

KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | JANUARY 16, 2020
WORK SESSION & REGULAR SESSION AT 6:00 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. Presentation and discussion of potential new "TH" Townhome zoning category

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 individual 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 December 2, 2019 regular meeting.

VIII. DECISION ITEMS

- A. Case # PZ 20-01 to receive comments and consider action on a request by Azam Shaikh for a replat of approximately 1 acre of land at 800 Shady Bend Drive, legal description of Block 1, Lot 36, Shady Creek East Addition, 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 January 1, 1900, 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.

A handwritten signature in black ink, appearing to read 'MD', is written over a horizontal line.

MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | DECEMBER 2, 2019
REGULAR MEETING AT 6:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:00 PM

Staff present – Melissa Dailey, George Campbell, Meghan Riddlespurger

II. REGULAR SESSION

Martha Dibella called the meeting to order at 6:00 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	AUSTIN DEGENHART	X		X
4	KAYLA HUGHES	X		X
5	DAVID GREEN	X		X
6	BILLY DON GILLEY	X		X
7	MARK PERKINS	X		X
8	BRENT JONES (Alt)	X		
9	PERRY CLEMENTI (Alt)	X		

A QUORUM WAS PRESENT

IV. VISITOR AND CITIZEN FORUM

There were no speakers.

V. REPORTS AND ANNOUNCEMENTS

David Green introduced himself to the Board. He stated that he has been absent while coaching football. Greg Adams introduced himself and stated he has been absent because he is participating in training at the Fort Worth Police Department.

Kayla Hughes stated that the Tree Lighting is tomorrow evening, December 3rd.

VI. MINUTES APPROVAL

Consider approval of minutes for regular meeting on November 7, 2019.

Mark Perkins made a motion to approve the minutes. Kayla Hughes seconded the motion. The motion passed 6-0-1. Mr. Adams abstained, stating he was not present at the last meeting.

VII. DECISION ITEMS

- A. **CASE # PZ 19-11** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "R4" Residential 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.

Staff Presentation: Melissa Dailey stated this case was being reheard because the Star-Telegram did not post the notice for the last meeting in time. She gave a presentation on the zoning request. She discussed the current zoning and surrounding zoning districts versus the requested zoning district. She stated that staff again recommends approval.

Public Hearing: The applicants chose not to speak. There were no members of the public in attendance who requested to speak on the matter. Ms. Dibella closed the public hearing.

Commission Discussion: Ms. DiBella stated she walked the site recently and was concerned about topography. She confirmed that the applicants planned to utilize engineers. Ms. Dailey stated the applicants already had civil engineers working with City of Kennedale and City of Arlington staff as well as Kennedale's engineering consultants. Ms. Hughes addressed concerns about rear-facing garages from adjacent neighborhoods, stating that the current R-3 zoning allows rear-facing garages. The Board also discussed the way R-4 spatial requirements would work with the land as opposed to R-3, discussed the lot sizes compared to other Kennedale neighborhoods, and discussed the improvements that would be made with a drainage plan.

Ms. Hughes made a motion to approve. Mr. Adams seconded the motion. Mr. Green asked if he should abstain since he was absent last meeting. Ms. Dailey stated that abstentions are typically only used for a conflict of interest. The motion passed unanimously.

- B. **CASE # PZ 19-12** Consider request by Josiah Development, Inc. for approval of construction plans for the Oak's Court development of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, Abstract 980

Staff Presentation: Ms. Dailey stated that a new state law requires the Board to hear and approve public infrastructure improvements. She presented the plans, reviewing the location of the site, the fact that the development would be a mixed use development with residential homes on small lots targeted to seniors. She stated that the public improvement plans have been reviewed extensively by City of Kennedale staff, City of Arlington staff, and the City of Kennedale's engineering partners at Shield Engineering.

Public Hearing: Applicant Carl Greer reviewed the plans with the Board. There were no members of the public in attendance who requested to speak on the matter. Ms. Dibella closed the public hearing.

Board Discussion: The Board discussed the plans and asked the applicant and City Staff questions regarding tree preservation efforts, garages and access, the topography of the land, grading challenges, maintenance of the properties, spatial requirements per UDC, placement of gas and telecommunications infrastructure lines, and timeline for development. Mr. Greer stated that garages were planned to be wider than typical garages to make accessibility accommodations for residents. Mr. Greer discussed the drainage plan in detail with the Board and answered questions regarding stormwater mitigation and flood protections for adjacent areas.

Mark Perkins made a motion to approve. Degenhart seconded. The motion passed 6-1 with Billy Gilley voting in opposition.

XI. ADJOURNMENT



STAFF REPORT – PLANNING & ZONING COMMISSION

Date: January 16, 2020

Agenda Item No: DECISION ITEM A, PZ 20-01

I. Subject:

CASE # PZ 20-01 Receive comments and consider action on a request by Azam Shaikh for a replat of approximately 1 acre of land at 800 Shady Bend Drive, legal description of Block 1, Lot 36, Shady Creek East Addition, Kennedale, Tarrant County, Texas.

II. Originated by: Melissa Dailey

III. Summary: The applicant has requested to re-plat his property located at 800 Shady Bend Drive to create two lots from the single lot with the intent to build another home on the property. This property is located in the platted subdivision of Shady Creek East which is zoned "R1" Residential. R1 requires a minimum of ½ acre, or 21,780 square feet. The applicant has one of the largest lots in the neighborhood at 1.04 acres, or 45,116. The lot with a single family home is located on a cul-de-sac fronting Shady Bend Drive and backing onto Border Lane.

Once re-platted, each lot would meet R1 requirements at just over ½ acre each. Staff has reviewed the proposed re-plat and has determined that all city requirements have been met. Since this is an established subdivision, all infrastructure is already in place, including drainage mitigation. A drainage easement for detention exists along the eastern edge of the neighborhood. The additional lot created from the re-plat would be large enough with required setbacks and with the drainage easement that exists on part of the lot to build a home that would meet all city requirements. Access to this home would be from Border Lane.

IV. Recommendation:

Approve plat as presented

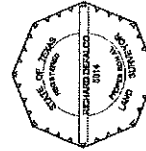
V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

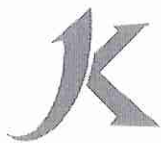
Copyright © 2003

Lots 36R-1 and 36R-2, Block 1
being a Replat of Lot 36, Block 1
of "Shady Creek East, Section Two",
as recorded in Cabinet A, Slide 5039,
Plat Records of Tarrant County, Texas



Handwritten:





KENNEDALE
Planning Department
www.cityofkennedale.com

NOTIFICATION RESPONSE FORM

Case PZ ~~19-13~~ 20-01

P&Z Meeting Date: January 16th, 2020 at 6:00 p.m.

Your Name: Mario and Miriam Uamas

Address: 1022 Harrison Dr., Kennedale, TX 76060

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

My husband and I think that this is
a great project.

Signature

Miriam Uamas

Date:

12/19/2019

Printed Name(s)

Miriam Uamas

One form per property

Phone number (optional) (817) 913-9842

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812

NOTIFICATION RESPONSE FORM

Case PZ 19-43 ²⁰⁻⁰¹ JAN. 16, 2020
P&Z Meeting Date: ~~December 2, 2019~~ at 6:00 p.m.

Your Name: John & Mary Ann Poll

Address: 1020 Harrison Drive, Kennedale, TX 76060

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

Signature

John Poll
Mary Ann Poll

Date:

12/26/2019

Printed Name(s) MARY Ann POLL John Poll
One form per property

Phone number (optional) 817-330-3242

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812

NOTIFICATION RESPONSE FORM

Case PZ ~~10-13~~ 20-01

P&Z Meeting Date: January 16th, 2020 at 6:00 p.m.

Your Name: TERRY WRIGHT

Address: 620 COOPER LANE

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

Signature

Terry Wright

Date:

12/19/2019

Printed Name(s)

TERRY WRIGHT

One form per property

Phone number (optional) _____

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812



KENNEDALE
Planning Department
www.cityofkennedale.com

NOTIFICATION RESPONSE FORM

Case PZ ~~19-13~~ 19-20-01

P&Z Meeting Date: January 16th, 2020 at 6:00 p.m.

Your Name: Robert L. Gutierrez

Address: 803 Shady Bend Dr

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

Signature

Robert L. Gutierrez

Date:

12/22/19

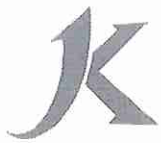
Printed Name(s)

Robert L. Gutierrez

One form per property

Phone number (optional)

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812



KENNEDALE
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NOTIFICATION RESPONSE FORM

Case PZ 10-13 20-01

P&Z Meeting Date: January 16th, 2020 at 6:00 p.m.

Your Name: Mohammad Wafayee

Address: 813 Shady Bend Dr Kennedale TX 76060

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

Signature Ishag Mohamed Date: 12/22/19

Printed Name(s) Mohammad Wafayee
One form per property

Phone number (optional) _____

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812

NOTIFICATION RESPONSE FORM

Case PZ 20-01

P&Z Meeting Date: January 16, 2020 at 6:00 p.m.

Your Name: RONALD E. STOVER

Address: 621 504 LN

Please provide completed forms via mail, fax or hand delivery before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

The back of the property has waste pond
drainage

Signature R. E. Stover

Date: 1/9/2020

Printed Name(s) RONALD E. STOVER
One form per property

Phone number (optional) _____

Direct questions and mail or deliver responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812