KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA

COMMISSIONERS REGULAR MEETING | October 10, 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. P&Z Board Member Training

B. Discuss any item on the regular session agenda

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 the August 15, 2019 regular meeting

VIII. DECISION ITEMS

A. Consider Recommendation for Planning & Zoning Commission Vice Chair

B. **CASE # PZ 19-07** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

C. **CASE #PZ 19-08** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "C1" Commercial to "MF" Multi-Family for approximately 2.5 acres located at 801 Potomac Parkway, M. P. Lamar Survey, Abstract 987, Tract 2, City of Kennedale, Tarrant County, Texas.

D. **CASE #PZ 19-09** to conduct a public hearing and consider a request by Devan Pharis for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 11 acres located at 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB #Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas.

E. **CASE #PZ 19-10** Consider approval of a preliminary plat for the Kennedale Square development by Harlan Properties, Inc. of approximately 11.043 acres of out the David Strickland Survey, Abstract No. 1376 and M. P. Lamar Survey, Abstract No 987, 1109-1121 N. Little School Road, 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 October 10, 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
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION MINUTES

COMMISSIONERS REGULAR MEETING | August 15, 2019
WORK SESSION AT 6:00 PM, REGULAR MEETING AT 7:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER Martha Dibella called the meeting to order at 7:00 PM

Staff present – Melissa Dailey, Meghan Riddlespurger, George Campbell.

II. REGULAR SESSION
Martha Dibella called the meeting to order at 7:00 PM

III. ROLL CALL
Attendance was noted at time of meeting.

PLANNING & ZONING COMMISSION				
PLACE	**MEMBER**	**PRESENT**	**ABSENT**	**VOTING**
1	GREG ADAMS	X		X
2	MARTHA DIBELLA	X		X
3	BOB GRUENHAGEN	X		X
4	KAYLA HUGHES	X		X
5	SHELDON GERRON		X	
6	BILLY DON GILLEY	X		X
7	JOHN HIVALE	X		X
8	BRENT JONES (Alt)	X		X

A QUORUM WAS PRESENT

IV. VISITOR AND CITIZEN FORUM
There were no speakers.

V. REPORTS AND ANNOUNCEMENTS
There were no reports or announcements.

VI. MINUTES APPROVAL
Consider approval of minutes for regular meeting on July 30, 2019
Mr. Hivale asked whether the minutes could be amended to reflect that property owners in the Steeplechase neighborhood were still upset about the previous P&Z meeting. Mr. Campbell explained that minutes should only reflect what actually happened during a meeting. Kayla Hughes motioned to approve the minutes for July 30, 2019. John Hivale seconded the motion. The motion passed unanimously.

VII. DECISION ITEMS

A. **Case #PZ 19-06** to conduct a public hearing and consider a request by Adlai Pennington for a rezoning fro "I" Industrial to "C2" Commercial for approximately 2 acres located at 1170 E Kennedale Parkway, Abstract 378, Tract 1DD01, E C Cannon Survey, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Melissa Dailey gave a presentation on the proposed rezoning. This case was continued from the previous meeting pending more information. Ms. Dailey stated that the property appears to have been zoned industrial as far back as the City has records and prior to Red's Roadhouse occupying the building.

Public Hearing:
Ms. Dibella explained that the public hearing had been opened and closed at the last P&Z meeting on this case.

Commission Discussion:
Ms. Dibella stated she would entertain a motion to approve or deny the zoning request. Mr. Gruenhagen said he would like to move to deny the request but allow the applicant to continue operation of the business until the expiration of the current lease. Ms. Dailey explained that the applicant does not have the required zoning for the existing use, and that the lease terms do not impact zoning. Mr. Hivale stated there was not enough information to make a decision and that a town meeting should be held. Mr. Gruenhagen made a motion to deny the zoning request but allow the applicant to operate his business at the property until the lease expired. Mr. Hughes stated that this is not a motion P&Z has the authority to vote on as it is out of the purview of the P&Z board.

Mr. Gruenhagen then made a motion to deny the request to change the zoning but ask that the Council consider the applicant's request for a drive-through permit and allow the business operation through the lease term. [It should be noted that the applicant is not requesting a drive through permit from P&Z]. Billy Gilley seconded the motion. The motion to deny passed 5-2, with Martha Dibella and Kayla Hughes in opposition.

B. To conduct a public hearing and consider approval to amend the Unified Development Code to create a new R-4 residential zoning district and amend the following sections to provide for R-4 regulations: Section 3.1 "Purpose," Table 3.2 "Schedule of Uses: Agricultural and Residential Districts", Table 3.3 "Spatial Requirements", Section 10.9.C.1. "Dwellings per Lot", Section 11.2.B.3.a, "Accessory Building Materials", Section 11.30. "Residential Sales", Section 11.36.D.3, regarding distance from sexually oriented businesses, Section 11.38.D.1, "Temporary Use -Special Functions," Section 12.8.A.4, "Required Off-Street Parking", Section 13.2.A., "General Landscaping Requirements", Table 13.6, "Buffer Area Landscape Requirements", Section 29.5.D.10, regarding jurisdiction of ZBA to consider construction of accessory building.

Staff Presentation: Melissa Dailey gave an overview of the proposed R-4 zoning category and discussed recent developments as examples of the market demand for smaller residential lots. R-4 be an additional residential zoning category that would allow for lots with 5 foot side setbacks and 50 foot minimum widths. Planned developments can take developers many months for approval and can serve as a deterrent for Kennedale development for developers wanting to meet market demand for smaller lot homes.

Public Hearing:
Ms. Dibella opened the public hearing. No one spoke on this item. Ms. Dibella closed the public hearing.

Commission Discussion:
Board discussion included the fact that the code would only apply to residential, the comparison to requirements in village zoning, and viability of this zoning district, and relationship of the zoning code to the comprehensive plan.

Brent Jones made a motion to approve the request. Bob Gruenhagen seconded the motion. The motion passed 6-1 with Billy Gilley in opposition.

C. To conduct a public hearing and consider approval to amend Article 3 of the Unified Development Code by adding regulations for Multi-Family Residential District, including purpose, form and character, building form standards, parking, bicycle parking, street and streetscape, and landscaping, amending section 12.8.A.6, "Specific Residential Parking Requirements" for Multi-Family Residential District; and amending Table 13.6 "Buffer Area Landscape Requirements" as it pertains to Multi-Family District.

Staff Presentation: Melissa Dailey gave an overview of the proposed revisions for multi-family zoning. The requirements would mirror those in the urban village zoning, serving essentially as a form-based code. They would focus on the form of buildings and the public realm, aiming for more urban form with buildings at the street edge, transparency at the street level, maximum setbacks of 30 feet, parking in

the rear, and building massing. Ms. Dailey explained that the decision before the board was not to rezone any property but to enhance the quality of the multi-family zoning category.

Public Hearing:
Ms. Dibella opened the public hearing. No one spoke on this item. Ms. Dibella closed the public hearing.

Commission Discussion:
Board discussion included setback requirements, the definition of multi-family, the visual appeal of the proposed urban form for multi-family, ability to attract quality development for alternative types of housing, and bicycle parking.

Kayla Hughes motioned to approve the application. Brent Jones seconded the motion. The motion passed with a vote of 6-1 with Bob Gruenhagen opposed.

XI. ADJOURNMENT

Chairman Dibella adjourned the meeting at 7:55 p.m.

Date: October 10, 2019
P&Z STAFF REPORT PZ19-07

I. SUBJECT

CASE # PZ 19-07 to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from R3 Single Family (Residential) to MF (Multi-Family Residential)
Applicant	Trifecta Homes, LLC
Location	Multiple lots at Bowman Springs Road and Corry A Edwards Drive
Surrounding Uses	Schools, Single-Family Residential, Commercial, Industrial
Surrounding Zoning	PD-UV, UV, R1, R3, C2, I
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently vacant land.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Bowman Springs Road and is located at the Corry A Edwards intersection. Bowman Springs is identified in the Future Transportation Plan as a Boulevard and a priority bicycle/pedestrian project. The corridor is characterized by a variety of uses, including Kennedale Junior High School, Fellowship Academy, single family homes and subdivisions, a golf driving range, commercial buildings, industrial buildings, undeveloped land, and the Southwest Nature Preserve.

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 # 1 – Connected City: Support all modes of travel – driving, walking, bicycling and mass transit for all abilities with policies and practices that take into consideration all users. Support a walkable built environment - As land development creates the demand to travel, ensure that it reduces the need to drive by providing ample direct connections for pedestrians, bicycles and transit..

Principle #2 – Economic Prosperity: Promote access to housing – The 1949 Housing Act promised a "decent home...for every American family." This necessitates providing housing options for people of varying financial means and residential preferences. Provide the regularly framework and developer support to provide quality housing for residents.
Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS
Business uses are compatible with residential areas.
Sidewalks and landscaping are integral to the community.
Financially responsible and sustainable.
Well planned community based on principles of a connected city, economic prosperity, and a thriving community.
Connected city with a multi-modal transportation system designed and maintained to reduce auto congestion, increase accessibility and accommodate pedestrians and cyclists safely and comfortably.

SUMMARY
This property has been vacant for many years. The growth in the area along with the surrounding development in the immediate vicinity has made this property viable for development, particularly for multi-family planned for the site. Surrounding uses are highly mixed with institutional, commercial and residential development. The developer plans to build townhomes in a walkable, sustainable development on this 4 acre site, providing for an optimal transitional use for adjacent residential and commercial development. The development will be required to meet the new building and street form recently adopted for Multi-Family zoning that requires a quality, walkable development in an urban form. The location on an arterial street that connects to Kennedale Parkway and to Arlington and Interstate-20 is ideal for a higher density residential development. Townhomes are in high demand for those wanting a different type of housing with less maintenance, and this development will provide quality housing for that market, while adding to the diversity of housing options in Kennedale.

STAFF RECOMMENDATION

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

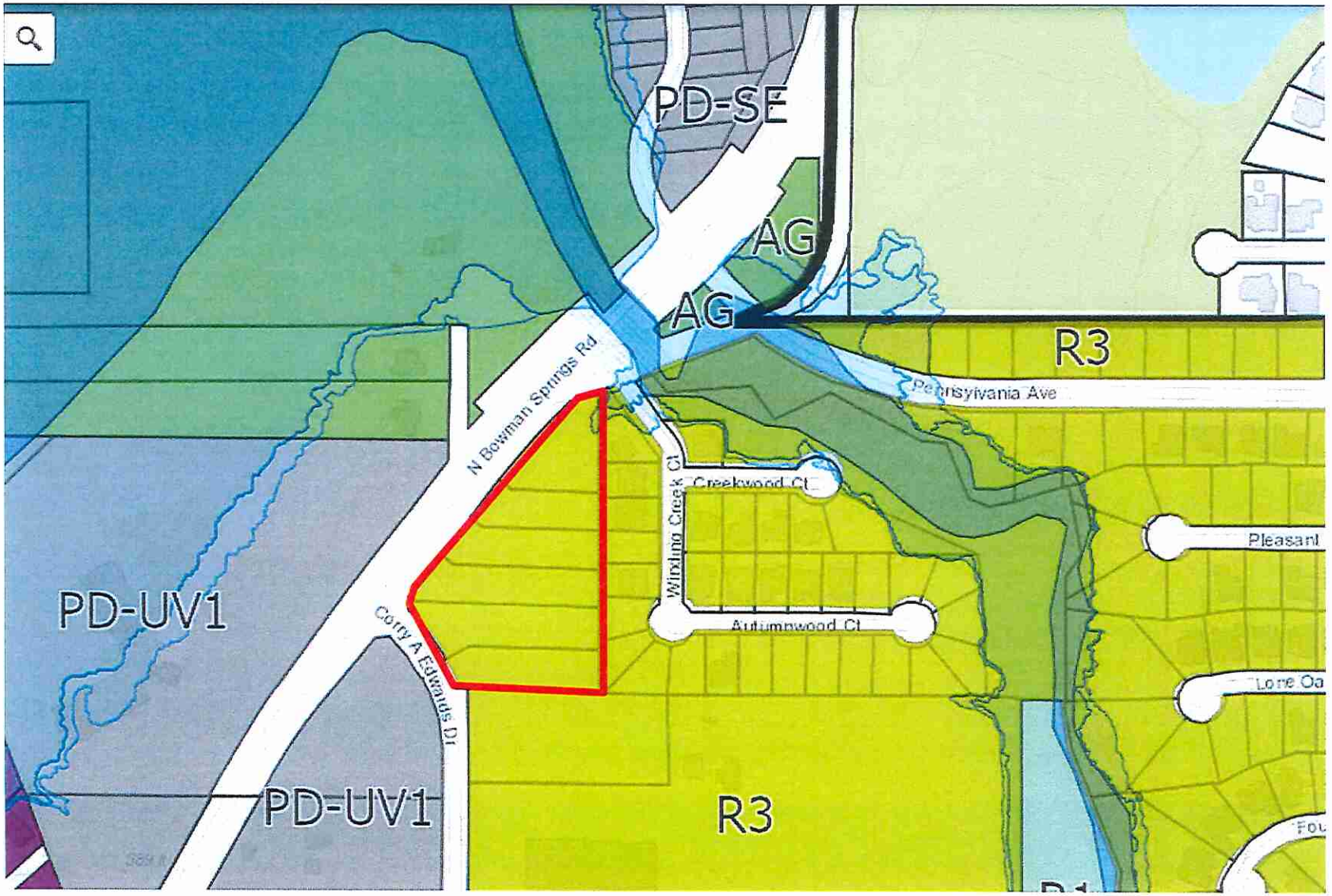
ACTION BY THE PLANNING & ZONING COMMISION

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.

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.

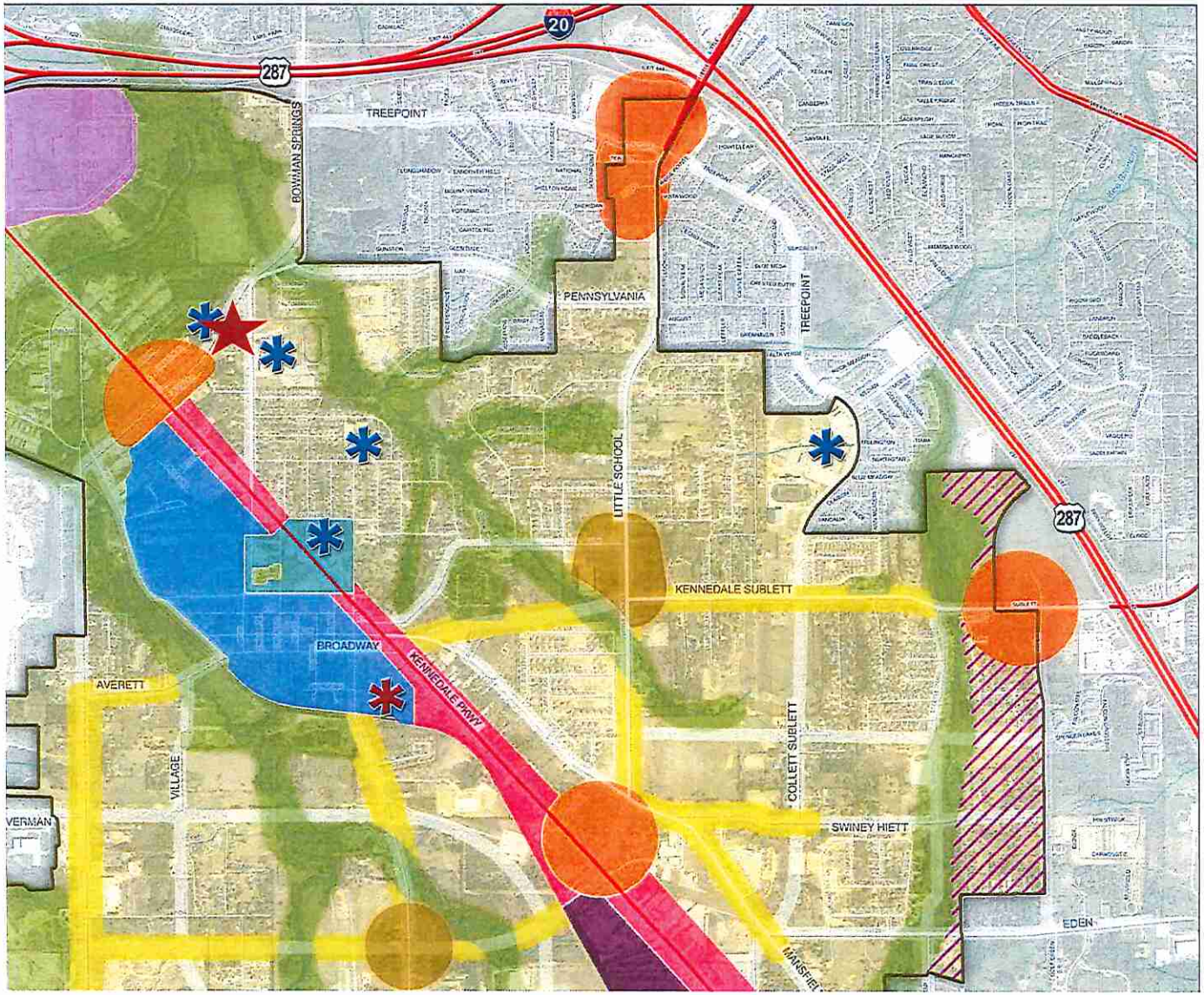
PZ 19-07
Location Map

PZ 19-07
Zoning Map



Property location

PZ 19-07
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

Date: October 10, 2019
P&Z STAFF REPORT PZ19-08

I. SUBJECT

CASE #PZ 19-08 to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "C1" Commercial to "MF" Multi-Family for approximately 2.5 acres located at 801 Potomac Parkway, M. P. Lamar Survey, Abstract 987, Tract 2, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from C1 (Commercial) to MF (Multi-Family Residential)
Applicant	Trifecta Homes, LLC
Location	801 Potomac Parkway
Surrounding Uses	Commercial, Single-Family Residential, Institutional (church)
Surrounding Zoning	C1, R2, R1, UV, single family (Arlington)
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently vacant land.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located at Potomac and N. Little School Road. North Little School Road is identified in the Future Transportation Plan as a Boulevard and a priority bicycle/pedestrian project. The corridor is characterized by a variety of uses, including a self-storage facility, various neighborhood commercial uses, a church, single family residential, and vacant land. A 12 acre property zoned Urban Village is located 300 feet north and is planned for townhomes and neighborhood 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 # 1 – Connected City: Support all modes of travel – driving, walking, bicycling and mass transit for all abilities with policies and practices that take into consideration all users. Support a

walkable built environment - As land development creates the demand to travel, ensure that it reduces the need to drive by providing ample direct connections for pedestrians, bicycles and transit..
Principle #2 – Economic Prosperity: Promote access to housing – The 1949 Housing Act promised a "decent home...for every American family." This necessitates providing housing options for people of varying financial means and residential preferences. Provide the regularly framework and developer support to provide quality housing for residents.
Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS
Business uses are compatible with residential areas.
Sidewalks and landscaping are integral to the community.
Financially responsible and sustainable.
Well planned community based on principles of a connected city, economic prosperity, and a thriving community.
Connected city with a multi-modal transportation system designed and maintained to reduce auto congestion, increase accessibility and accommodate pedestrians and cyclists safely and comfortably.

SUMMARY
This property has been vacant for many years. The growth in the area along with the surrounding development in the immediate vicinity has made this property viable for development, particularly for multi-family planned for the site. Surrounding uses are mixed with institutional, commercial and residential development. The developer plans to build townhomes in a walkable, sustainable development on this 2.5 acre site, providing for an optimal transitional use for adjacent residential and commercial development. The development will be required to meet the new building and street form recently adopted for Multi-Family zoning that requires a quality, walkable development in an urban form. The location on an arterial street that connects Kennedale and Arlington is ideal for a higher density residential development. Townhomes are in high demand for those wanting a different type of housing with less maintenance, and this development will provide quality housing for that market, while adding to the diversity of housing options in Kennedale.

STAFF RECOMMENDATION

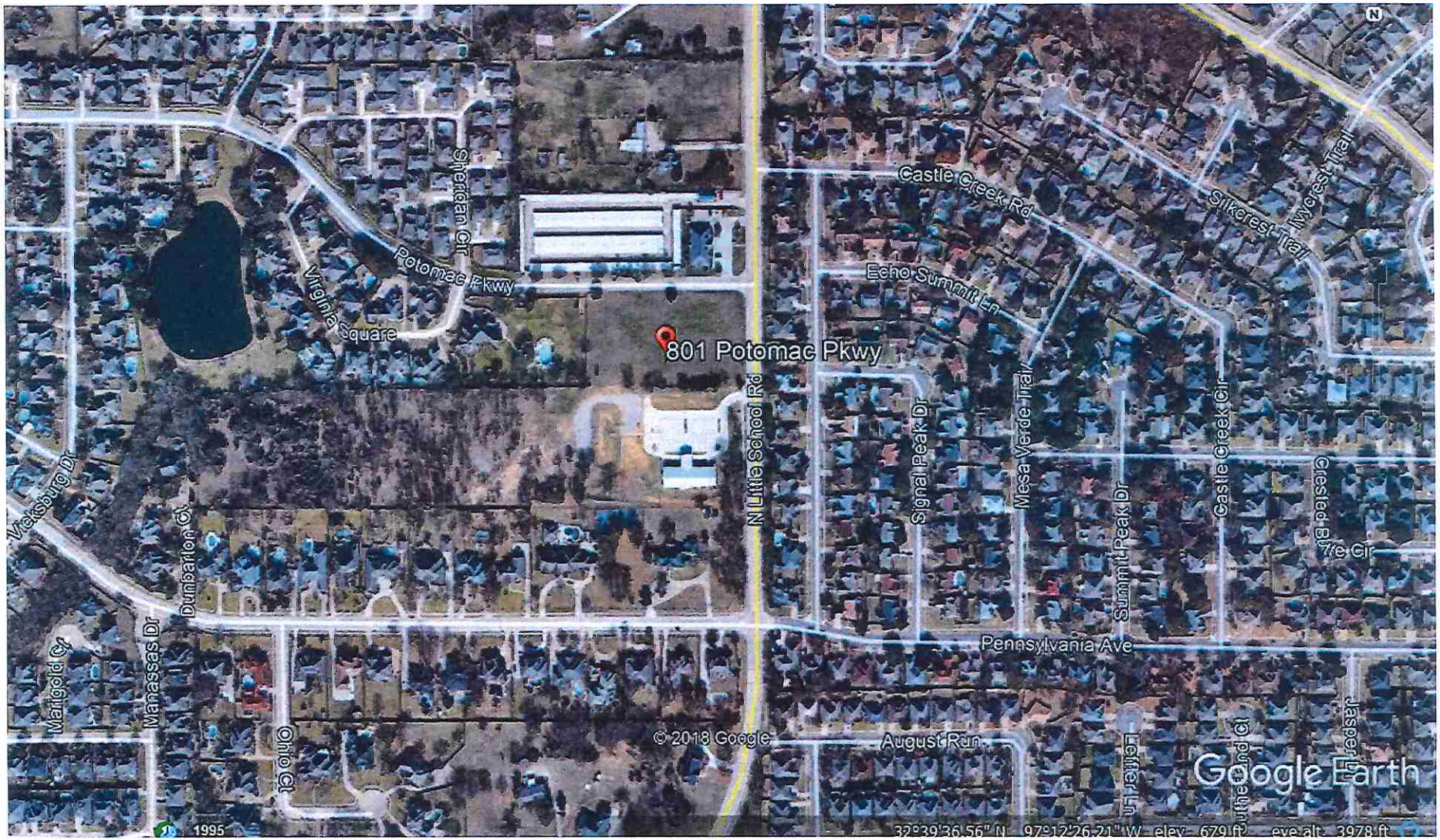
Based on the above analysis, staff recommends approval of the rezoning.

ACTION BY THE PLANNING & ZONING COMMISION

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.

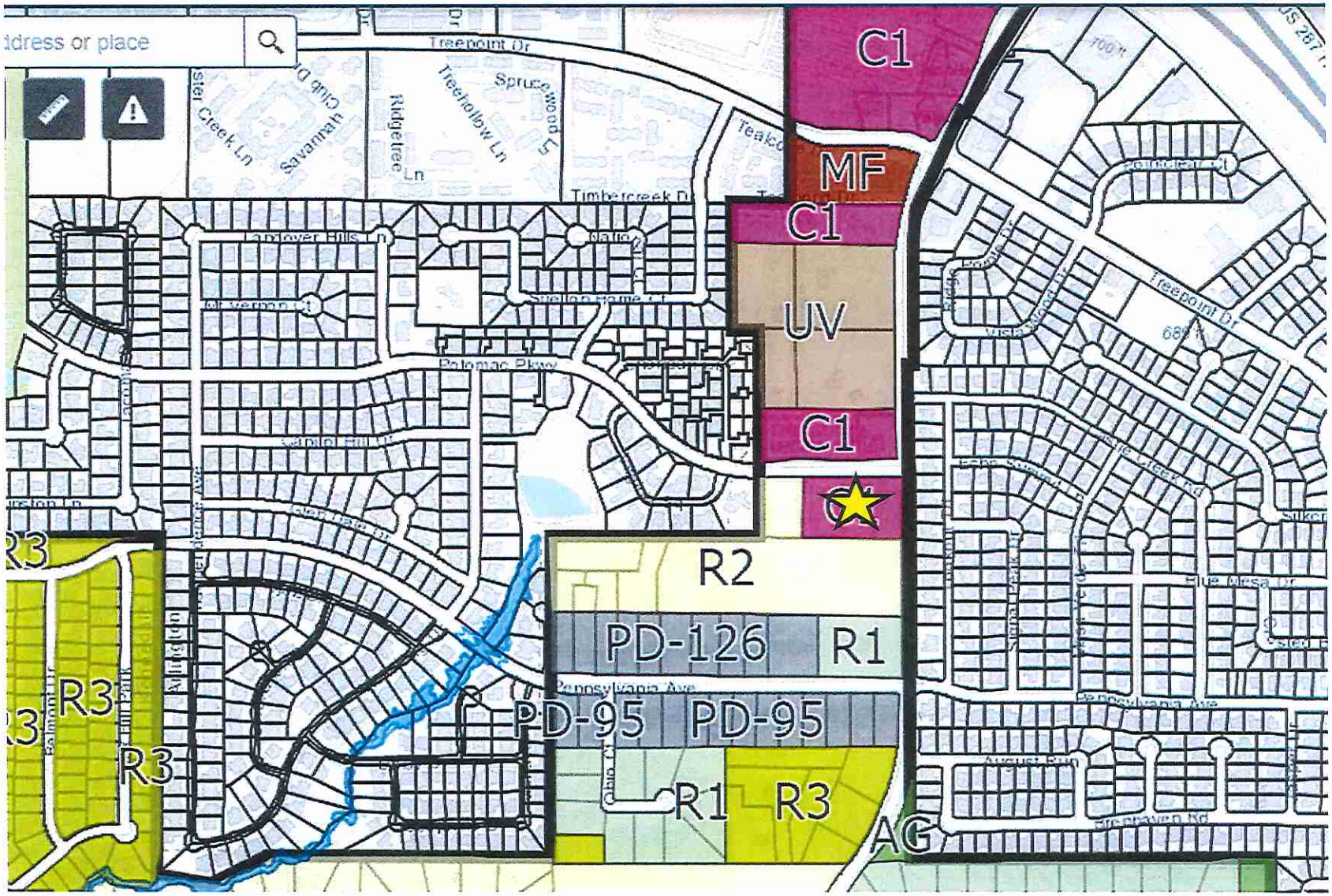
Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 19-07
Location Map



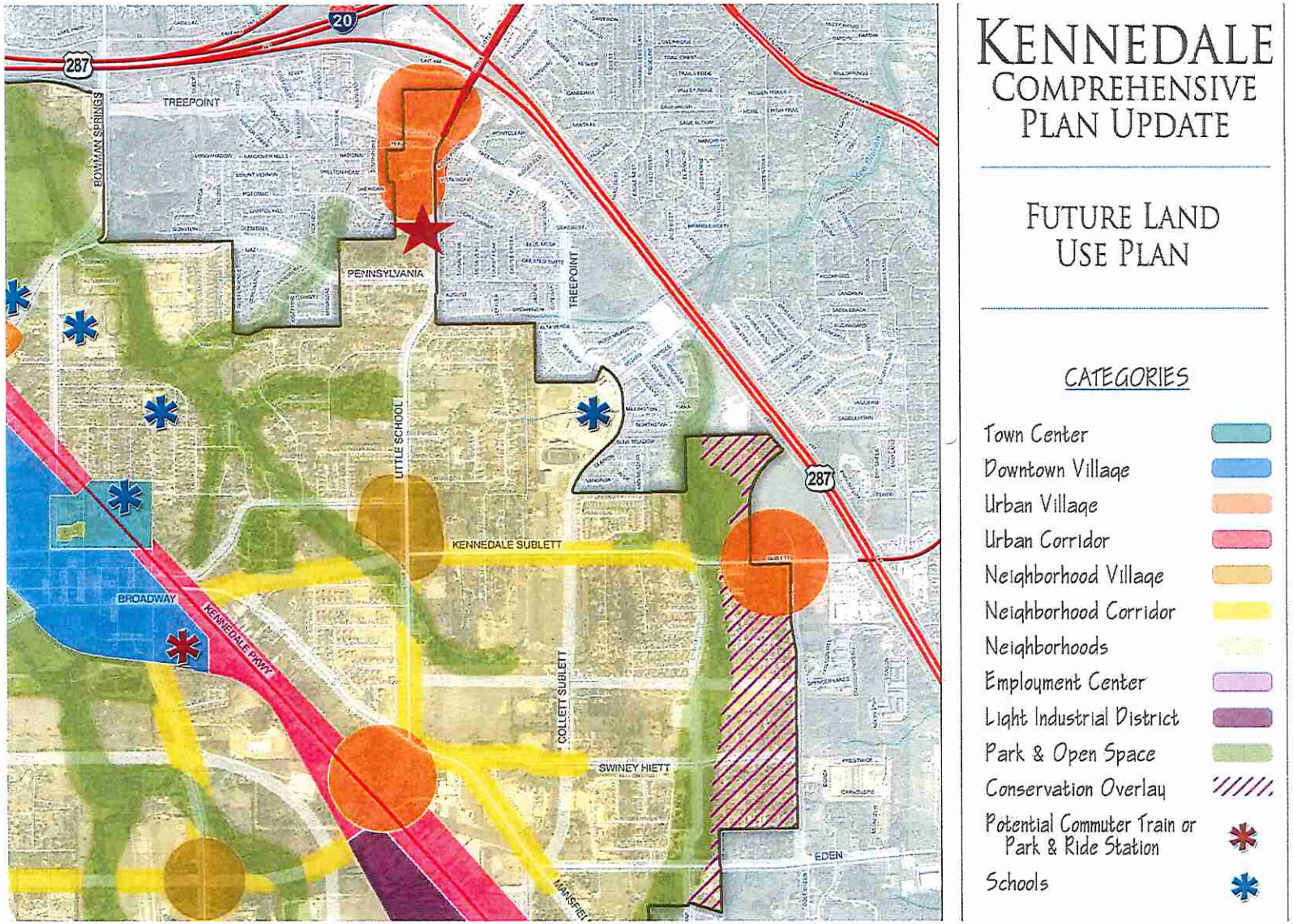
Property location

PZ 19-08 801 Potomac Parkway
Zoning Map



Property location

PZ 19-08 801 Potomac Parkway
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

Date: October 10, 2019
P&Z STAFF REPORT PZ19-09

I. SUBJECT

CASE #PZ 19-09 to conduct a public hearing and consider a request by Devan Pharis for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 11 acres located at 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB #Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from R3 (Single-Family Residential) to MF (Multi-Family Residential)
Applicant	Devan Pharis
Location	Various lots at Kennedale Sublett Road and Joplin Road
Surrounding Uses	Commercial and single-family residential
Surrounding Zoning	R3, Commercial zoning (Arlington)
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently vacant land.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located at the southwest corner of Kennedale Sublett and Joplin Roads. Kennedale Sublett Road is identified in the Future Transportation Plan as a Boulevard and a priority bicycle/pedestrian project. The corridor is characterized by a variety of uses, including a self-storage facility, two large grocery stores, fast food restaurants and other neighborhood commercial uses, and single family residential. Commercial uses are planned for the site immediately adjacent to the north. A new retail strip center and fitness club are currently under construction directly across Kennedale Sublett Road from this site.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as 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: Support all modes of travel – driving, walking, bicycling and mass transit for all abilities with policies and practices that take into consideration all users. Support a walkable built environment - As land development creates the demand to travel, ensure that it reduces the need to drive by providing ample direct connections for pedestrians, bicycles and transit..
Principle #2 – Economic Prosperity: Promote access to housing – The 1949 Housing Act promised a "decent home...for every American family." This necessitates providing housing options for people of varying financial means and residential preferences. Provide the regularly framework and developer support to provide quality housing for residents.
Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.
Sidewalks and landscaping are integral to the community.
Financially responsible and sustainable.
Well planned community based on principles of a connected city, economic prosperity, and a thriving community.
Connected city with a multi-modal transportation system designed and maintained to reduce auto congestion, increase accessibility and accommodate pedestrians and cyclists safely and comfortably.

SUMMARY

This property has been part vacant land and part larger lot single family residential for many years. The significant growth in the area along with the surrounding development in the immediate vicinity has made this property viable for development, particularly for multi-family planned for the site. Over the past several years, a new grocery store, and multiple restaurants have been built, with more being constructed at this time adjacent to this property. Interstate 287 is approximately 1,100 feet to the east. The developer plans to build high-end apartments in a walkable, sustainable development on this 11 acre site, providing for an optimal transitional use for adjacent single family to the intense commercial uses to the north and east. The development will be required to meet the new building and street form recently adopted for Multi-Family zoning that requires a quality, walkable development in an urban form. The location on an arterial street that connections Kennedale and Arlington is ideal for a higher density residential development. Townhomes are in high demand for those wanting a different type of housing with less maintenance, and this development will provide quality housing for that market, while adding to the diversity of housing options in Kennedale. The future land use plan calls for this site to be Urban Village. This developer plans commercial on the site immediately north of the multi-family, with the multi-family to be developed in accordance with building/site form that emulates the urban village requirements.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISION

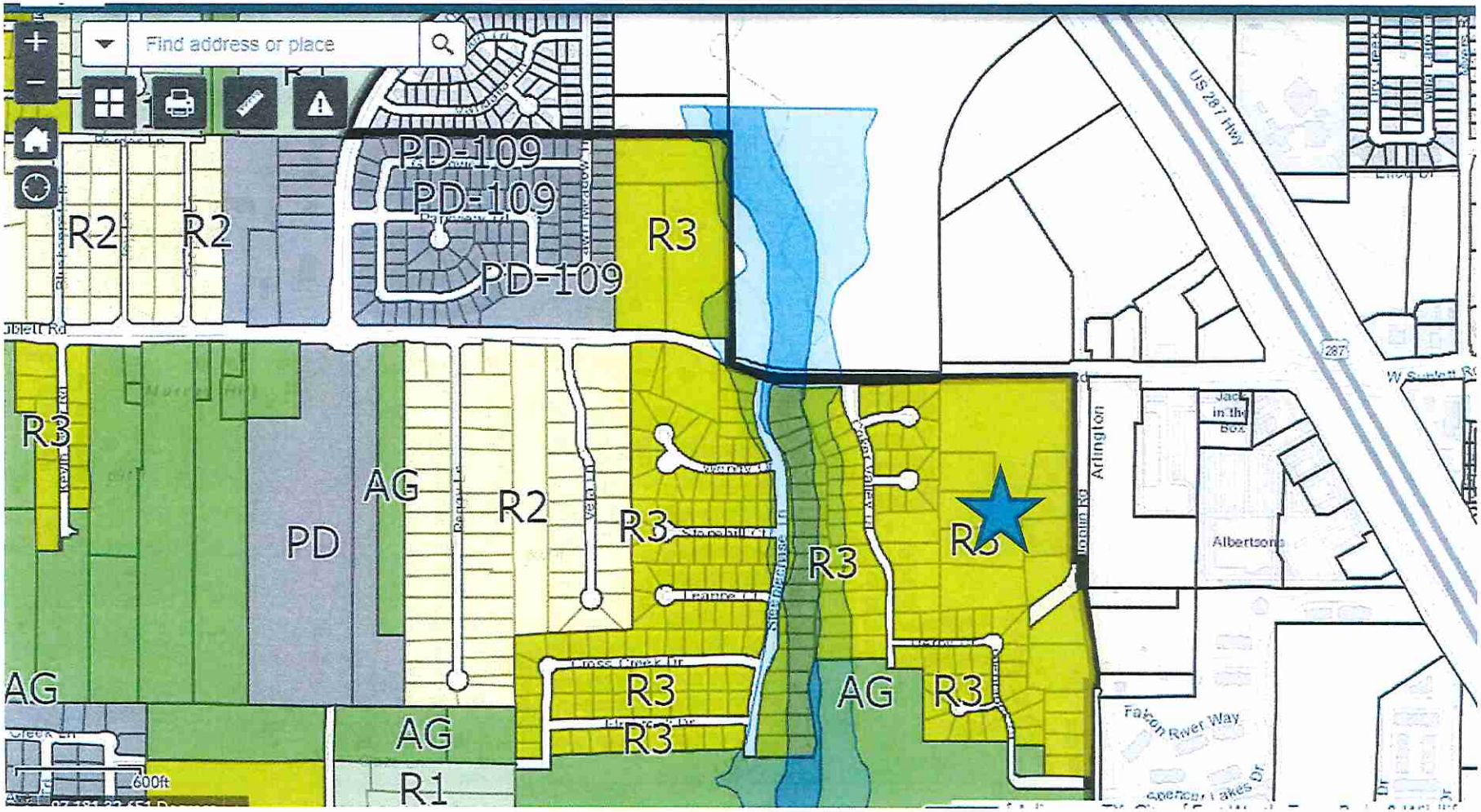
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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 19-09
Location Map

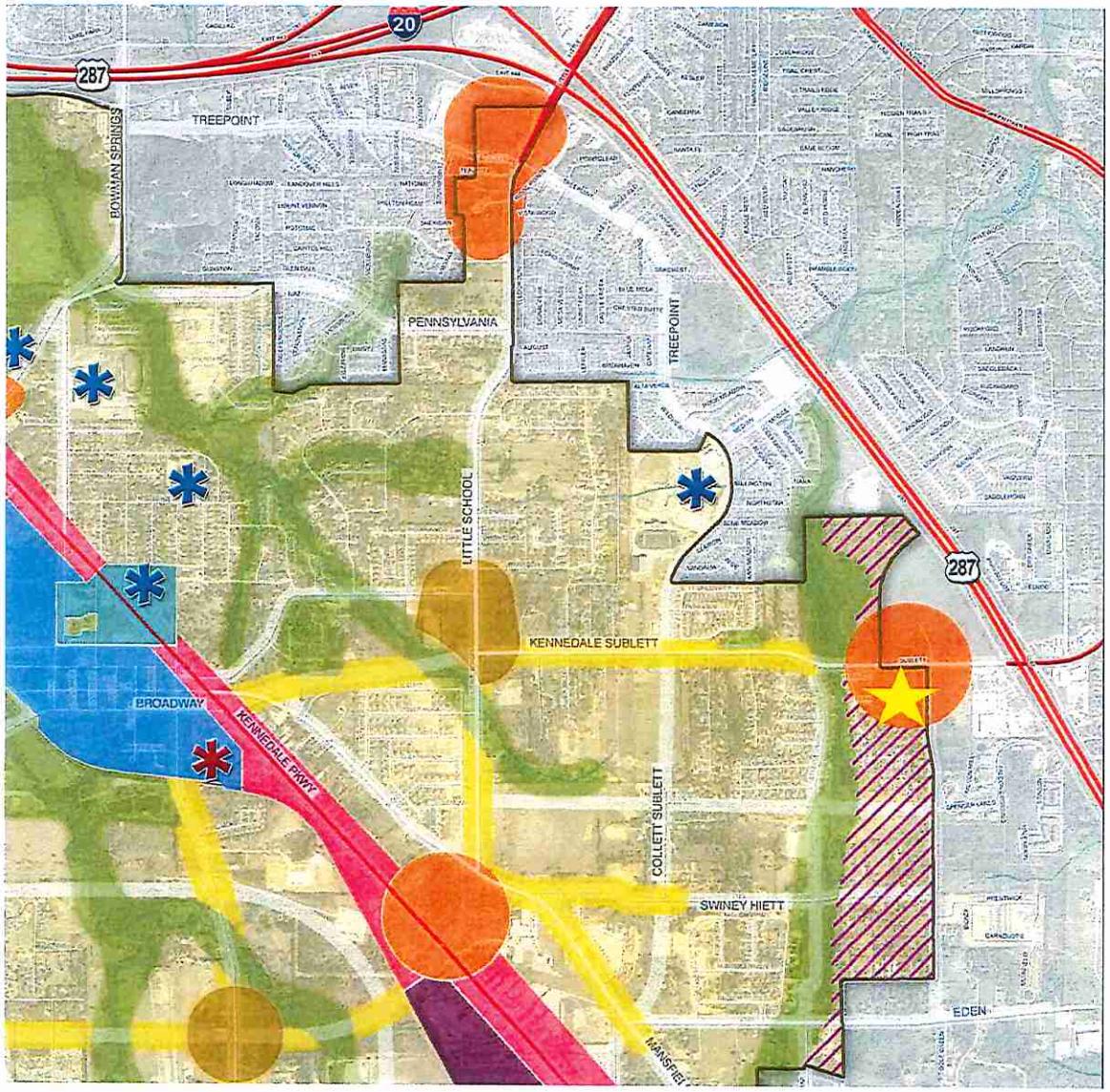
Property location

PZ 19-09
Zoning Map



Property location

PZ 19-09
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