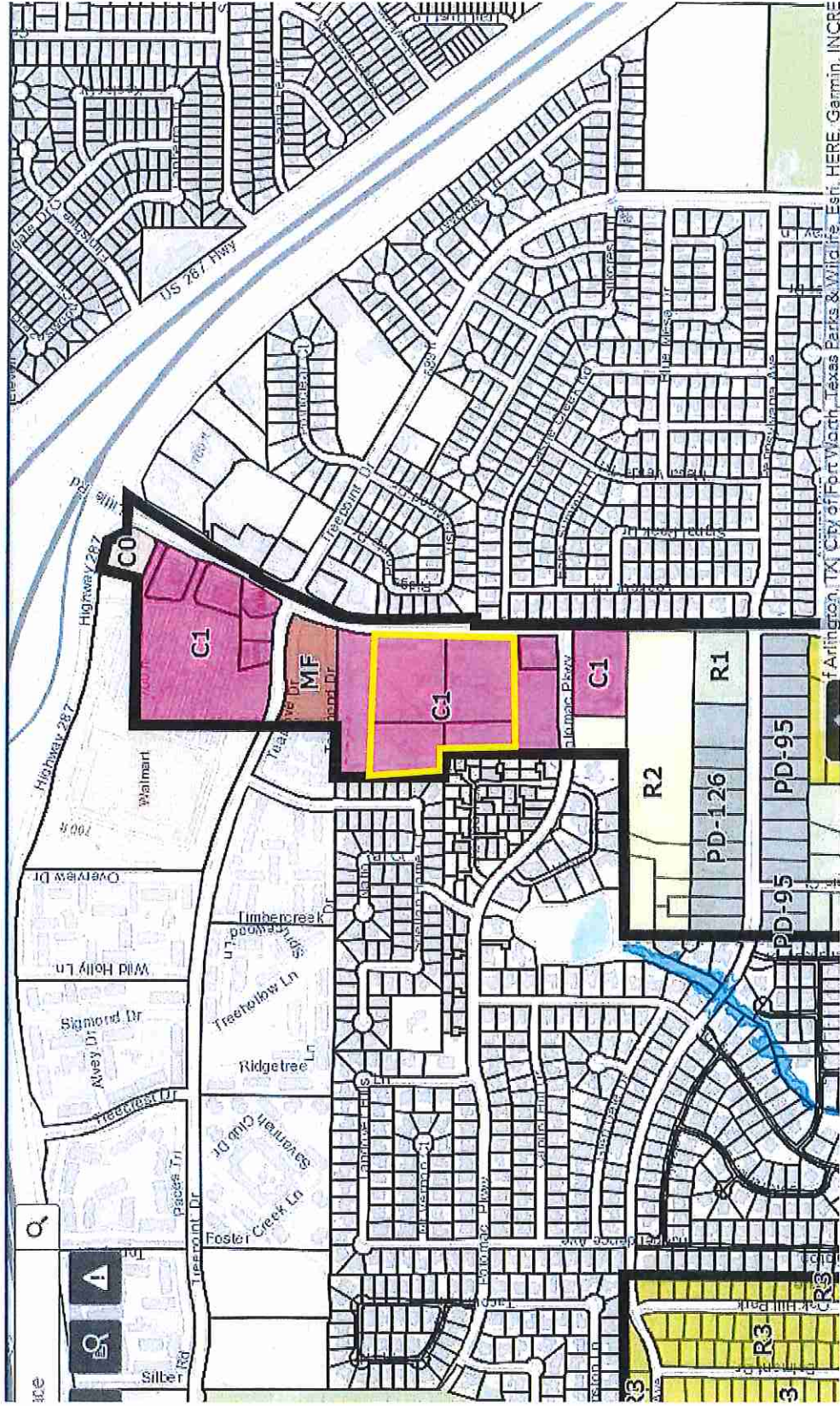
BACKGROUND AND OVERVIEW	
Request	Rezone from "C1" Restricted Commercial to "UV" Urban Village
Applicant	Harlan Properties, Inc.
Location	1109 and 1121 North Little School Road
Surrounding Uses	Retail, office, storage facility, and single family residential
Surrounding Zoning	C1, MF, residential (Arlington)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

PZ 18-07
1109-1121 Little School Road

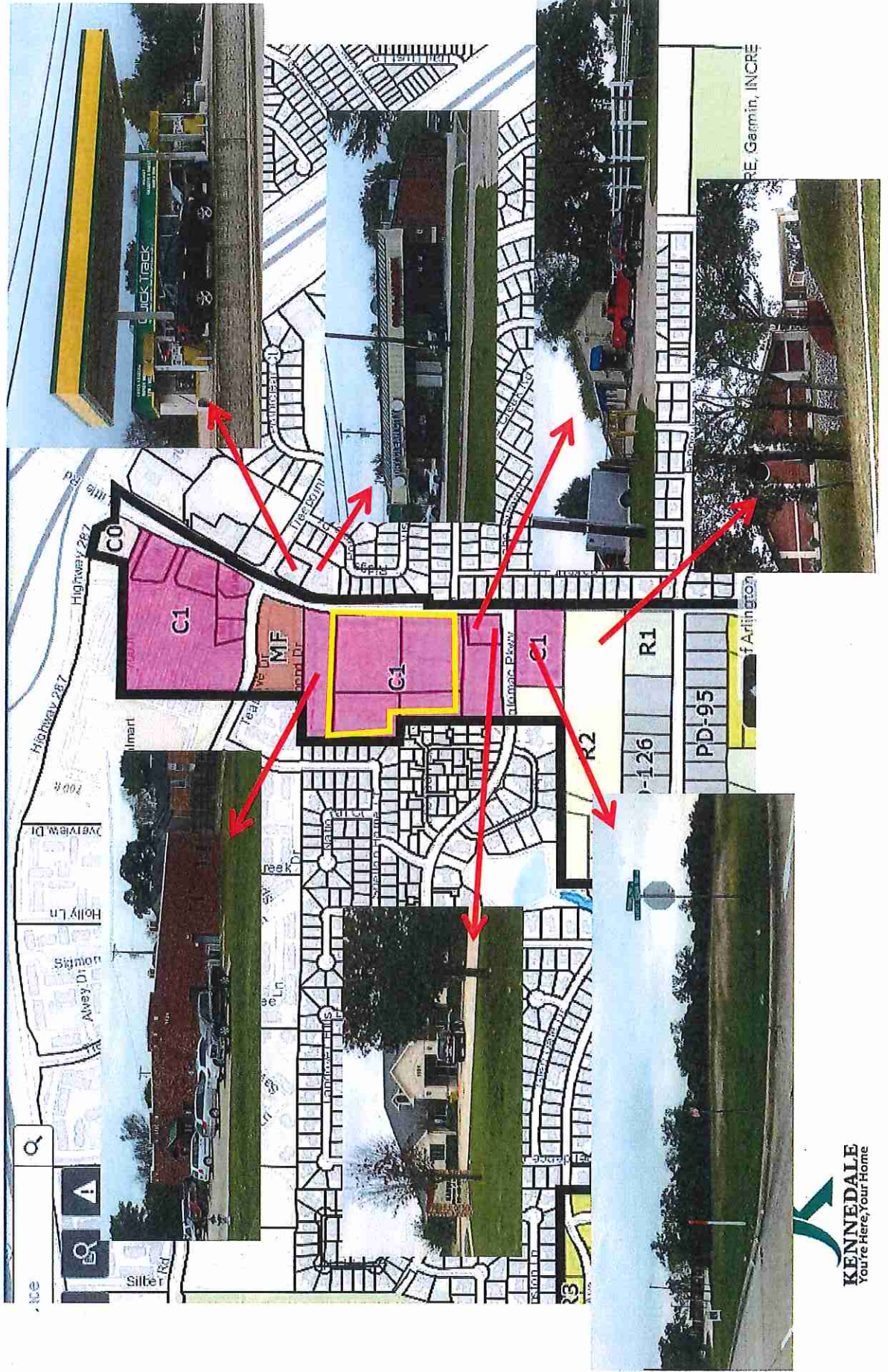


Existing Zoning

1109-1121 N Little School Road



Surrounding Uses



An aerial map of the Treepoint area in Pennsylvania. A red star is placed on a road within a red-shaded region. The map shows various streets including Ridge Point, Vista Woods, Signal Peak, and others. Labels for 'TREEPOINT' and 'PENNSYLVANIA' are visible. A highway shield for I-76 is also present.

