

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | MAY 21, 2020
REGULAR SESSION AT 6:00 PM
VIA VIDEOCONFERENCE

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING
<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND
USING MEETING ID Meeting ID: 773 269 5410

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. REGULAR SESSION

III. ROLL CALL

IV. 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.

V. REPORTS AND ANNOUNCEMENTS

VI. MINUTES APPROVAL

- A. Consider approval of minutes for January 16, 2020 regular meeting

VII. DECISION ITEMS

- A. Case # PZ 20-02 to conduct a public hearing and consider a request by Ahmad and Theresa Khammash for a rezoning from "R2" to "R3" Residential for approximately 8 acres located at 5869 Eden Road, Jesse Russell Survey, Abstract 1361, Tracts 9F Improvement, 9F01A, 9F01 and 9D02, City of Kennedale, Tarrant County, Texas.

VIII. 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.

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

X. 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



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

CREATED 5/12/2020 12:39 PM

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | JANUARY 16, 2020
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, Meghan Riddlespurger

II. WORK SESSION

A. Presentation and discussion of potential new "TH" Townhome zoning category

Staff Presentation: Director of Planning and Economic Development Melissa Dailey presented the elements of a proposed zoning category for townhomes. The zoning category would mirror the characteristics of UV (Urban Village) and MF (Multifamily). Ms. Dailey stated that higher density developments enhance the possibility for retail, respond to the housing market, and allow development of smaller lots that are more difficult to develop with single-family residential homes. She reviewed differences between townhomes and other housing types and showed examples of existing and current townhomes including those being developed in Kennedale. She stated that staff would present the topic again at the next meeting.

Board Discussion: Commission members discussed typical HOA structures, past developments in Kennedale, comparison to other zoning categories, and general market demand for different housing types.

III. REGULAR SESSION

Martha Dibella called the meeting to order at 6:00 PM

IV. ROLL CALL

Attendance was noted at time of meeting.

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	VOTING
1	GREG ADAMS		X	
2	MARTHA DIBELLA	X		X
3	AUSTIN DEGENHART		X	
4	KAYLA HUGHES	X		X
5	DAVID GREEN	X		X
6	BILLY DON GILLEY	X		X
7	MARK PERKINS		X	
8	BRENT JONES (Alt)	X		
9	PERRY CLEMENTI (Alt)	X		X

A QUORUM WAS PRESENT

V. VISITOR AND CITIZEN FORUM

There were no speakers.

VI. REPORTS AND ANNOUNCEMENTS

There were no reports or announcements.

VII. MINUTES APPROVAL

Consider approval of minutes for regular meeting on December 2, 2019.

Billy Gilley made a motion to approve the minutes. Perry Clementi seconded the motion. The motion passed 5-0.

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.

Staff Presentation: Ms. Dailey reviewed plat approval requirements and the zoning and spatial details of the lot. She stated that the replat meets all City requirements and that staff recommends approval. She stated the applicant was available for questions.

Board Discussion: The board discussed lot access, building orientation on the site, and drainage. The applicant confirmed that all were addressed and referred to the plans submitted in their application.

Public Hearing: No speakers were in attendance.

David Green made a motion to approve the item. Kayla Hughes seconded the motion. The motion passed 5-0.

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

XI. ADJOURNMENT

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I. SUBJECT

CASE # PZ 20-02 to conduct a public hearing and consider a request by Ahmad and Theresa Khammash for a rezoning from "R2" Residential to "R3" Residential for approximately 8 acres located at 5869 Eden Road, Jesse Russell Survey, Abstract 1361, Tracts 9F Improvement, 9D, 9F01A, 9D01, 9F01 and 9D02,, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from R2 Single Family Residential to R3 Single Family Residential
Applicant	Ahmad and Theresa Khammash
Location	5869 Eden Road
Surrounding Uses	Primarily Single-Family Residential
Surrounding Zoning	R1, R2, R3, MH, C2
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is has a vacant metal building on the site. The building has been used in past years for light industrial uses. Since the property was rezoned to R2 and the building has remained vacant for an extended period, it has lost its non-conforming commercial use.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Eden Road, which is characterized by large rural residential lots and a gated subdivision across the street, Falcon Wood. A large utility corridor is located along this part of Eden Rd. The area has been rezoned over the years to a combination of R1, R2 and R3 zoning to promote residential development.

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 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. Create a stable and equitable tax base.

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.

SUMMARY

This property is currently zoned R2, a zoning category for larger lot (1/3 acre) single family development. The size of this property as well as the current demand for single family lots smaller than 1/3 acre does not lend itself to lots of this size. Additionally the cost of the required infrastructure could not be justified with the few lots that could be developed at this size. R3 zoning allows for 80' wide lots while still allowing for development of this smaller property. Single family residential development on this site is consistent with the comprehensive plan and with other development in this area. The development will be required to meet standards for R3 zoning and must meet all requirements for single family development. This development will provide quality housing for residents of Kennedale.

STAFF RECOMMENDATION

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

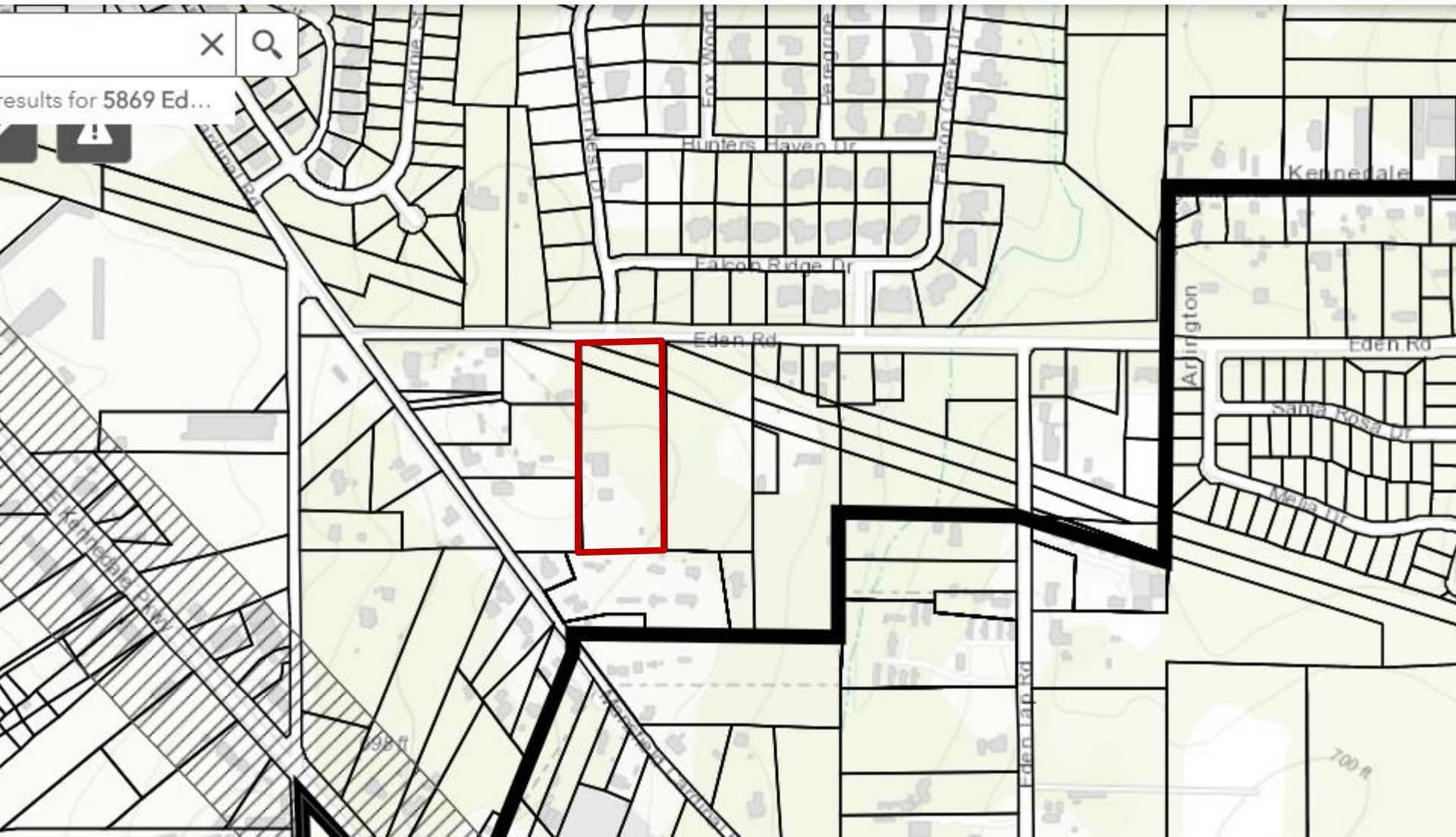
ACTION BY THE PLANNING & ZONING COMMISSION

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.

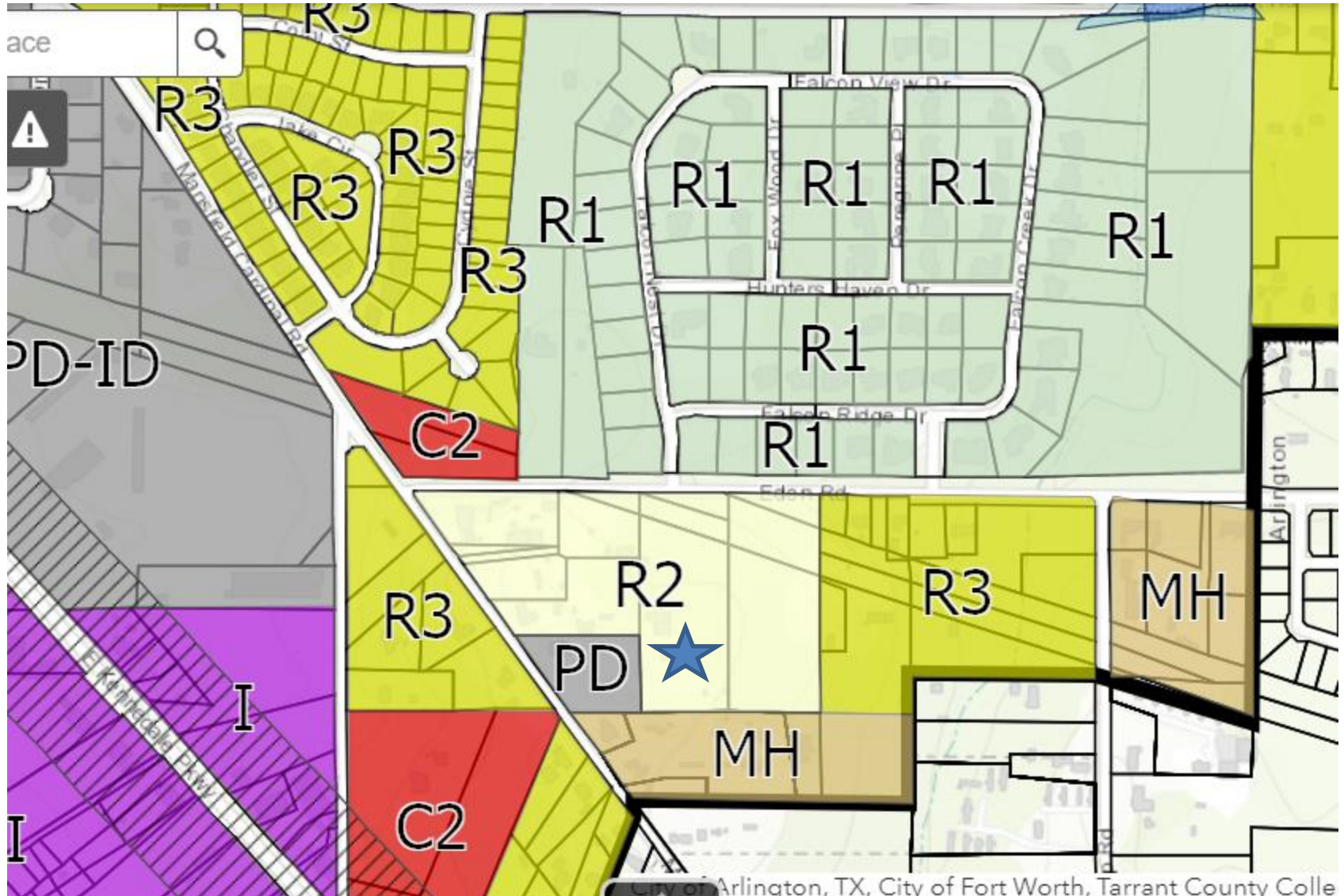
Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 20-02

5869 Eden Rd



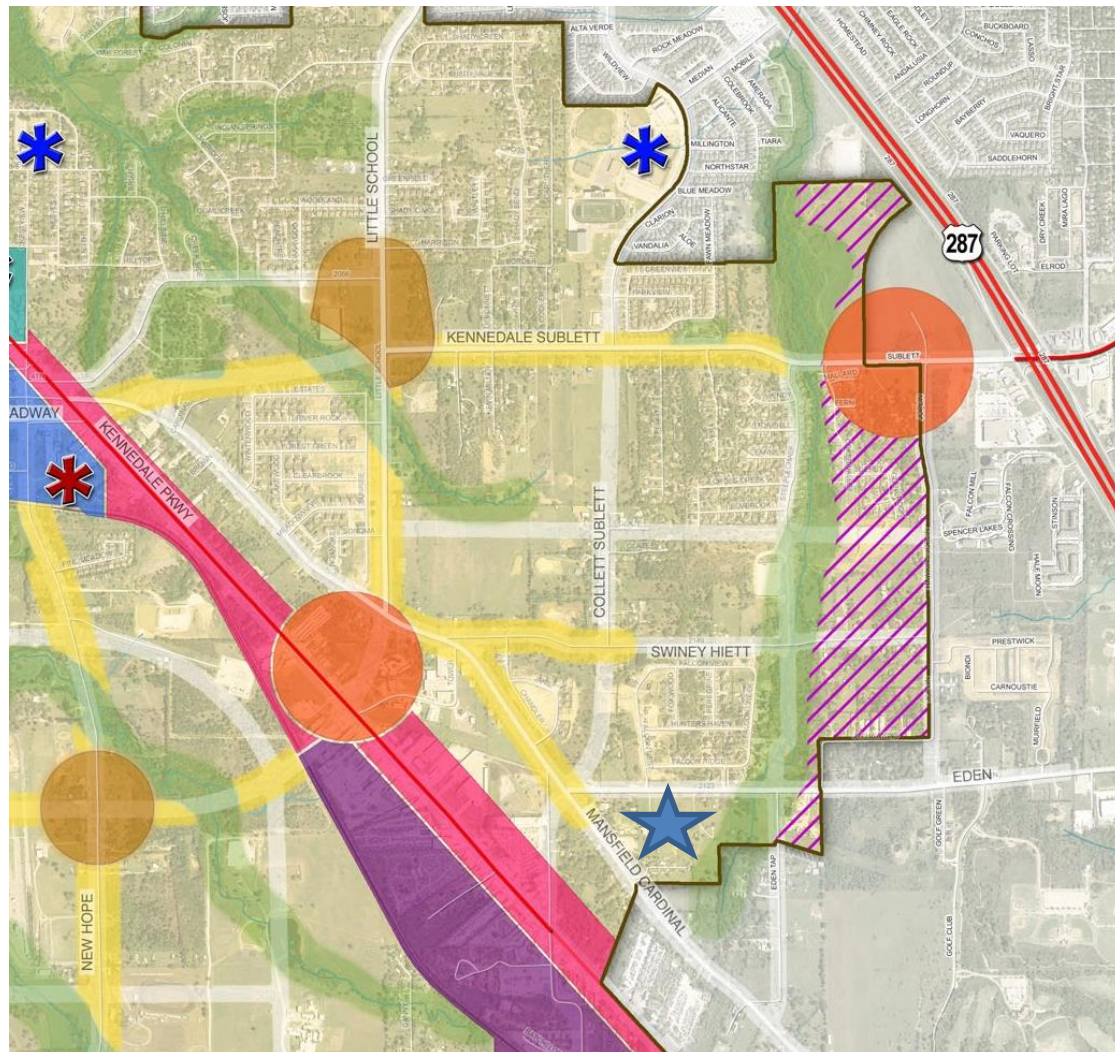
PZ 20-02
5869 Eden Rd
Existing Zoning



PZ 20-02

5869 Eden Rd

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	

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.