



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA COMMISSIONERS REGULAR MEETING

**JULY 30, 2020 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. WORK SESSION

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

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 the regular meeting on July 16, 2020.

VIII. DECISION ITEMS

- A. **CASE # PZ 20-05** to conduct a public hearing and consider a request by Matthew and Tamiko Sargent for a rezoning from "AG" Agricultural to "C1" Commercial for approximately 1 acre located at 900 E. Kennedale Sublett Road, LILLY, J M SURVEY Abstract 980 Tract 4A1 & A 985 TR 1A1, 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



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

CREATED 7/27/2020 10:28 a.m.

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | JULY 16, 2020
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

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

Staff present – Melissa Dailey, 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	
6	BILLY DON GILLEY		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

There were no reports or announcements.

VI. MINUTES APPROVAL

Consider approval of minutes for regular meeting on May 21, 2020.

Mark Perkins made a motion to approve the minutes for the May 21, 2020 meeting. Kayla Hughes seconded the motion. The motion passed 5-0.

VII. DECISION ITEMS

- A. **CASE # PZ 20-03** to conduct a public hearing and consider a request by William Franks for a rening from "C1" Commercial to "R3" Residential for approximately .5 acres located at 612 N. Little School Road, Block 4, Lots 1A and 2A, Hilldale Addition, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Melissa Dailey reviewed the property zoning, surrounding land uses, a history of uses on the property, and development potential of the lot. She stated the zoning is consistent with the comprehensive plan and is compatible with the future land use map. Ms. Dailey stated that staff

recommends approval for this zoning change request.

Board Discussion: The board discussed subdivision of the lots.

Public Hearing: Applicant William Franks addressed the board and stated that he has explored development of the lot previously. He stated that it is not feasible to use the lot for commercial purposes but that the lot would be suitable for single-family homes.

Board Decision: Austin Degenhart made a motion to recommend approval of the request. Ms. Hughes seconded the motion. The motion passed 4-0.

B. **CASE # PZ 20-04** to consider action on a request by Oak's Court Ltd for final plat of approximately 2 acres of land at 921 Kennedale Sublett Road, legal description of Block 1, Lots 3-16, Oak's Court Addition, Kennedale, Tarrant County, Texas.

Staff Presentation: Ms. Dailey reviewed the details of the Oak's Court development and stated that the final plat meets all city requirements per city staff and engineering plan review. She stated that staff recommends approval.

Board Discussion: Mr. Degenhart requested clarification regarding turn radii on both sides of one of the entrances/exits of the subdivision. Ms. Dailey stated that it was a one-way only. Applicant Carl Greer stated that the turn radius is not shown on the plat because it is not part of the property, but that the radius does exist on the curb.

Board Decision: Ms. Hughes made a motion to approve. Mr. Perkins seconded the motion. The motion passed 5-0.

X. ADJOURNMENT

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I. SUBJECT

CASE # PZ 20-05 to conduct a public hearing and consider a request by Matthew and Tamiko Sargent for a rezoning from “AG” Agricultural to “C1” Commercial for approximately 1 acre located at 900 E. Kennedale Sublett Road, LILLY, J M SURVEY Abstract 980 Tract 4A1 & A 985 TR 1A1, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from AG Agricultural to C1 Commercial
Applicant	Matthew and Tamiko Sargent
Location	900 E Kennedale Sublett Rd
Surrounding Uses	Single-Family Residential, Church, Neighborhood Retail, Gas well
Surrounding Zoning	R2, R3, AG, C1, NV
Future Land Use Plan Designation	Neighborhood Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 1 acre vacant land at the corner of N. Little School Road and Kennedale Sublett Road.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is on the corner of N. Little School Road and Kennedale Sublett Road. It is across the street from a Neighborhood Village development that is underway for 14 single family homes for seniors and a commercial development on northeast corner of the intersection. The area has a mix of uses, including single family residential, neighborhood commercial, a church, and a gas well. The area has been developing from larger single family lots and farms to a mix of traditional single family development and commercial development. Some years ago, city staff initiated a rezoning of property to the north of this land fronting N. Little School Road to C1 in an effort to encourage commercial development.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as Neighborhood Village.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #2 – Promote access to jobs. 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 throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Financially responsible and sustainable.

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

SUMMARY

The owner of the property has stated an intent to develop a community center on the site. This type of use would be compatible with the mix of uses found in a Neighborhood Village. The 1 acre site is not large enough to develop a mix of uses within it, but the neighborhood commercial types of uses allowed in C1 zoning would be compatible with the mix of uses developing in the area and the intent of the Neighborhood Village recommendation in the future land use plan.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

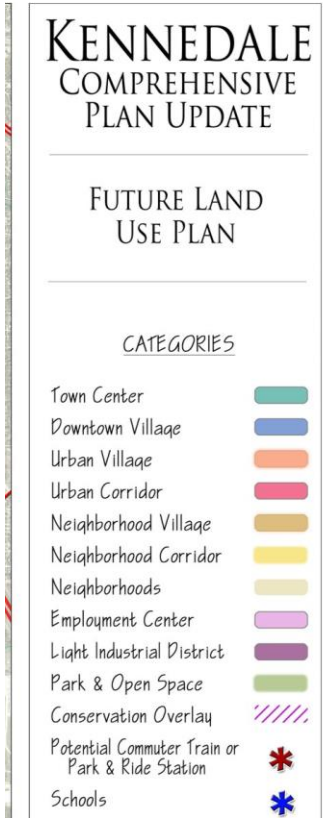
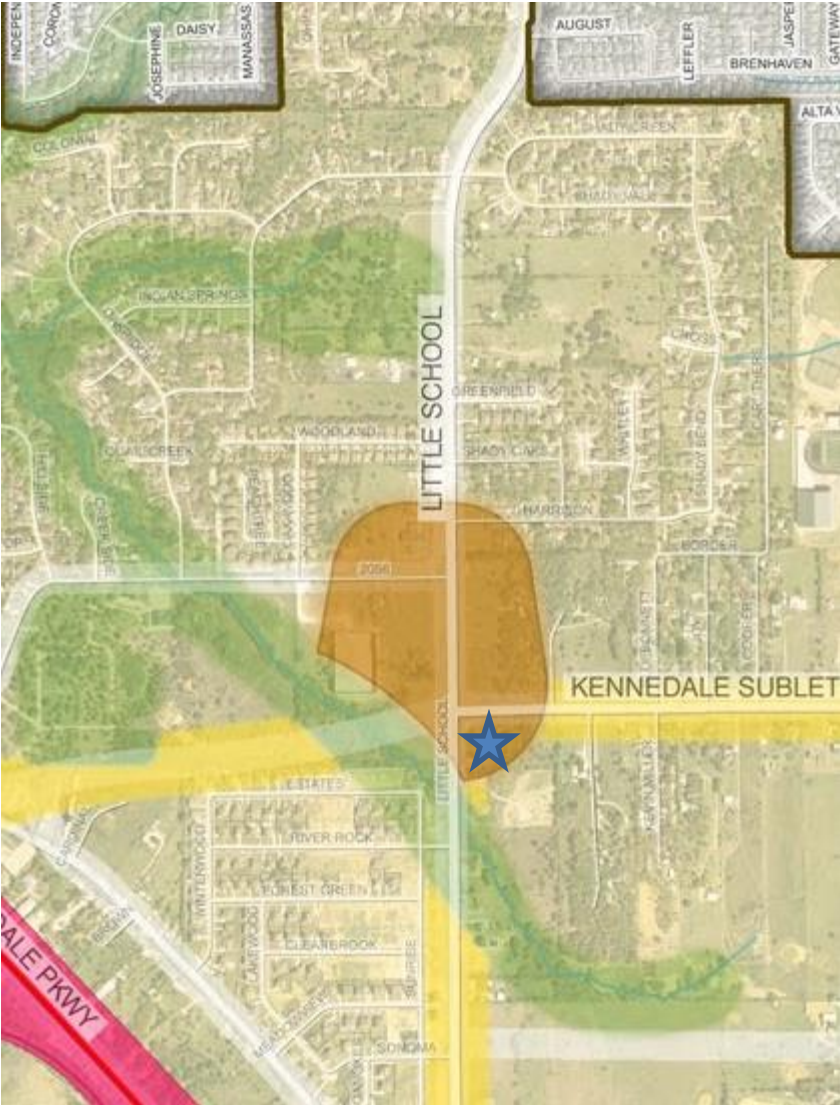
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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 20-05 900 Kennedale Sublett Rd



PZ 20-05 900 Kennedale Sublett Rd



PZ 20-05 900 Kennedale Sublett Rd

