



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | March 21, 2019
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. EXECUTIVE SESSION The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) 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.

III. REGULAR SESSION

IV. ROLL CALL

V. DECISION ITEMS

- A. Case #PZ19-01 To Conduct a public hearing and consider a request by Josiah Development, Inc. for a rezoning from "C-1" Restricted Commercial to "NV" Neighborhood Village of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, Abstract 980.

VI. 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.

VII. 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 March 21, 2019, 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.

MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT



KENNEDALE
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PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | March 5, 2019
WORK SESSION AT 7:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER Chad Wandel called the meeting to order at 7:07 PM

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	VOTING
1	CHAD WANDEL	x		
2	BOB GRUENHAGEN	x		
3	KAYLA HUGHES			
4	SHELDON GERRON	x		
5	BILLY DON GILLEY			
6	JOHN HIVALE			
7	BRENT JONES, (Alternate)			
8	ALLEN RAY, (Alternate)			
9				

A QUORUM WAS PRESENT – NO

Staff present – Melissa Dailey and Melinda Middleton

III. WORK SESSION

- A. Discuss a proposed mixed-use, neighborhood village development by Josiah development, Inc. at 917 Kennedale Sublett Road.

Staff Presentation:

Melissa Dailey gave a presentation and discussed 917 Kennedale Sublett Road and Neighborhood Village zoning, defining it as a mix of uses to fulfill the daily needs of residents, smaller in scale than urban village zoning and within a short walking distance of surrounding neighborhoods and the requirements for that zoning category. A key aspect of village districts is that they are human scale in form. Village Districts allow the most uses of any category in our zoning code. Ms. Dailey discussed the proposed site plan for the development, the current zoning of C1 and types of allowable uses for C1 and NV. Ms. Dailey indicated that the proposed zoning of NV is the zoning for this site in the future land use plan, and the proposed use would be appropriate to transition to single family housing in the area.

The developer, Carl Greer, spoke about the development and why and how the concept for this development came about. The focus was on keeping families in Kennedale and the need for this type of community for seniors that are looking for single family homes with less maintenance. He discussed design, security, price, and maintenance. Mr. Greer stated that there would be a Home Owner's Association to maintain the property. The builder will be requesting a zoning change to Neighborhood Village.

Discussion items included access to the property and whether any surrounding houses would be affected. Bob Gruenhagen stated that he liked the proposal and thought it would be a good use of the property.

- B. Discuss potential amendment to the Unified Development Code regarding Hobby Farm and Farm Animals.

Staff Presentation:

Kennedale does not current have a livestock ordinance in place. Hobby farms and agricultural operations are addressed in the UDC, and only allowed in Agricultural zoned property. Mrs. Dailey stated there are many lots in Kennedale zoned R1, R2, and R3 where owners currently have livestock, some of which are 5 or 10 acres. She said the purpose of this UDC change would be to establish language in the zoning code that could regulate livestock and allow for livestock on properties zoned for residential that have sufficient land to accommodate livestock. She stated that staff has researched livestock ordinances of other cities around us which include Arlington, Fort Worth, Forest Hill, Grand Prairie, and Mansfield. Ms. Dailey wants to create a focus group of citizens to help with recommendations for livestock.

Resident Wayne Winters spoke - His concerns were that new residents, who have built near his property on Village St. where he has resided for 45 years, would be able to govern whether his livestock could remain and what type of restrictions could be placed on him concerning the proximity of animals to his property line.

General Discussion/Questions by P&Z members:

What complaints have we had on the topic? Staff has received various complaints by neighbors that have farm animals, including goats, chickens, etc.

Ms. Dailey pointed out that the purpose of the ordinance is to expand the ability to have animals legally for those with R zoning. The goal of the ordinance would not affect those in agricultural zoning. Ms. Dailey stated that a member of P&Z would be welcome to be a part of discussions for a recommendation. Chad Wandel said he would be interested in volunteering.

Chairman Wandel adjourned the meeting at 8:24 p.m.

Date: March 21, 2019

Agenda Item No: REGULAR ITEM

I. SUBJECT

- B. **CASE # PZ 19-01** to conduct a public hearing and consider a request by Josiah Development, Inc. for a rezoning from "C-1" Restricted Commercial to "NV" Neighborhood Village of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from "C-1" Restricted Commercial to "NV" Neighborhood Village
Applicant	Josiah Development, Inc.
Location	917 Kennedale Sublett Road
Surrounding Uses	Single family, gas well, vacant land
Surrounding Zoning	C1, AG, R2
Future Land Use Plan Designation	Neighborhood Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently vacant land.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Little School Road, an arterial thoroughfare that defines the city boundaries in this area for Kennedale and Arlington, and Kennedale Sublett Road. Both Little School and Kennedale Sublett are considered boulevards in the Future Transportation Plan. Surrounding properties are primarily single family residential and a gas well. A church is located one block north.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as neighborhood village (NV). The NV District is established to provide an area with a mix of uses to fulfill the daily needs of residents within a short walking distance of the surrounding neighborhoods.

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

The developer making the rezoning request anticipates building a small commercial structure at the corner of Little Road and Kennedale Sublett, a use that is appropriate for this intersection. Adjacent to the commercial building to the east would be 14 homes marketed to seniors that would be located on smaller lots and maintained by an HOA. The commercial and residential uses would be walkable and connected with tree lined sidewalks. The residential area would include a large gathering area in the center for residents. This relatively low-density mixed use development is appropriate for this location and serves as a good transitional use, transitioning to other single family uses. 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 Neighborhood Villages, creating a quality, walkable, mixed-use development in Kennedale.

STAFF RECOMMENDATION

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

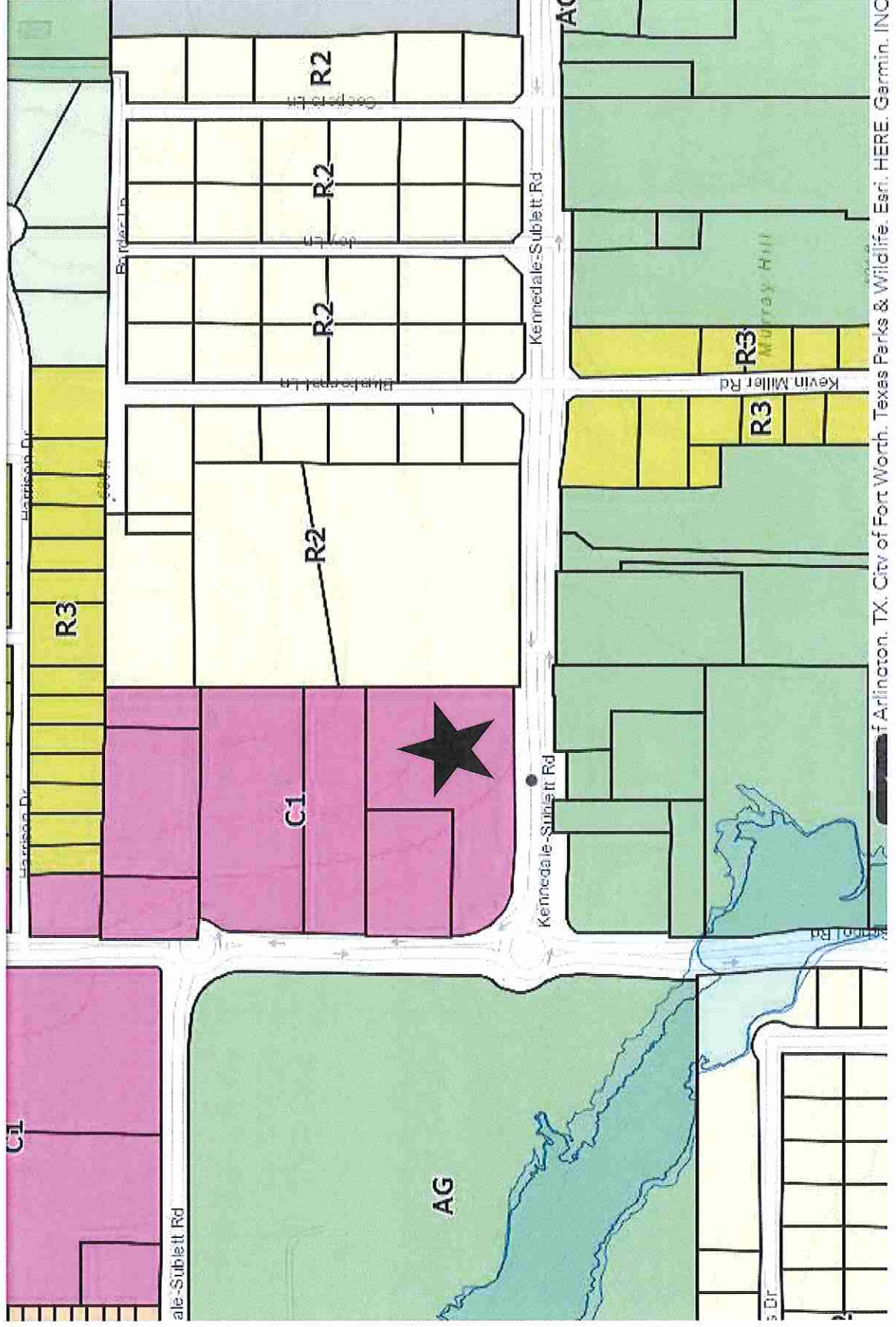
ACTION BY THE PLANNING & ZONING COMMISSION

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.

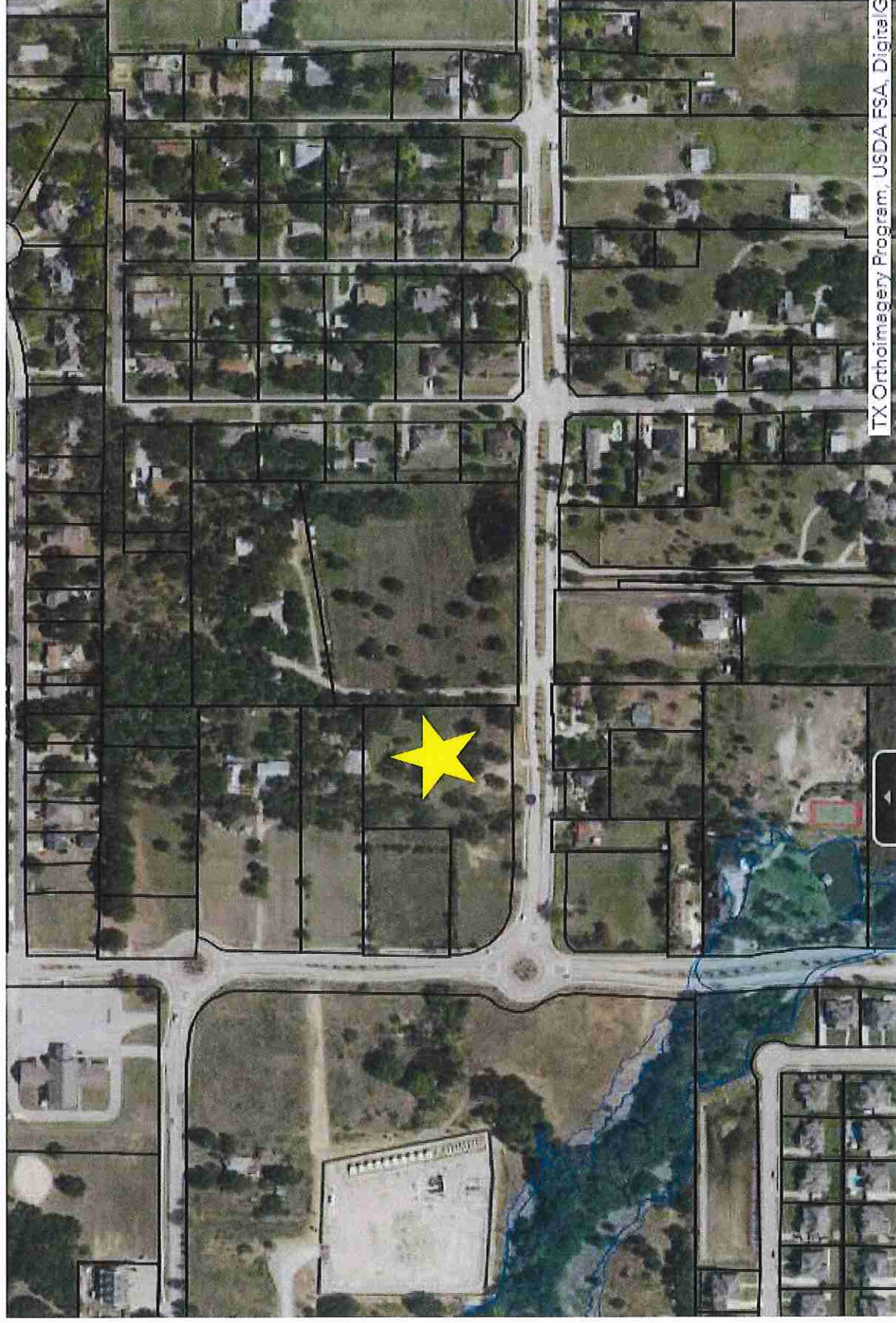
Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning with the following conditions [list conditions].

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.

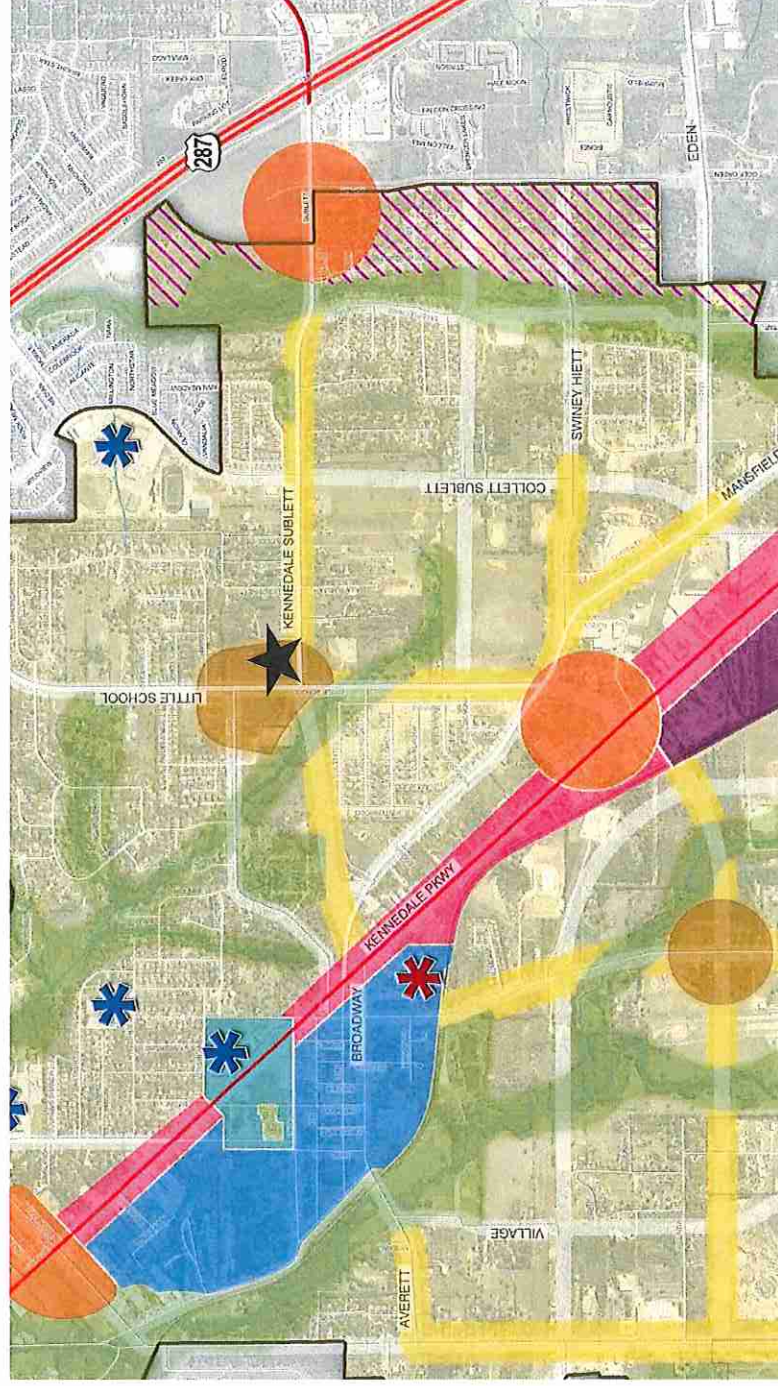
917 Kennedale Sublett



917 Kennedale Sublett



917 Kennedale Sublett



CATEGORIES

- Town Center
- Downtown Village
- Urban Village
- Urban Corridor
- Neighborhood Village
- Neighborhood Corridor
- Neighborhoods
- Employment Center
- Light Industrial District
- Park & Open Space
- Conservation Overlay
- Potential Commuter Train or Park & Ride Station
- Schools

★ 917 Kennedale Sublett