



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, JANUARY 14, 2021 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 from the November 12, 2020 regular meeting

VII. DECISION ITEMS

- A. **CASE # PZ 21-01** to conduct a public hearing and consider a request by John F. Goss for a rezoning from "OT-4" Old Town -4 to "OT-2" Old Town-2 for approximately 1 acre located at 443 True Gunn Road, #A and B, and 445 True Gunn Road, Carol Heights Addition, Lots 5R, 6R and 7R, City of Kennedale, Tarrant County, Texas.
- B. **CASE # PZ 21-02** to conduct a public hearing and consider a request by the Economic Development Corporation for a rezoning from "R3" Residential to "NV" Neighborhood Village for approximately .42 acre located at 6820 Oak Crest Dr. W., Oak Crest Addition, Lot 31, Block 1, 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 2/19/2020 4:03 PM

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | NOVEMBER 12, 2020
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:45 PM

Staff present – Melissa Dailey

II. REGULAR SESSION

Martha Dibella called the meeting to order at 6:45 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	VACANT			
6	BILLY DON GILLEY		X	
7	MARK PERKINS	X		X
8	BRENT JONES (Alt)	X		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 September 10, 2020.

Mr. Perkins made a motion to approve the minutes. Mr. Adams seconded the motion. The motion passed 6-0.

VII. DECISION ITEMS

- A. CASE # PZ 20-13 to conduct a public hearing and consider a request by the Kennedale Economic Development Corporation for a rezoning from "C2" Commercial to "UV" Urban Village for approximately 3 acres located at 600 W Kennedale Parkway, Lot 8, Bloxk 1, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas

Ms. Dailey reviewed the property zoning, surrounding land uses, and a history of uses on the property. She stated that the property was acquired by the EDC as a result of a realignment of Bowman Springs Road and is being replatted to exclude the part that is now Bowman Springs Road. The property is zoned C2 and is challenging to develop as C2 commercial because of the lack of depth and unusual shape of the property. This lot and the immediate area is proposed to be an Urban Village in the future land use plan. The developer, GBOH, Inc. proposes 16 small-lot single family homes on the site in a modern design. The proposed development uniquely fits this unusual site. Staff recommends approval.

Ms. Hughes asked if the development is on the northeast corner or southeast corner. Ms. Dailey responded it is to be on the southeast corner and the northeast corner is not part of this development. A representative of GBOH, Inc., Joel Beal, provided more clarification. Mr. Beal stated that they would like to speak to the owners of the other corners to determine if there is potential to expand development in the area. He also mentioned a pocket park could include artistic elements that could be used by children.

Public Hearing

Public hearing opened at 6:55 pm.

Mr. Ngoc Bui, 5226 W Kennedale Parkway, spoke. His property is industrial zoned and he is concerned about housing being next to his property. His property has noise and they work late, and he is concerned that the residents will complain about his property. He feels it will interfere with his business. He feels they should go build somewhere else.

Public hearing closed 6:59 pm

Board Discussion

Ms. Hughes asked if the impact of the residential on industrial development had been assessed. Mr. Beal stated that fencing is proposed on the south side of the property for privacy and will look at a material to help with sound. Ms. Dailey stated that these will be rental, at least initially, and this development is designed to be in a more commercial environment as opposed to a traditional single family development.

Mr. Jones stated there is a fence and a tree line on the south edge. He encouraged the developer to keep as many of the trees as possible. Mr. Beal stated that they haven't developed a tree plan, but their goal will be to keep as many trees as possible, especially the larger trees. He asked for a clarification about the realignment of Bowman Springs. Ms. Dailey clarified that the current alignment is the permanent alignment for the road.

Ms. Dibella commented that a pocket park on the corner of Kennedale Parkway might be a challenge. Mr. Beal stated that they are also looking at the other end of the development for the park, but can explore a gateway element at that corner instead. She asked if this corner is UV but the other parcels do not become UV, what happens? Ms. Dailey stated that the staff would encourage property owners and developers to begin to implement UV uses and zoning, and could explore a city-initiated rezoning. Ms. Dailey also stated that the City is working with NCTCOG to design a complete street for the parkway, which could help create a street that is a true parkway and not aggressive as it is today.

Board Decision

Ms. Hughes made a motion to recommend approval. Mr. Jones seconded the motion. The motion passed 6-0.

B. CASE # PZ 2014 to conduct a public hearing and consider a request by Magnolia Hills Lot Venture Ltd for approval of a final plat for the Magnolia Hills subdivision, located at 1118 and 1132 Kennedale Sublett Road, J. M. Home Estes Tracts Addition, Lots 4R1 and 3B1, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Ms. Dailey stated that infrastructure is largely complete for the subdivision, that the final plat meets all city requirements, and staff recommends approval.

Board Discussion

Ms. Hughes asked about Collett Sublett connecting to the south. Ms. Dailey stated that the street has been built to the old Collett Sublett. Reconstruction of the older portion is on the capital improvements list to be funded and will be up to Council to determine funding.

Board Decision

Mr. Adams made a motion to recommend approval. Mr. Perkins seconded the motion. The motion passed 6-0.

The meeting was adjourned at 7:17 p.m.

I. SUBJECT

CASE # PZ 21-01 to conduct a public hearing and consider a request by John F. Goss for a rezoning from "OT-4" Old Town -4 to "OT-2" Old Town-2 for approximately 1 acre located at 443 True Gunn Road, #A and B, and 445 True Gunn Road, Carol Heights Addition, Lots 5R, 6R and 7R, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from OT4 Old Town 4 to OT2 Old Town 2
Applicant	John F Goss
Location	443 #A and B and 445 True Gunn Road
Surrounding Uses	Single-Family Residential, mobile homes, industrial
Surrounding Zoning	OT4
Future Land Use Plan Designation	Downtown Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This request is for 3 parcels of land. 445 True Gunn has a single family home on the site, and 443A and 443B are vacant..

SURROUNDING PROPERTIES & NEIGHBORHOOD

This property is located approximately 2 blocks west of Kennedale Parkway in the northwest part of the city. This street and adjoining street, Woodlea Lane, is characterized by a variety of lot sizes of single family homes. Immediately to the west of the property is a mobile home park, and business and industrial uses exist along Kennedale parkway to the east. This neighborhood is surrounding by the creek along the north, south and west sides, so the only connected street is Woodlea that intersects with Kennedale Parkway.

STAFF REVIEW

FUTURE LAND USE PLAN

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

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

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 the intent to develop single family homes on the two vacant sites, or potentially combine the two parcels for a larger single family home parcel. 445 True Gunn is currently legal non-conforming, and a rezoning would allow the lot to be a conforming lot. A city-initiated rezoning to Old Town 4 was approved years ago in an effort to encourage higher density development and a mix of uses in this older part of the City. Old Town 4 zoning requires a minimum of 3 attached units for single family development. Old Town 2 would allow for a continuation of the principles of Old Town development, while allowing for single family development on these lots. Because this area is a small area not connected to other neighborhoods due to the location of the creek around the neighborhood, and because of the existence of single family homes on most of the lots in the immediate area, these 3 lots are not likely to develop into a higher density development. In staff’s opinion, the development of these lots for single family would be compatible and consistent with surrounding development.

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.

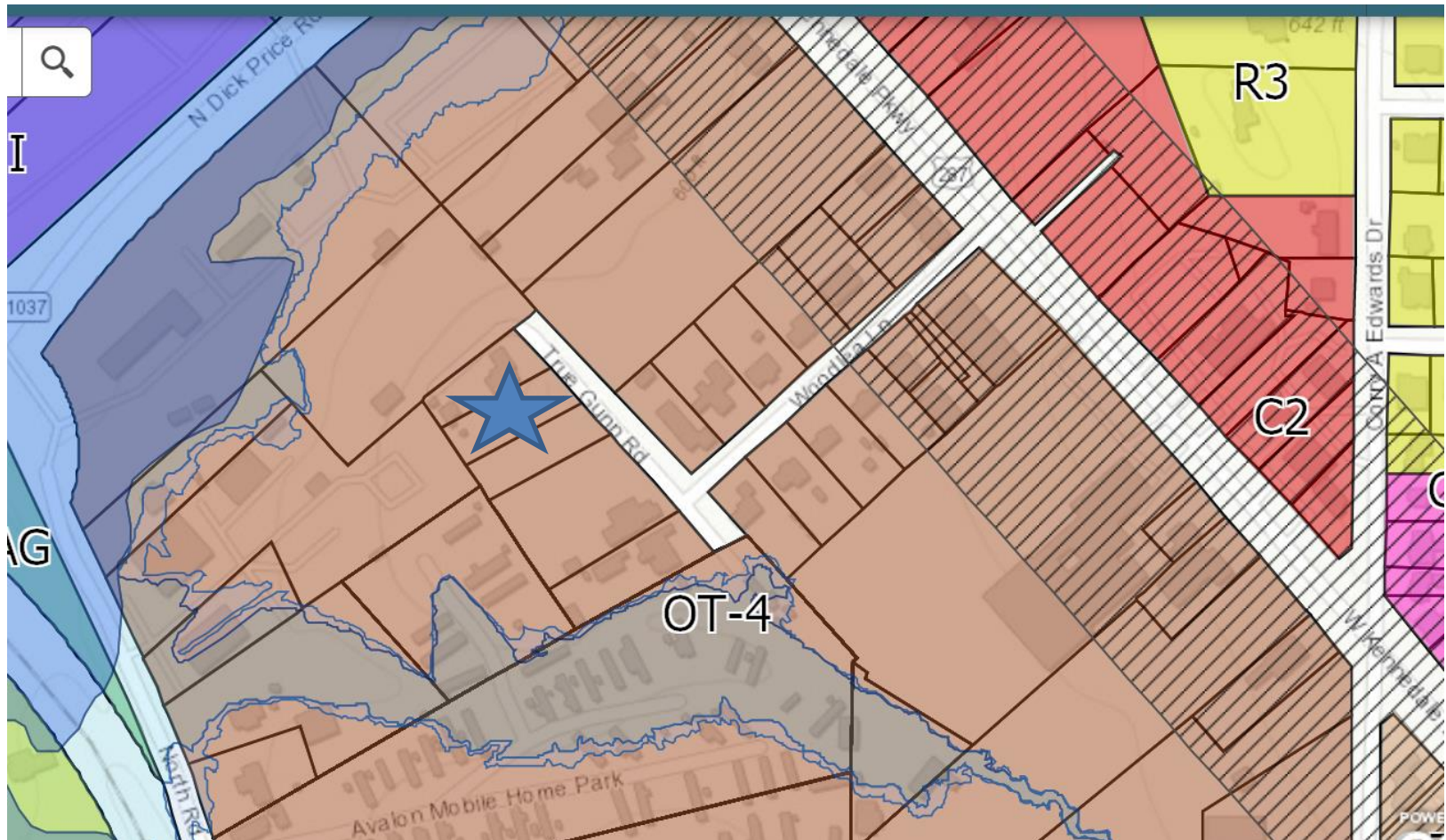
Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 21-01



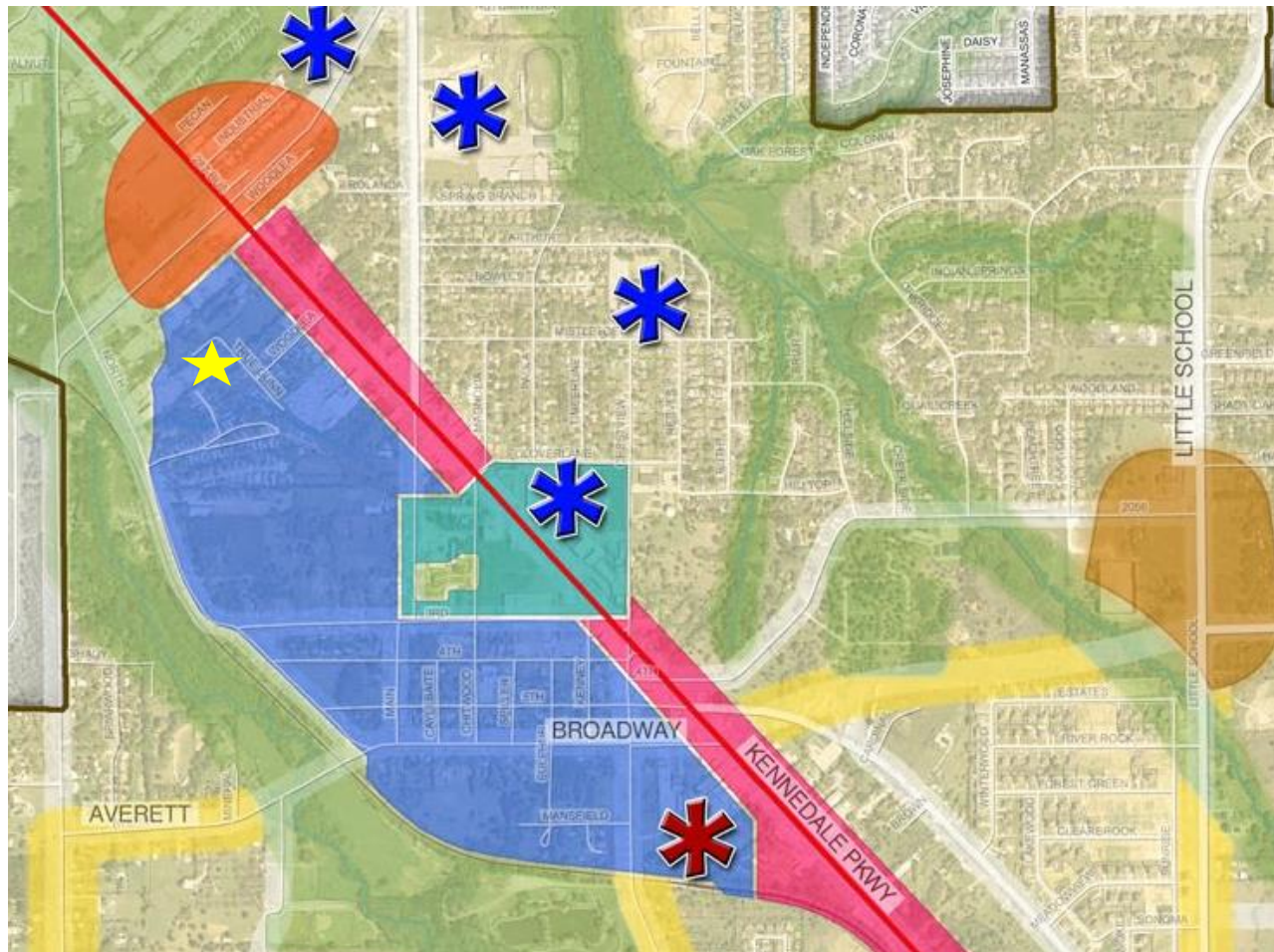
Existing Zoning

PZ 21-01



Future Land Use Plan

PZ 21-01



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	



Subject Property

I. SUBJECT

CASE # PZ 21-02 to conduct a public hearing and consider a request by the Kennedale Economic Development Corporation for a rezoning from “R3” Residential to “NV” Neighborhood Village for approximately .42 acre located at 6820 Oak Crest Dr. W., Oak Crest Addition, Lot 31, Block 1, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from R3 Residential to NV Neighborhood Village
Applicant	Kennedale Economic Development Corporation
Location	6820 Oak Crest Dr. W.
Surrounding Uses	Single-Family Residential, Industrial, Church
Surrounding Zoning	R3, I, EC
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is slightly more than a 1/3 acre and is a vacant lot in the Oak Crest neighborhood owned by the Kennedale Economic Development Corporation.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Oak Crest neighborhood is a mix of uses, primarily single family with some heavy industrial uses along the southern edge. The property adjacent to the south is an industrial use called Texas Tank and Tire, and single family and vacant lots flank the property to the north and across the street. Approximately 3 blocks to the northeast is an area zoned Employment Center, which is designated to be a mix of higher density uses in a walkable environment. Many of the heavy industrial uses in the neighborhood are salvage yards and are legal non-conforming uses that were part of an annexation by the City. Two hotels are currently planned in this area.

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, Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.

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 EDC has owned this property since 2017. Their goal is to facilitate the development of the property in a way that improves the Oak Crest neighborhood and generates property taxes again. This is a challenging parcel to develop with heavy industrial uses adjacent to the site. However, single family uses exist on parcels to the north and east of the site. A quality transitional use between the industrial and single family is needed for this unique parcel. The EDC has partnered with the Housing Channel, a non-profit that develops affordable housing in North Texas, and the University of Texas at Arlington, who has created the design for the development, to develop a plan for the redevelopment of this parcel. The plan envisions 6 new small, quality affordable homes for seniors in a walkable, connected community that includes a green space for gathering. This type of development provides needed homes for seniors while improving the neighborhood. Because of the uniqueness of this development along with potential future development opportunities on surrounding lots, staff is recommending Neighborhood Village zoning for this site. The City of Kennedale owns an almost 1-acre vacant lot two lots to the south and another vacant lot across the street slightly to the north. A private owner owns the 2 vacant lots to the south of the City's lot and across the street from this parcel. There is an opportunity for staff to proactively work with a developer or developers to develop these lots individually or combine them to create a mixed use development that could include additional housing and/or live-work units or office uses in a quality neighborhood village environment.

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.

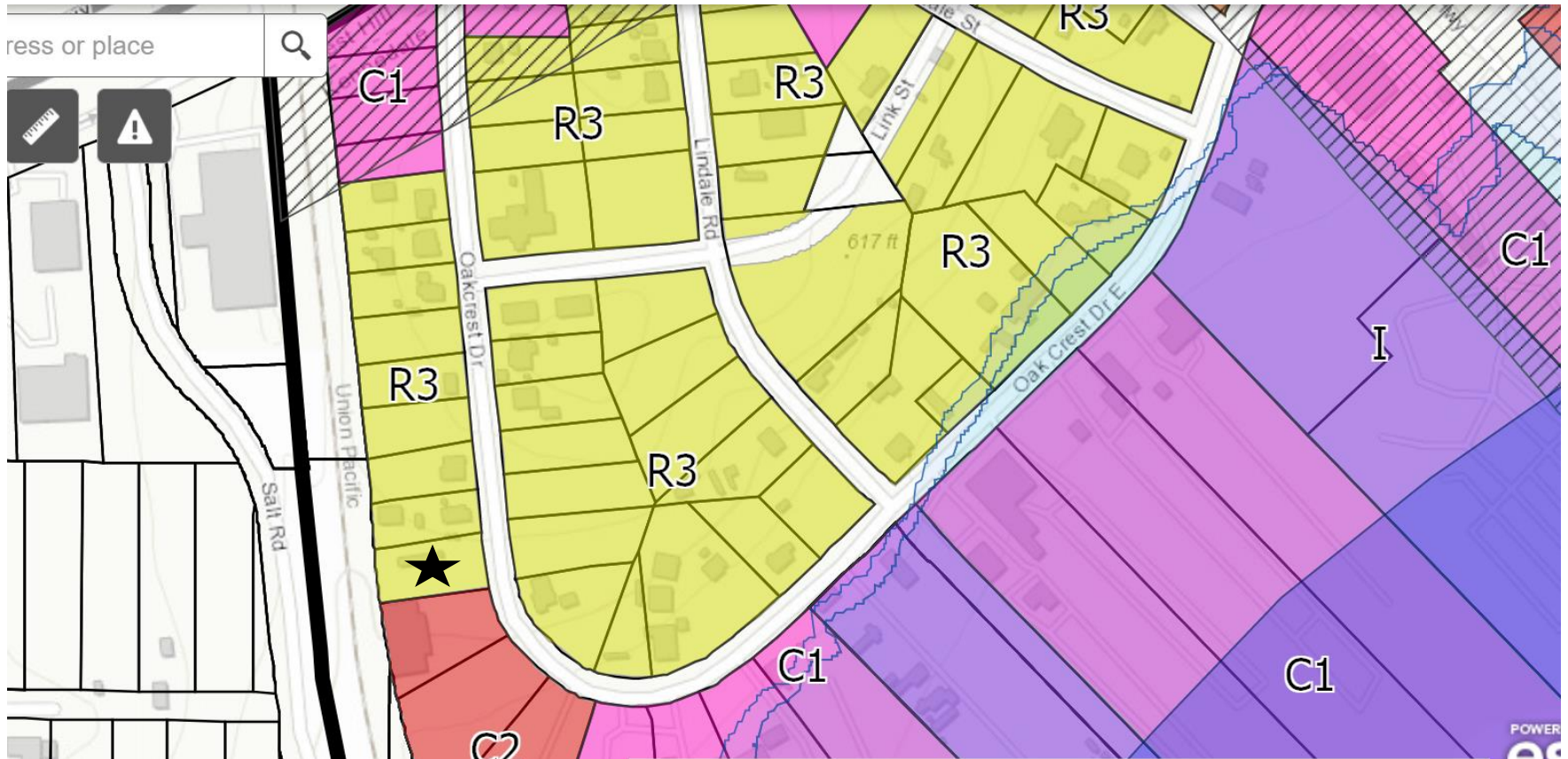
Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

PZ 21-02



Existing Zoning

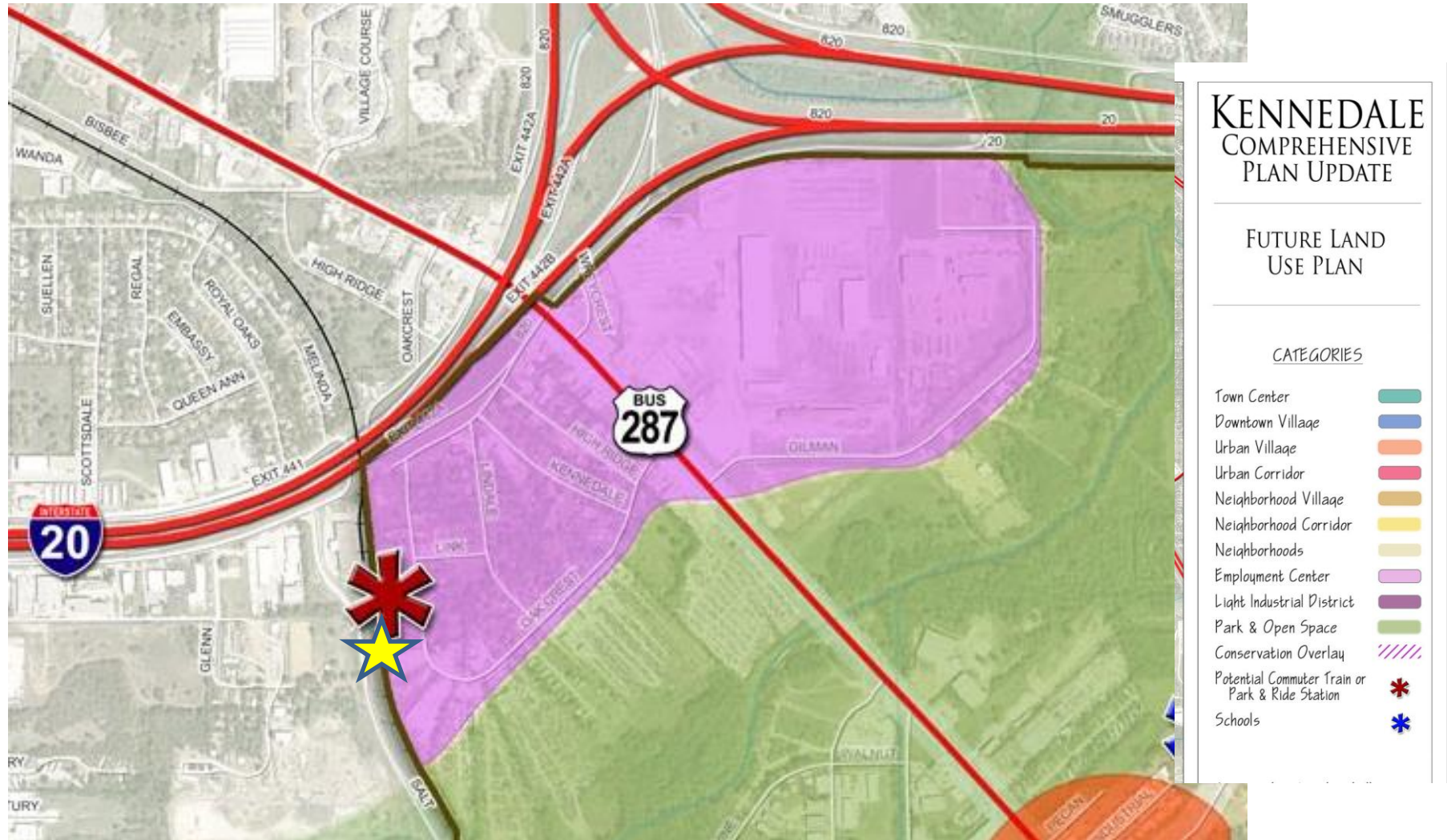
PZ 21-02



★ Subject property

Future Land Use Plan

PZ 21-02



Subject property