

KENNEDALE CITY COUNCIL MINUTES
SPECIAL MEETING | OCTOBER 22, 2019 AT 7:00 PM
CITY HALL COUNCIL CHAMBERS
405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 7:00 p.m. and immediately recessed to Executive Session. Mayor Johnson reconvened into open session at 7:12 p.m.

II. ROLL CALL

Present: Mayor Brian Johnson; Mayor Pro Tem Sandra Lee, Place 3; Josh Altom, Place 1; Chris Pugh, Place 2; Linda Rhodes, Place 4; Chad Wandel, Place 5; **Absent:** NONE. **Staff:** *City Secretary & Communications Coordinator Leslie E. Galloway, Public Works Director Larry Hoover, Director of Planning and Economic Development Melissa Dailey, Library Director Amanda King, Planner Meghan Riddlespurger, Permits Clerk Melinda (Lindy) Middleton, City Attorney Drew Larkin*

III. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

IV. REGULAR ITEMS

- A. Consider Ordinance 683, adopting a "fine-free" structure for the Kennedale Public Library and an annual fee for those cardholders living outside the legal boundaries of the City of Kennedale

Motion To Approve. Action Approve Ordinance 683, adopting a "fine-free" structure for the Kennedale Public Library and an annual fee for those cardholders living outside the legal boundaries of the City of Kennedale. **Moved By** Rhodes. **Seconded By** Pugh. **Motion passes unanimously.**

- B. Receive a report and hold a discussion regarding types of past and future residential development in relation to the Comprehensive Plan

Director of Planning and Economic Development Melissa Dailey gave an overview of the Comprehensive Plan including the preferred growth plan, noting that it was a combination of New Urbanism and Green Infrastructure with goals including access to varied housing, creation of jobs, and development of a stable and equitable tax base. Dailey then discussed past, current, and potential housing developments. Dailey also discussed some myths surrounding multi-family developments as well as infrastructure cost comparisons to single-family.

- C. **CASE # PZ 19-07** — Continue a public hearing and consider Ordinance 680, regarding 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

Director of Planning and Economic Development Melissa Dailey gave a brief overview of the property including adjacent uses and how the zoning change request met requirements of the Future Land Use Plan and principles of the Comprehensive Plan, noting that the Planning and Zoning Commission, with a vote of 4-2, recommended approval, as well as staff.

Mayor Johnson continued the public hearing (which began during the Tuesday, October 15 Regular Meeting) at 7:37 p.m.

- **Tejas Naik**, 2504 W Park Row Drive, Arlington, on behalf of Trifecta Homes, LLC, spoke in support of this request.
- **Keyir Naik**, 2504 W Park Row Drive, Arlington, on behalf of Trifecta Homes, LLC, spoke in support of this request.
- **Jerod Reeves**, 1519 Diamond Creek Lane, spoke against this request.
- **Carolyn Cox**, 1031 Winding Creek, spoke against this request.
- **Jason Webb**, 1027 Winding Creek, spoke against this request.
- **Roy Boenig**, 1020 Kennedale Sublett Road, spoke against this request.
- **Frank Fernandez**, 911 Shady Vale Drive, spoke against this request.

Mayor Johnson closed the public hearing at 7:55 p.m.

Director of Planning and Economic Development Melissa Dailey responded with information regarding infrastructure, drainage, engineering, building specifications, and walkability.

Motion To Deny. Action Deny Ordinance 680, regarding 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. **Moved By Rhodes. Seconded By Altom. Motion to deny passes 4-1, with Mayor Pro Tem Lee voting against.**

- D. **CASE #PZ 19-08** — Continue a public hearing and consider Ordinance 681, regarding 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

Director of Planning and Economic Development Melissa Dailey gave a brief overview of the property including adjacent uses and how the zoning change request met requirements of the Future Land Use Plan and principles of the Comprehensive Plan, noting that the Planning and Zoning Commission, with a vote of 4-2, recommended approval, as well as staff.

Mayor Johnson continued the public hearing (which began during the Tuesday, October 15 Regular Meeting) at 8:02 p.m.

- **Tejas Naik**, 2504 W Park Row Drive, Arlington, on behalf of Trifecta Homes, LLC, spoke in support of this request.
- **Brent Heatherley**, 5014 Southpoint Drive, Arlington, on behalf of Georgetown Commons HOA, spoke against this request.
- **Margo Jordan**, 6702 Potomac Parkway, Arlington, on behalf of the Georgetown in the Park HOA, spoke regarding drainage.

- **Danielle Van Beest**, 6500 Virginia Square, Arlington, spoke against this request.
- **Roy Boenig**, 1020 Kennedale Sublett Road, spoke against this request.
- **Dave Cooksey**, 1025 N Little Road, on behalf of Old School Primitive Baptist Church, spoke regarding security and drainage.
- **Frank Fernandez**, 911 Shady Vale Drive, spoke against this request.

Mayor Johnson closed the public hearing at 8:21 p.m.

Director of Planning and Economic Development Melissa Dailey responded with information regarding the platting process, drainage requirements, and access points.

Motion To Deny. Action Deny Ordinance 681, regarding 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. **Moved By Rhodes. Seconded By Wandel. Motion to deny passes 3-2, with Mayor Pro Tem Lee and Altom voting against.**

- E. **CASE #PZ 19-09** — Continue a public hearing and consider Ordinance 682, regarding 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

Director of Planning and Economic Development Melissa Dailey gave a brief overview of the property including adjacent uses and how the zoning change request met requirements of the Future Land Use Plan and principles of the Comprehensive Plan, noting that the Planning and Zoning Commission, with a vote of 4-2, recommended approval, as well as staff.

Jim Maibach (President and Owner), B.J. Hall (Property Manager and Licensed Sales Agent), and Cole Carter (Property Tax Associate and Appraisals), all of Peyco Southwest Realty and Patrick Pine (Development Partner) of Vaquero Ventures, were all available to answer questions from the City Council.

Jim Maibach discussed several topics including access points, buffering and screening, and market rate pricing. Patrick Pine discussed several topics including traffic, the widening of Sublett Road, drainage, site plan, building specifications, and sightlines.

Mayor Johnson continued the public hearing (a continuation of the hearing that began during the Tuesday, October 15 Regular Meeting) at 8:43 p.m.

- **Sara Johnson**, 700 Crestview Drive, spoke about the need for business retention and development.

- **Claire McCartney**, 1404 Fern Court, spoke against the request.
- **Michael Watson**, 412 Coker Valley Lane, spoke against the request.
- **Frank Fernandez**, 911 Shady Vale Drive, spoke against the request.
- **Superintendent Chad Gee**, 1018 Belmont, on behalf of Kenndale ISD, spoke against the request.
- **Richard Weber**, 2703 Crestmoor Court, Arlington, spoke against the request.
- Property Owner **Carolyn Coker Williamson**, 2315 Little Road, Arlington, TX 76016, spoke in favor of the request.
- **Tracy Hardy**, 1406 Fern Court, spoke against the request.

Mayor Johnson closed the public hearing at 9:11 p.m.

Patrick Pine responded with information regarding drainage, detention, setbacks, walkability. Discussion among the Council included the direction of flow of the creek, drainage, runoff, grading of the lot, number of units, and future plans for Joplin Road (a City of Arlington Road).

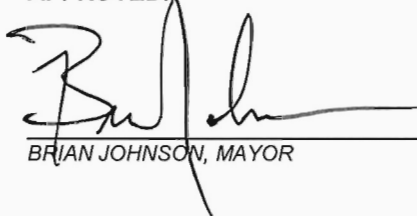
Motion To Approve. Action Approve Ordinance 682, regarding a request by Devan Pharis for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 11 acres located at 5306 Kennedale Sublett Road, City of Kennedale. **Moved By Pugh. Seconded By Wandel. Motion to approve passes 4-1, with Rhodes voting against.**

V. ADJOURNMENT

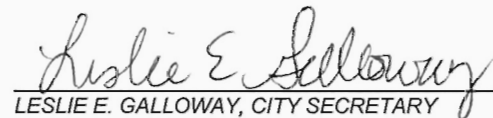
Motion To Adjourn. Action Adjourn. Moved By Wandel. Seconded By Rhodes. Motion passes unanimously.

Mayor Johnson adjourned the meeting at 9:27 p.m.

APPROVED:


BRIAN JOHNSON, MAYOR

ATTEST:


LESLIE E. GALLOWAY, CITY SECRETARY

