



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | June 27, 2019
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 Texas Government Code §551.071, 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. Discussion of addition of R4 (Residential) Zoning Category
- B. Discussion of modifications to UDC code for MF (Multi-Family) zoning

III. REGULAR SESSION

IV. ROLL CALL

V. VISITOR AND CITIZEN FORUM

At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individuals members 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 nor discussion held regarding these items.

VI. REPORTS AND ANNOUNCEMENTS

VII. MINUTES APPROVAL

- A. Consider approval of minutes for special meeting on March 5, 2019
- B. Consider approval of minutes for regular meeting on March 21, 2019

VIII. DECISION ITEMS

- A. **Case #PZ19-02** To conduct a public hearing and consider a request by Spirals Gymnastics, Inc. for a rezoning from "PD-UV" Planned Development Urban Village to "UV" of approximately 2 acres at 1083 Bowman Springs Road, Block 1, Lot 19R, Woodlea Acres Addition, City of Kennedale, Texas
- B. **Case #PZ19-03** To conduct a public hearing and consider a request by Water Tank Services, LLC for a modification to the "PD" Planned Development, Ordinance 561, Section 2.7 related to building materials at 6901 Mansfield Cardinal Road, Lot 4, Jesse Russell Addition, City of Kennedale, Texas
- C. **Case #PZ19-04** To conduct a public hearing and consider a request by KD Hammack Creek Housing, LP for a rezoning from "AG" Agricultural to "UV" Urban Village for approximately 12 acres located at 406 Crestview Drive, Block 2, Lot 1, Hammack Creek Addition, 121 E Kennedale Parkway, Block 2, Lot 2, Hammack Creek Addition, 129 E. Kennedale Parkway, Block 2, Lot 3, Hammack Creek Addition, 220 Kennedale Sublett Rd, Block 2, Lot 4, Hammack Creek Addition, 337 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D, and 345 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D01, City of Kennedale, Tarrant County, Texas

IX. 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.

X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

XI. 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 June 27, 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



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 27, 2019

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes for special meeting on March 5, 2019

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	03.5.2019 PZ MINUTES.docx	03.5.2019 PZ MINUTES.docx.pdf
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PLANNING & ZONING COMMISSION MINUTES
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 the proposed development at 917 Kennedale Sublett Road. She also presented information on the requirements for 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 more variety of uses than other zoning categories. Ms. Dailey discussed the proposed site plan for the development at 917 Kennedale Sublett, 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 use proposed for this area in the future land use plan, and the proposed use would be an appropriate transition to the single family housing in the area.

The developer, Carl Greer, spoke about the development 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.

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 an acre or more. She said the purpose of this UDC change would be to establish language in the zoning code that could regulate livestock and fowl and allow for these farm animals on properties zoned for residential that have sufficient land. She stated that staff has researched ordinances of other cities including 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: The question was asked as to the types of complaints received. Staff has received various complaints by neighbors that have farm animals, including goats, chickens, etc. and also receives questions from residents or people interested in moving to Kennedale as to whether they can have farm animals.

Ms. Dailey pointed out that the purpose of the ordinance is to expand the ability to have animals legally for those with residential use. 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.



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 27, 2019

Agenda Item No: MINUTES APPROVAL - B.

I. Subject:

Consider approval of minutes for regular meeting on March 21, 2019

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	P&Z 03.21.2019 Minutes	P&Z 03.21.2019 Minutes.pdf
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PLANNING & ZONING COMMISSION MINUTES

COMMISSIONERS REGULAR MEETING | March 21, 2019

REGULAR SESSION AT 7:00 PM

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

- I. CALL TO ORDER
- II. REGULAR SESSION – Chad Wandel called the meeting to order at 7:02 PM
STAFF PRESENT – Melissa Dailey, Melinda Middleton
- III. ROLL CALL – Melinda Middleton called the roll

QUORUM PRESENT – Yes

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	NOTES- Voting-Y or N
1	CHAD WANDEL	yes		Voting
2	BOB GRUENHAGEN	Yes		Voting
3	KAYLA HUGHES	Yes		Voting
4	SHELDON GERRON	Yes		Voting
5	BILLY DON GILLEY		X	
6	JOHN HIVALE	Yes		Voting
7	BRENT JONES, (Alternate)	Yes		Voting
8	ALLEN RAY, (Alternate)		X	
9				

V. DECISION ITEMS

A. Case #PZ1901

To Conduct a public hearing and consider a request by Josiah Development, Inc. for a rezoning from "C1" Restricted Commercial to "NV" Neighborhood Village of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, Abstract 980.

PRESENTATION –

Melissa Dailey gave a presentation on the proposed development which will be marketed to seniors. She discussed the location and the surrounding zoning as being residential and commercial zoning currently being used as residential. The presentation included the requirements of NV zoning, the requirement of walkability within the development, and the comprehensive goals of economic prosperity, promoting access to housing to people of varying preferences, creating vibrant centers and gathering places, and promoting social integration and economic activity. The developer's proposal fits the NV zoning uses and requirements. Staff recommends approval because the development meets the future land use plan and is a good transition between the commercial corridors to residential.

Developer Carl Greer stated that the owners have been trying to sell for years with no interest which is due in part to the size and shape of the property, making it challenging for commercial to be feasible for this particular property. The property was rezoned C1 by the city several years ago. He realized the need for a development of this type in Kennedale after placing his father in a facility of this similar nature that he was very impressed with. He spoke about his desire to create an atmosphere of friendship, activity, safety, and security.

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.

SPEAKERS

Jacob Sumpter: Spoke about community gardening and congregation between residents and the importance of comradery between neighbors and specifically seniors, and the importance of saving the trees.

Danny and Connie Taylor - 916 Sublett Rd.: Mr. Taylor had concerns about whether the development will actually happen, upkeep, traffic, and if the homes would be rental or owner occupied

Terry Wilson - 480 Little School Rd. : Does not anticipate traffic issues, Positive about development, access for trash pickup, location of utilities (will be underground)- gas water sewer, traffic will be horrible if it stays commercial.

Tricia Jordan – 500 Little School Rd.: Stated that her property is locked in to commercial zoning and she cannot sell for that reason and does not live on her property.

GENERAL DISCUSSION

The question was asked about access for the gated entrance and whether enough space will be provided so that traffic is not stacking up on Sublett Rd. The developer responded that enough room and an opening was left in the entrance so that a car can make a U turn to exit if they did not mean to take that turn. Discussion was held about garage entrances and alley access in rear in regard to first responder access, increased traffic issues and interruption of flow, mail box placement, fence material, home owners association, architectural design and uses allowed with current zoning of C1.

Kayla Hughes made a motion to approve the request to rezone. Bob Gruenhagen seconded the motion. Motion passed unanimously

Chairman Wandel adjourned the meeting at 8:28 p.m.

Date: June 27, 2019

Agenda Item No: REGULAR ITEM

I. SUBJECT

- B. **CASE # PZ 19-02** to conduct a public hearing and consider a request by Spirals Gymnastics, Inc. for a rezoning from "PD-UV" Planned Development Urban Village to "UV" Urban Village of approximately 2 acres at 1083 Bowman Springs Road, Block 1, Lot 19R, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from "PD-UV" Planned Development Urban Village to "UV" Urban Village
Applicant	Spirals Gymnastics, Inc.
Location	1083 Bowman Springs Road
Surrounding Uses	Single family, schools, industrial
Surrounding Zoning	PD-UV1, R3, R1
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently in use by Spiral Gymnastics, Inc.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Bowman Springs Road, an arterial thoroughfare that connects Kennedale Parkway to Interstate 20 to the northeast. Surrounding properties are mixed and include the Fellowship Academy, Kennedale Junior High School, single family, vacant commercially zoned property, and an industrial park.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as residential but adjacent to Urban Village at the corner of Bowman Springs and Kennedale Parkway. The UV District is established to provide an area with an intense mix of uses in a compact, walkable urban form, transitioning down in intensity toward and complementing surrounding residential neighborhoods. Given the location fronting an arterial roadway, a mix of uses is appropriate for this site and this commercial corridor.

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 property owner worked with City staff in 2015 to rezone the property to PD-UV1, with the anticipation of a new zoning code being adopted and the property zoning then changed to UV. The Unified Development Code (UDC) was adopted by City Council in 2016. The owner is following up on the plan to rezone to UV now that that zoning category is available. The existing building on the site alone would not meet the UV requirements and would become a legal non-conforming use. However any changes to the building or to the property would need to comply with UV zoning requirements. Staff believes that UV is an appropriate use for this site and creates the potential of a high quality mixed-use development in the future.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

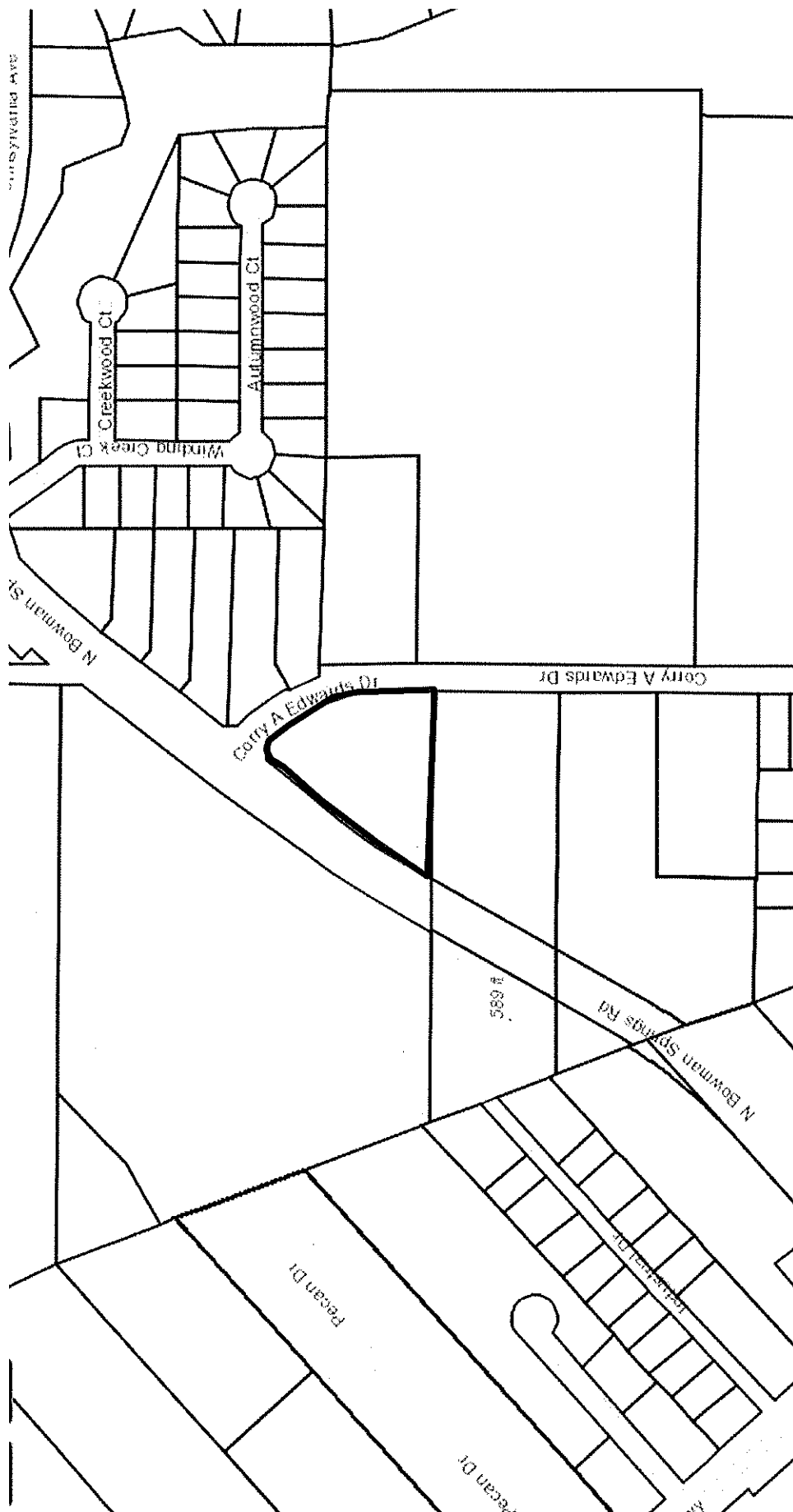
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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].

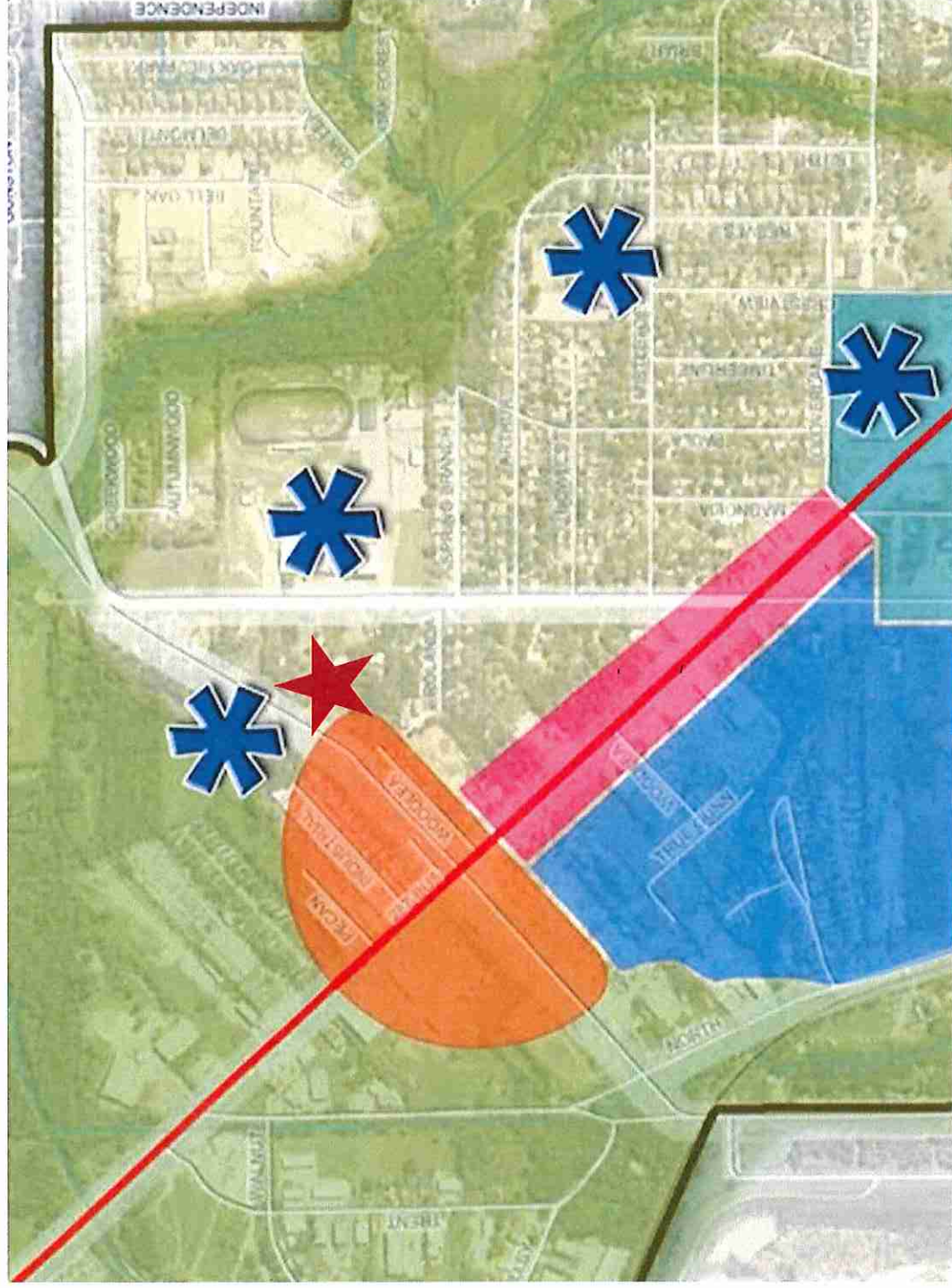
Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 19-02

1083 Bowman Springs Road



PZ 19-02 1083 Bowman Springs Road
Future Land Use Map



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

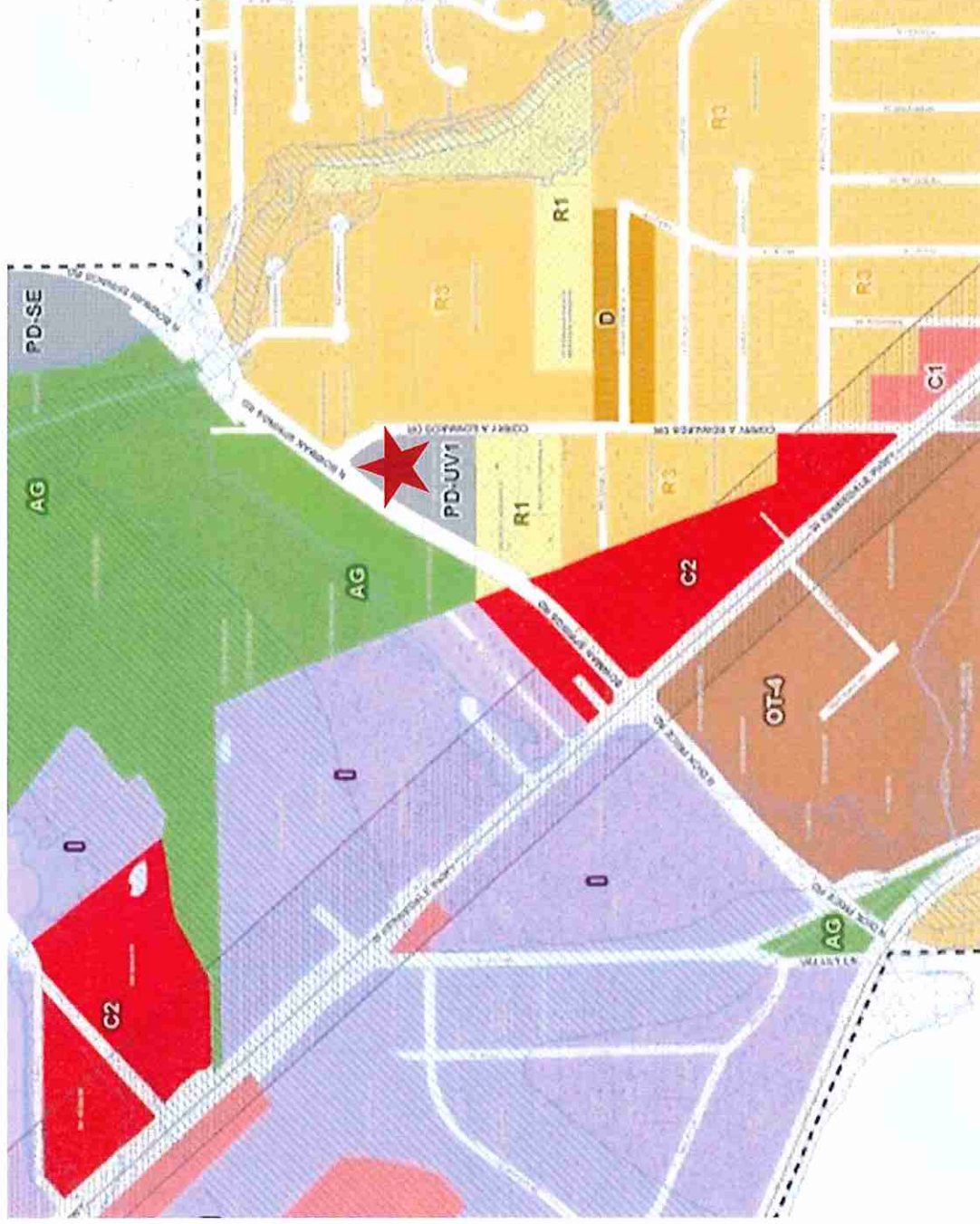
CATEGORIES

- 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



Project Site

PZ 19-02 1083 Bowman Springs Road
Zoning Map



★ Project Site

Date: June 27, 2019

Agenda Item No: REGULAR ITEM

I. SUBJECT

- B. **CASE # PZ 19-03** to conduct a public hearing and consider a request by Water Tank Services, LLC for a modification of Ordinance 561 (Planned Development), Section 2.7 related to building materials, located at 6901 Mansfield Cardinal Road, Lot 4, Jesse Russell Addition, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Modify Section 2.7 of PD Ordinance 561 to remove requirement for owner to apply masonry veneer to existing exterior facades
Applicant	Water Tank Services, LLC
Location	6901 Mansfield Cardinal Road
Surrounding Uses	Single family, schools, industrial
Surrounding Zoning	MH, R2, R3, C2
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property has a metal building onsite currently used by Water Tank Services, LLC. This is a well maintained property that has improved when Water Tank Services, LLC purchased the property. The property owner has met all other requirements of the PD including landscaping and screening.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Mansfield Cardinal Road, a collector street, and is south of Eden Road close to the Kennedale city limit. There are a mix of uses in the area, including a mobile home park adjacent to the south, larger lot single family, vacant land, and a large industrial use to the north. Several large parcels across the street from this property are zoned "C2" commercial.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as residential.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:
Principle # 2 - Economic Prosperity,

Promote access to jobs. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

Support sustainable business practices. Encourage businesses to conduct their operations in support of the local economy to maximize growth and available resources.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

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

SUMMARY

This property has been well maintained and the current owners have substantially improved the property aesthetics. The metal building on the site was in existence on the site when the owner purchased it. Most of the surrounding properties do not have brick facades. Staff believes that the requirement to brick the façade of the building is not necessary for compatibility for this area, and that the owners have maintained the property in such a way as to create a high standard of curb appeal. Removing the requirement to brick the façade would not remove this requirement for any future buildings on the site.

STAFF RECOMMENDATION

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

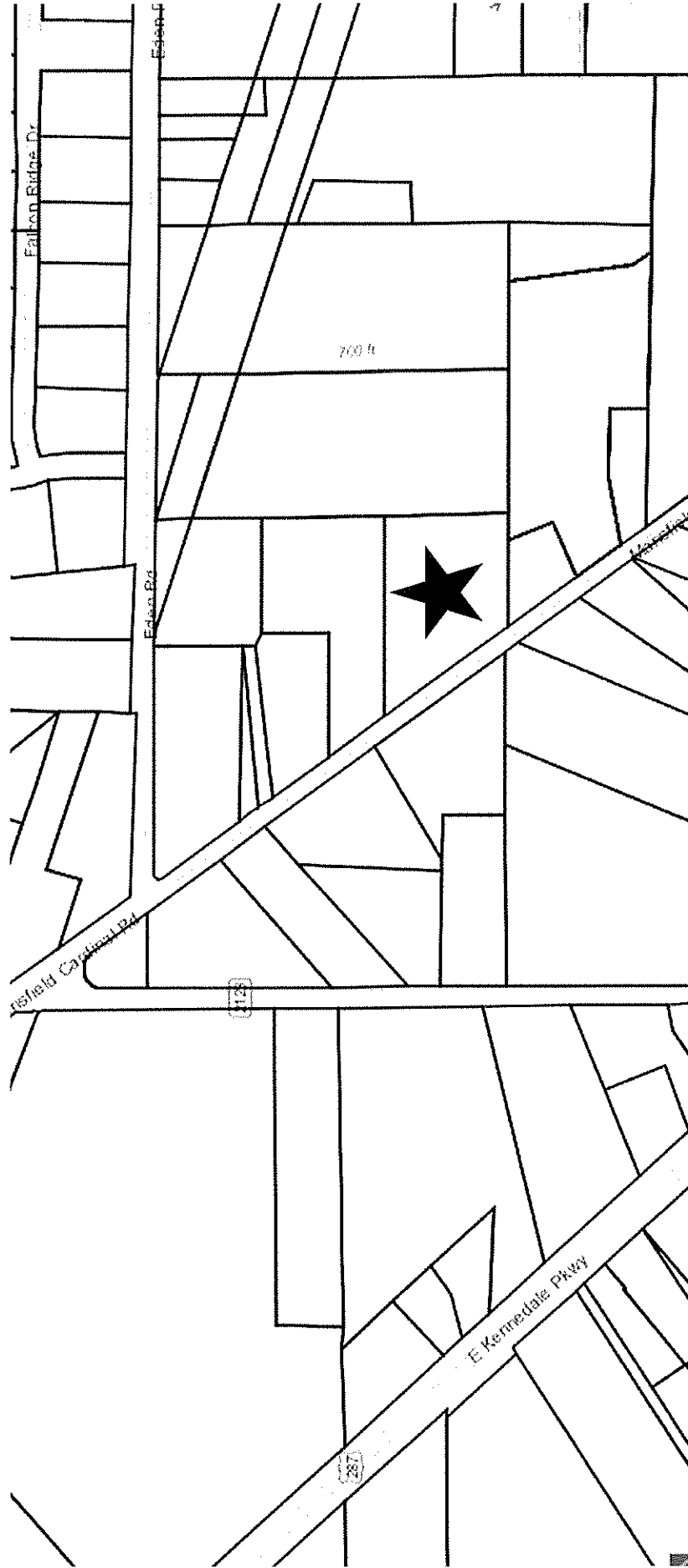
ACTION BY THE PLANNING & ZONING COMMISSION

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.

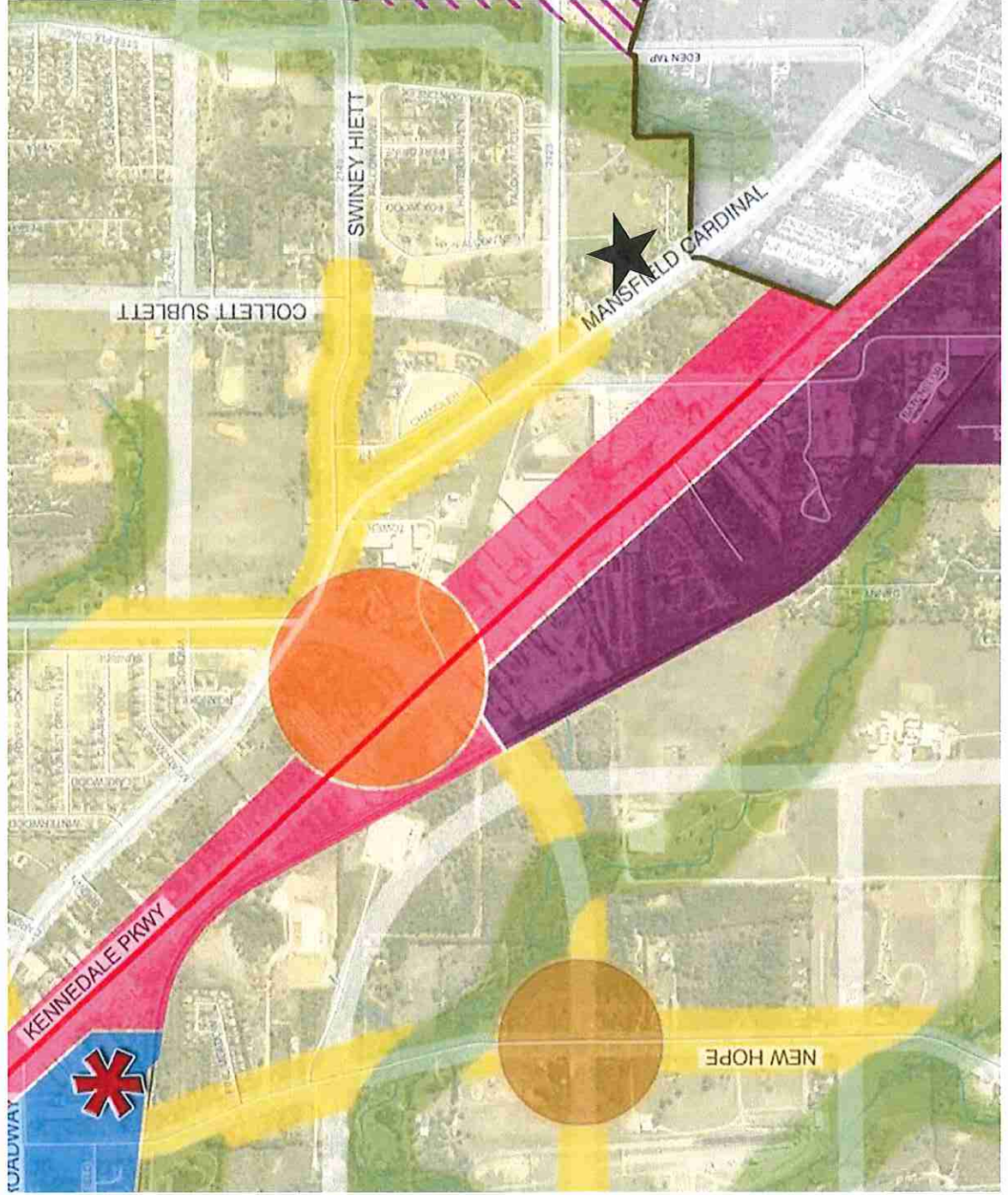
Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning with the following conditions [list conditions].

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 19-03
6901 Mansfield Cardinal Road



PZ 19-03 Future Land Use Map



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

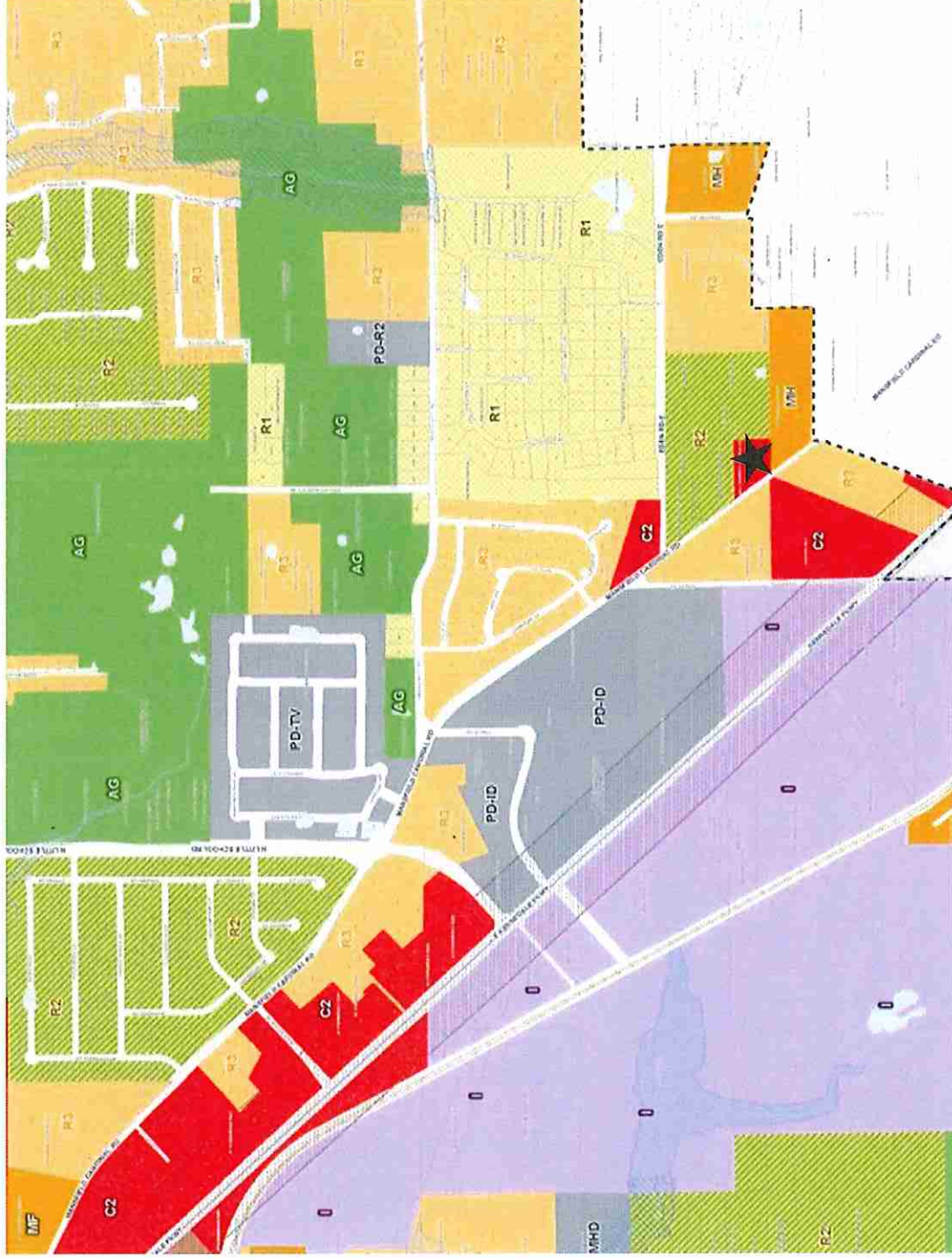
CATEGORIES

- 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



Property site

PZ 19-03 Zoning Map



Note: The City's current zoning map incorrectly shows the site to be zoned C2. It is zoned PD.

★ Property site

Date: June 27, 2019

Agenda Item No: REGULAR ITEM

I. SUBJECT

- B. **CASE # PZ 19-04** to conduct a public hearing and consider a request by KD Hammack Creek Housing, LP for a rezoning from "AG" Agricultural to "UV" Urban Village for approximately 12 acres located at 406 Crestview Drive, Block 2, Lot 1, Hammack Creek Addition, 121 E Kennedale Parkway, Block 2, Lot 2, Hammack Creek Addition, 129 E. Kennedale Parkway, Block 2, Lot 3, Hammack Creek Addition, 220 Kennedale Sublett Rd, Block 2, Lot 4, Hammack Creek Addition, 337 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D, and 345 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D01, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from "AG" Agricultural to "UV" Urban Village
Applicant	KD Hammack Creek Housing, LP
Location	406 Crestview Dr., 121 E. Kennedale Parkway, 129 E. Kennedale Parkway, 220 Kennedale Sublett Rd, 337 Kennedale Sublett Rd, 345 Kennedale Sublett Rd
Surrounding Uses	Single family, gas well, vacant land
Surrounding Zoning	C1, C2, R3, OT2, OT3, OT4, PD
Future Land Use Plan Designation	Commercial, residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property 12 acre property fronts Kennedale Parkway and Kennedale Sublett Road. It is currently vacant land and has been vacant for many years.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Surrounding property is mixed and is primarily commercial and single family. Retail uses include a fast food restaurant, auto parts store, gas station, retail strip center, and nearby Town Center. A cemetery is located across Kennedale Sublett Road, and the Crestdale single family neighborhood is adjacent to the north.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as residential. Commercial uses are planned along Kennedale Parkway.

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

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SUMMARY

The developer for this property plans a mixed use development to include apartments, townhomes, retail and offices uses in a walkable community. The future land use plans envisions this area as a mix of commercial and residential, which is what is planned on the site. Attracting additional business and employment as well as a variety of housing types is important to the economic viability and quality of life for the city. Kennedale Parkway and this site specifically offers significant opportunity for this type of mixed-use development, and this proposed development would serve as a catalyst for other developers to bring similar investment along the corridor. Higher density housing in a mixed-use development like the Village at Hammack Creek makes the retail and office development viable while providing quality housing for the community. The proximity to Town Center will provide a synergy of uses, improving the viability of Town Center.

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.

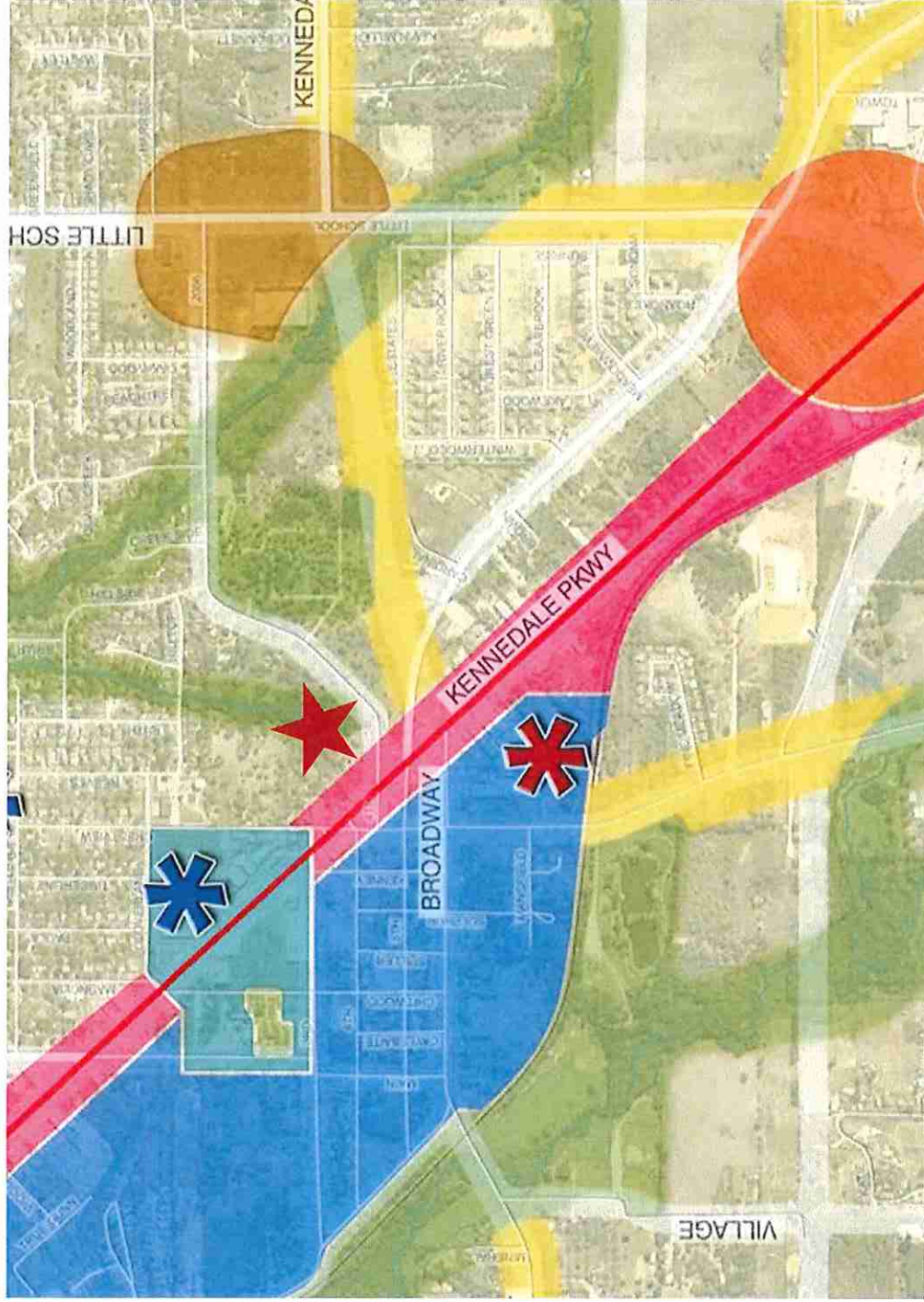
PZ 19-04

406 Crestview Drive, Block 2, Lot 1, Hammack Creek Addition, 121 E Kennedale Parkway, Block 2, Lot 2, Hammack Creek Addition, 129 E. Kennedale Parkway, Block 2, Lot 3, Hammack Creek Addition, 220 Kennedale Sublett Rd, Block 2, Lot 4, Hammack Creek Addition, 337 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D, and 345 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D01, City of Kennedale, Tarrant County, Texas.



PZ 19-04

Future Land Use Plan



KENNEDALE COMPREHENSIVE PLAN UPDATE

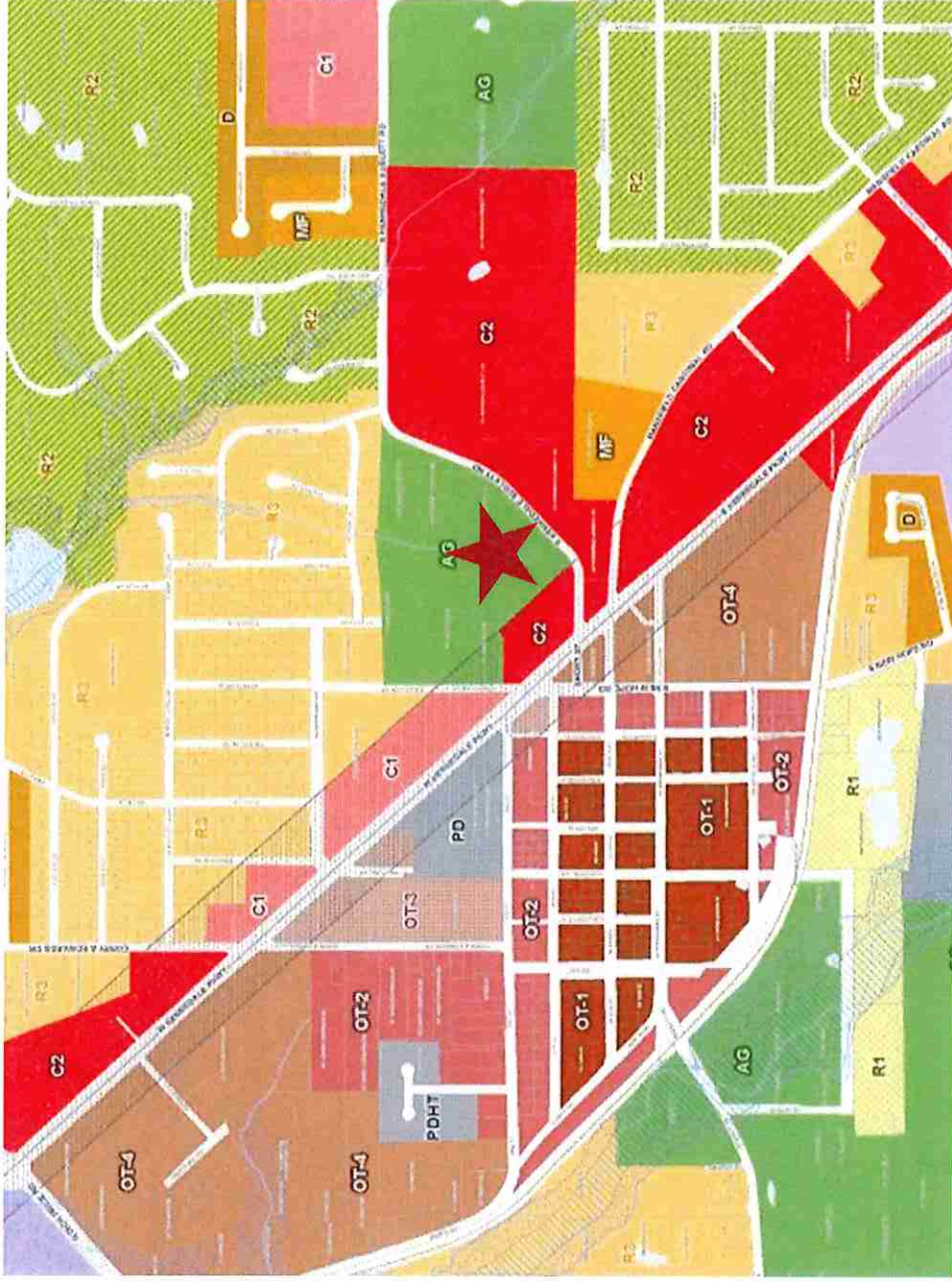
FUTURE LAND USE PLAN

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

PZ 19-04

Zoning Map



★ Property site