



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA

REGULAR MEETING | JANUARY 13, 2022 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

- A. Training for Commissioners provided by the City Attorney's Office

IV. EXECUTIVE SESSION

Pursuant to §551.071, the Planning & Zoning Commission reserves the right to convene in Executive Session(s) at any time during this meeting to seek legal advice concerning posted Executive Session items (below) and/or any item posted on the agenda.

- A. CASE #PZ 22-01

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

VI. REGULAR SESSION

VII. REPORTS AND ANNOUNCEMENTS

In addition to any items below, staff, consultants, and/or Commissioners may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

VIII. 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.

IX. DECISION ITEMS

- A. Consider approval of the October 14, 2021 Regular Meeting minutes
- B. **CASE #PZ 22-01** — Conduct a public hearing and consider a recommendation to amend the Unified Development Code by amending Table 4.2, "Schedule of Uses: Old Town Districts," of Article 4, "Old Town Districts" by designating "Dwelling, multi-family" as a permitted use in the OT-4 Old Town Mixed-Use District.
- C. **CASE #PZ 22-02** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.46 acres located at 6817 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 11, City of Kennedale, Tarrant County, Texas
- D. **CASE #PZ 22-03** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.53 acres located at 6821 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 10, City of Kennedale, Tarrant County, Texas

- E. **CASE #PZ 22-04** — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.33-acre tract located at 104 Meadowview Drive in the Boaz's Subdivision Addition Lot 3R, Block 13, City of Kennedale, Tarrant County, Texas
- F. **CASE #PZ 22-05** — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.47-acre tract located at 700 Mansfield Cardinal Road in the Boaz's Subdivision Addition Lots 1 & 2, Block 13, City of Kennedale, Tarrant County, Texas
- G. **CASE #PZ 22-06** — Conduct a public hearing and consider a request by Citipoint Properties & Investments, LLC for a rezoning from "OT-2" Old Town-2 to "OT-3" Old Town-3 for approximately 3.44 acres located at 509 Corry A Edwards Drive, Woodlea Acres Addition, Block 2 Lot 1, City of Kennedale, Tarrant County, Texas

X. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE JANUARY 13, 2022 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.


LESLIE E. GALLOWAY, CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending 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 by calling 817-985-2104 or (TTY) 1-800-735-2989.

POSTED _____ (DATE) _____ (TIME)



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.

SUBJECT

Training for Commissioners provided by the City Attorney's Office

ORIGINATED BY

Alicia Kreh
TOASE

SUMMARY

As there are several new members of the Commission, staff has arranged for the City Attorney's Office to provide a brief training regarding your role and responsibilities as a P&Z Commissioner.

RECOMMENDATION

ATTACHMENTS



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM IV.A.

SUBJECT

CASE #PZ 22-01

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

RECOMMENDATION

Information related to this item is attached to Decision Item IX.B.

ATTACHMENTS



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IX.A.

SUBJECT

Consider approval of the October 14, 2021 Regular Meeting minutes

ORIGINATED BY

Leslie Galloway, Interim City Manager

SUMMARY

The minutes from the most recent meeting are attached for the Commission's consideration of approval.

RECOMMENDATION

ATTACHMENTS

1.	2021_10.14 P&Z Minutes - DRAFT	2021_10.14 P&Z Minutes - DRAFT.pdf
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PLANNING & ZONING COMMISSION MINUTES
REGULAR MEETING | OCTOBER 14, 2021
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

As there is currently no Chair, Mark Perkins chaired the meeting in the absence of Vice Chair Kayla Hughes. Perkins called the meeting to order at 6:05 p.m. and asked that anyone wishing to speak turn in a form before the meeting began.

II. REGULAR SESSION

A. ROLL CALL

PRESENT: Serving as Chair Mark Perkins, Place 7; Perry Clementi, Place 5; Brent Jones, Place 6; Alternate (voting) Derrick Rubin, Place 8; and Alternate (voting) Andrew Malkowski, Place 9; **Absent: Greg Adams, Place 1; Vice Chair Kayla Hughes, Place 4; Vacant Seats:** Place 2 and Place 3; **Staff and Consultants:** Interim City Manager Leslie E. Galloway and Planning Consultant Chance LeBlanc of Dunaway.

B. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

C. REPORTS AND ANNOUNCEMENTS

There were no announcements at this time.

D. DECISION ITEMS

1. Consider approval of minutes for the May 13, 2021 regular meeting

Motion Approve. Action Approve minutes for May 13, 2021 regular meeting, Moved By Jones, Seconded By Malkowski. Motion passed unanimously.

2. **CASE #PZ 21-13** — Conduct a public hearing and consider a request by Mycoskie & Associates for a rezoning from C2 General Commercial, R2 & R3 Residential to R4 Residential for approximately 108 acres located at 299 Jonah Road situated in the C.B. Teague Survey Tract 4, 3780 New Hope Road, located in the Raceway Estates Addition Lots 7A & 7B, 3830 New Hope Road is situated in the Robert C Richey Survey Tract 1B, City of Kennedale, Tarrant County, Texas

Planning Consultant Chance LeBlanc of Dunaway gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. LeBlanc also noted that there was an existing Developer's Agreement (executed in 2014 with the current property owner). He stated that staff found the request to meet all requirements and would recommend approval of the request.

Chair Perkins opened the Public Hearing at 6:16 p.m.

Demetrie Norwood, Councilmember James Connor, Jeff Morris, LuAnn Hull, and Brian Cleek spoke against. Gary Knott submitted a written statement in favor.

The Public Hearing was closed at 6:36 p.m.

Jacob Sumpter, President of MMA, representing the development group, discussed past developments, the history of the property, circumstances making development of portions of the property unfeasible, and neighborhood design and access points. There was discussion of projected ad valorem and TIRZ revenues, existing roadway capacity, emergency access, the administrative portion of the development process, existing utility lines, and the separately proposed extension of Little School Road.

Motion Approve. Action Forward a recommendation to the City Council for the approval of CASE #PZ 21-13, a request for a rezoning from C2 General Commercial, R2 & R3 Residential to R4 Residential for approximately 108 acres located at 299 Jonah Road situated in the C.B. Teague Survey Tract 4, 3780 New Hope Road,

located in the Raceway Estates Addition Lots 7A & 7B, 3830 New Hope Road is situated in the Robert C Richey Survey Tract 1B, City of Kennedale, Tarrant County, Texas, **Moved By** Malkowski. **Motion died for lack of a second.**

Motion Deny. Action Forward a recommendation to the City Council for the denial of **CASE #PZ 21-13**, a request for a rezoning from C2 General Commercial, R2 & R3 Residential to R4 Residential for approximately 108 acres located at 299 Jonah Road situated in the C.B. Teague Survey Tract 4, 3780 New Hope Road, located in the Raceway Estates Addition Lots 7A & 7B, 3830 New Hope Road is situated in the Robert C Richey Survey Tract 1B, City of Kennedale, Tarrant County, Texas, **Moved By** Rubin, **Seconded By** Clementi. **Motion to deny passed with a vote of 3-2-0**, with Chair Perkins and Malkowski voting against the recommendation to deny.

There was a brief recess from 7:06 to 7:13 p.m.

3. **CASE #PZ 21-14** — Conduct a public hearing and consider a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 1.474 acres located at 1200, 1220 and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas

LeBlanc gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. He stated that staff found the request to meet all requirements and would recommend approval of the request.

Chair Perkins opened the Public Hearing at 7:17 p.m.

With no requests to speak, the hearing was immediately closed.

Hansen Nemat, requestor, stated that this would allow for development of more homes on the lots and spoke regarding ad valorem revenue. There was some discussion of lot widths and price point.

Motion Approve. Action Forward a recommendation to the City Council for the approval of **CASE #PZ 21-14**, a request for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 1.474 acres located at 1200, 1220 and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas, **Moved By** Rubin, **Seconded By** Clementi. **Motion passed unanimously.**

4. **CASE #PZ 21-15** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 26, City of Kennedale, Tarrant County, Texas

LeBlanc noted that this case was almost identical to the next and then gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. He stated that staff found the request to meet all requirements and would recommend approval of the request.

Chair Perkins opened the Public Hearing at 7:27 p.m.

Councilmember James Connor spoke against.

The Public Hearing was closed at 7:29 p.m.

Applicant Frederico Canoura answered questions regarding proposed building design, lot dimensions, and parking.

Motion Approve. **Action** Forward a recommendation to the City Council for the approval of **CASE #PZ 21-15**, a request for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 26, City of Kennedale, Tarrant County, Texas, **Moved By** Malkowski, **Seconded By** Rubin. **Motion passed 4-1**, with Clementi voting against.

5. **CASE #PZ 21-16** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 28, City of Kennedale, Tarrant County, Texas

LeBlanc noted that this case was quite similar to the previous one, adding that there was a single family residence between the two properties. He stated that staff found the request to meet all requirements and would recommend approval of the request.

Chair Perkins opened the Public Hearing at 7:47 p.m.

Councilmember James Connor and Jeff Cleek spoke against.

The Public Hearing was closed at 7:53 p.m.

There was a brief discussion of the existing home between the two lots, the need for development in the area, and the proposed HOA.

Motion Approve. **Action** Forward a recommendation to the City Council for the approval of **CASE #PZ 21-16**, a request for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 28, City of Kennedale, Tarrant County, Texas, **Moved By** Malkowski, **Seconded By** Rubin. **Motion passed 3-2**, with Clementi and Jones voting against.

6. **CASE #PZ 21-17** — Consider a request by A. Khammash, for approval of a preliminary plat for approximately 8 acres located at 5869 Eden Road E, Lots 1-9 Block 1, Lots 1-16 Block 2, Lot 1 Block 3, and Lot 1 Block 4 of the Eden Meadows Addition, City of Kennedale, Tarrant County, Texas

In response to a question, LeBlanc stated that there were 24 lots in the development.

Motion Approve. **Action** Approve a preliminary plat for approximately 8 acres located at 5869 Eden Road E, Lots 1-9 Block 1, Lots 1-16 Block 2, Lot 1 Block 3, and Lot 1 Block 4 of the Eden Meadows Addition, City of Kennedale, Tarrant County, Texas, **Moved By** Rubin, **Seconded By** Clementi. **Motion passed unanimously.**

In response to a question from the applicant, Interim City Manager Leslie Galloway stated that preliminary plats do not go to the Council.

III. EXECUTIVE SESSION

THE COMMISSION DID NOT RECESS TO EXECUTIVE AT ANY TIME DURING THIS MEETING.

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

V. ADJOURNMENT

Chair Perkins adjourned the meeting at 8:01 p.m.

APPROVED:

ATTEST:

P&Z CHAIR MARK PERKINS

CITY SECRETARY LESLIE E. GALLOWAY

MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.B.

SUBJECT

CASE #PZ 22-01 — Conduct a public hearing and consider a recommendation to amend the Unified Development Code by amending Table 4.2, "Schedule of Uses: Old Town Districts," of Article 4, "Old Town Districts" by designating "Dwelling, multi-family" as a permitted use in the OT-4 Old Town Mixed-Use District.

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

Summa Terra Ventures has developed proposed plans for multi-family units on three different lots, currently zoned OT-4. When the UDC was first adopted in September 2016, multi-family was a permitted use in this zoning category (as well as OT-3). However, it was removed as a permitted use in both OT-3 and OT-4 via Ordinance 619, adopted in December 2016. They are now requesting that the City considering amending the UDC to allow for multi-family in the OT-4 district.

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this UDC amendment and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m.

ATTACHMENTS



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.C.

SUBJECT

CASE #PZ 22-02 — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.46 acres located at 6817 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 11, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	R3 Single-Family District to TH Townhome District
Applicant	FC Designs
Location	6817 Oak Crest Drive W
Surrounding Uses	Single-Family Residential, Industrial, Vacant Lots
Surrounding Zoning	R3, NV, C1, C2
Future Land Use Plan Designation	Employment Center and Potential Transit Station
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property is a 0.46-acre vacant lot located in the Oak Crest neighborhood.

SURROUNDING PROPERTIES & NEIGHBORHOOD

This property is located southwest of the intersection of Oak Crest Drive W and Link Street. Oak Crest Drive W is characterized by a combination of single-family homes, some vacant lots, and industrial uses.

STAFF REVIEW

Future Land Use Plan

The Future Land Use Plan indicates this property as an Employment Center and a Potential Transit Station.

- Example Development Types: Multifamily

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.*
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

City Council Ends Statements and Goals

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

SUMMARY

This property has been vacant for many years. The owner of the property has expressed an intent to develop 18 townhome units. The property will be accessed by a private drive from Oak Street Drive. The development will require a replat to vacate the existing 35' building setback per the existing survey. The development will be required to meet standards for TH zoning, requiring each townhouse to be located on individual lots. Each townhouse will have a two-car garage located in the rear of each unit, which will be accessed through an alley.

In October 2021, City Council approved the rezoning of two residential lots located at 6800 and 6808 Oak Crest Drive W from Residential (R3) to Townhome (TH) further increasing the compatibility of this proposed TH zoning with the adjacent existing residential land use. This zoning change would also provide quality alternative housing options to the community. The 2012 Comprehensive Plan designates the subject property as an Employment Center with a Potential Transit Station. The request to rezone to "TH" is a deviation from the Future Land Use Plan (FLUP). However, the potential of a transit station provides an opportunity to encourage transit-supportive land use patterns in this area, such as higher intensity residential units within walking distance.

The exhibits attached to this item will also be used for the following item, as these lots are adjacent and the requests are similar.

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

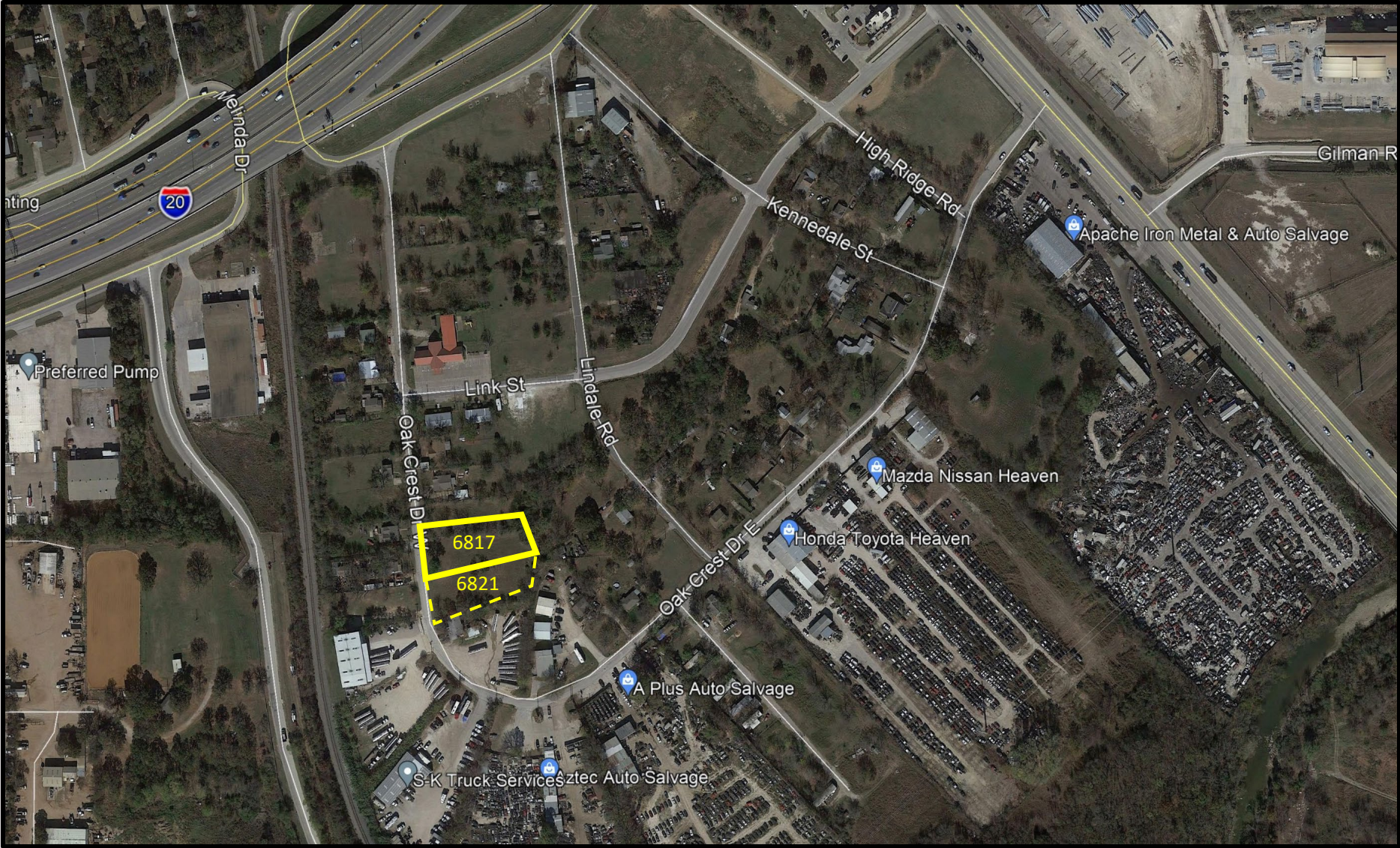
ACTION BY COMMISSION

- **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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

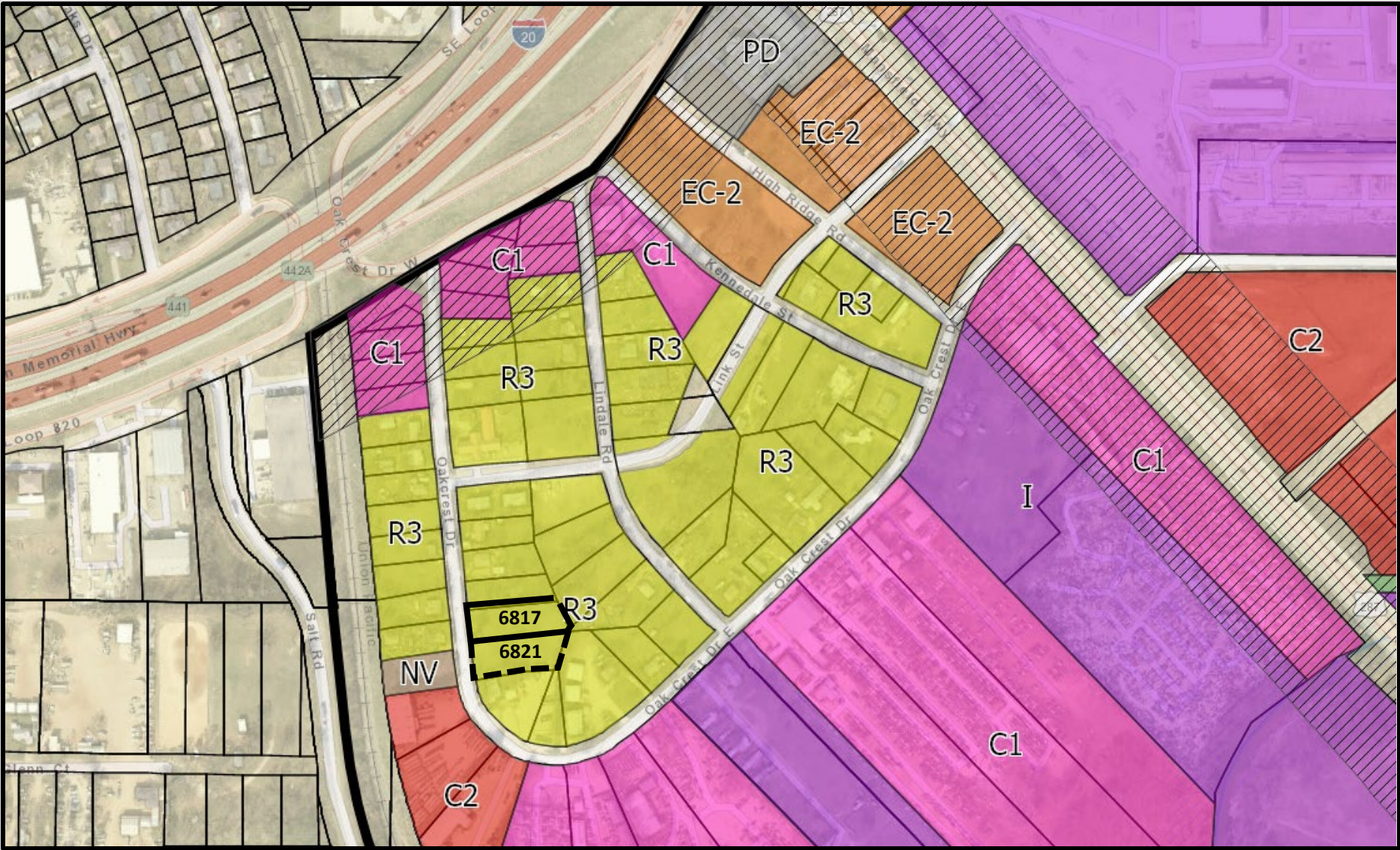
ATTACHMENTS

1.	Exhibits 6817 6821 Oak Crest Drive	Exhibits 6817 6821 Oak Crest Drive.pdf
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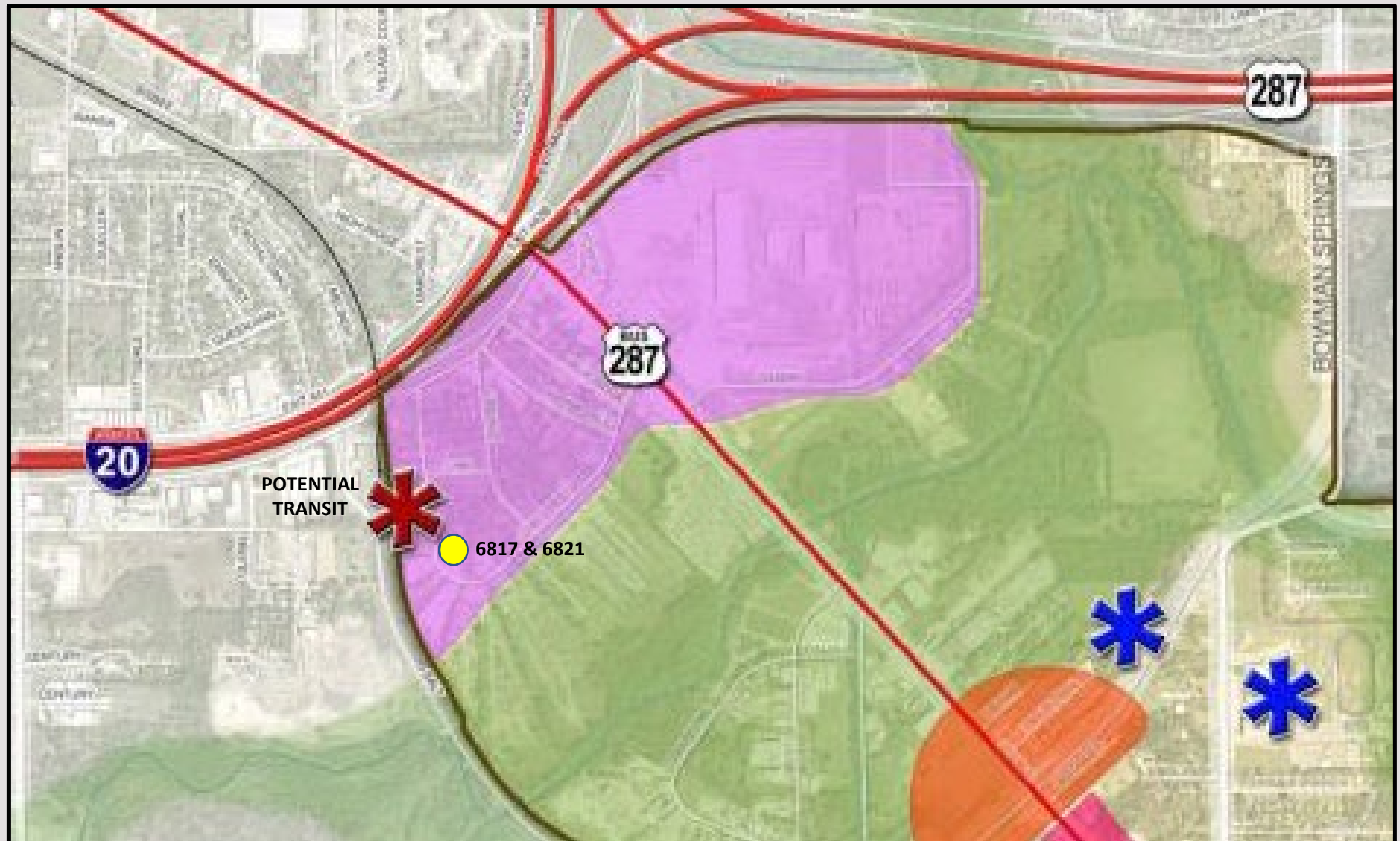
6817 & 6821 OAK CREST DR. W
AERIAL



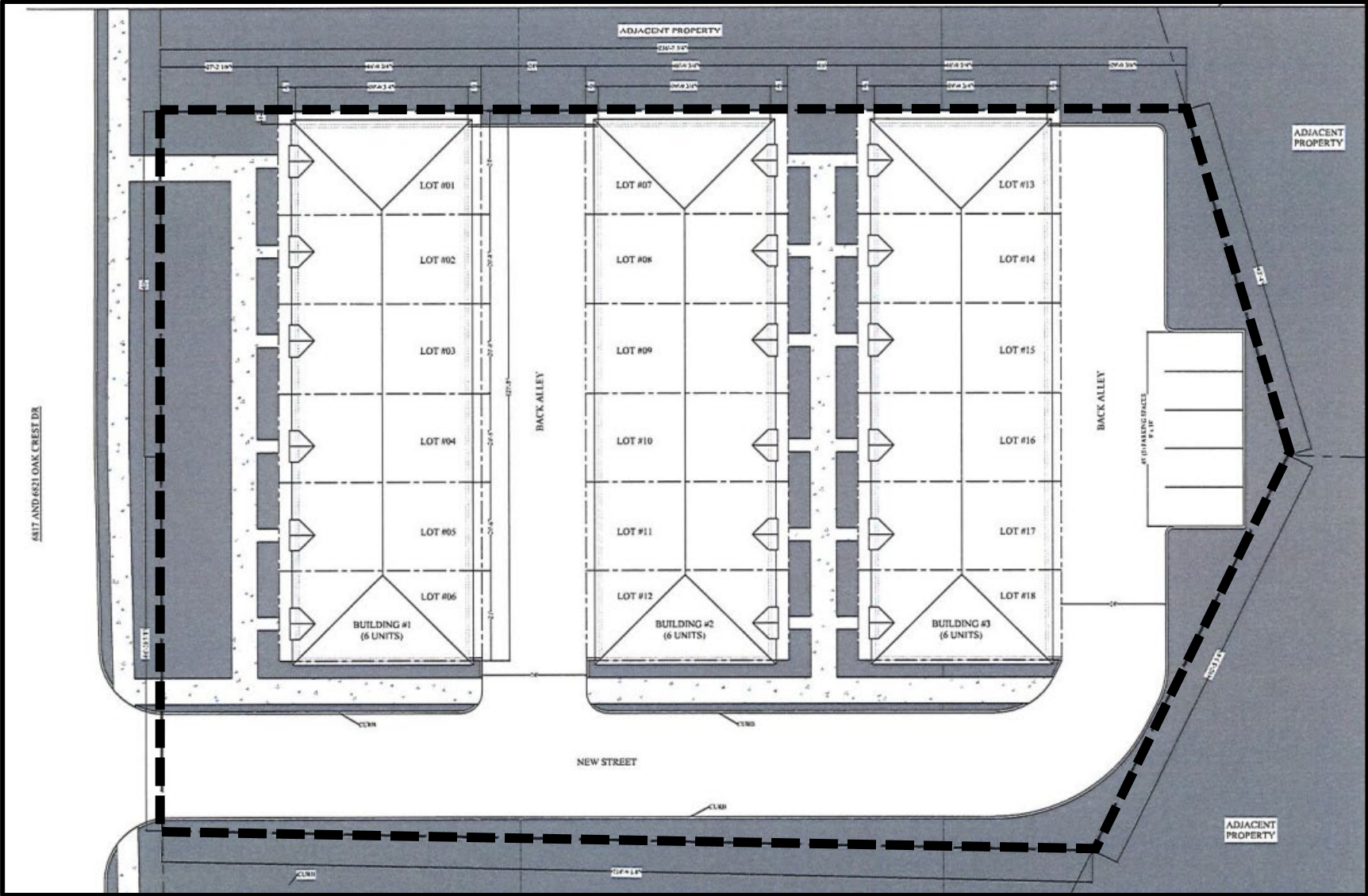
6817 & 6821 OAK CREST DR. W
ZONING MAP



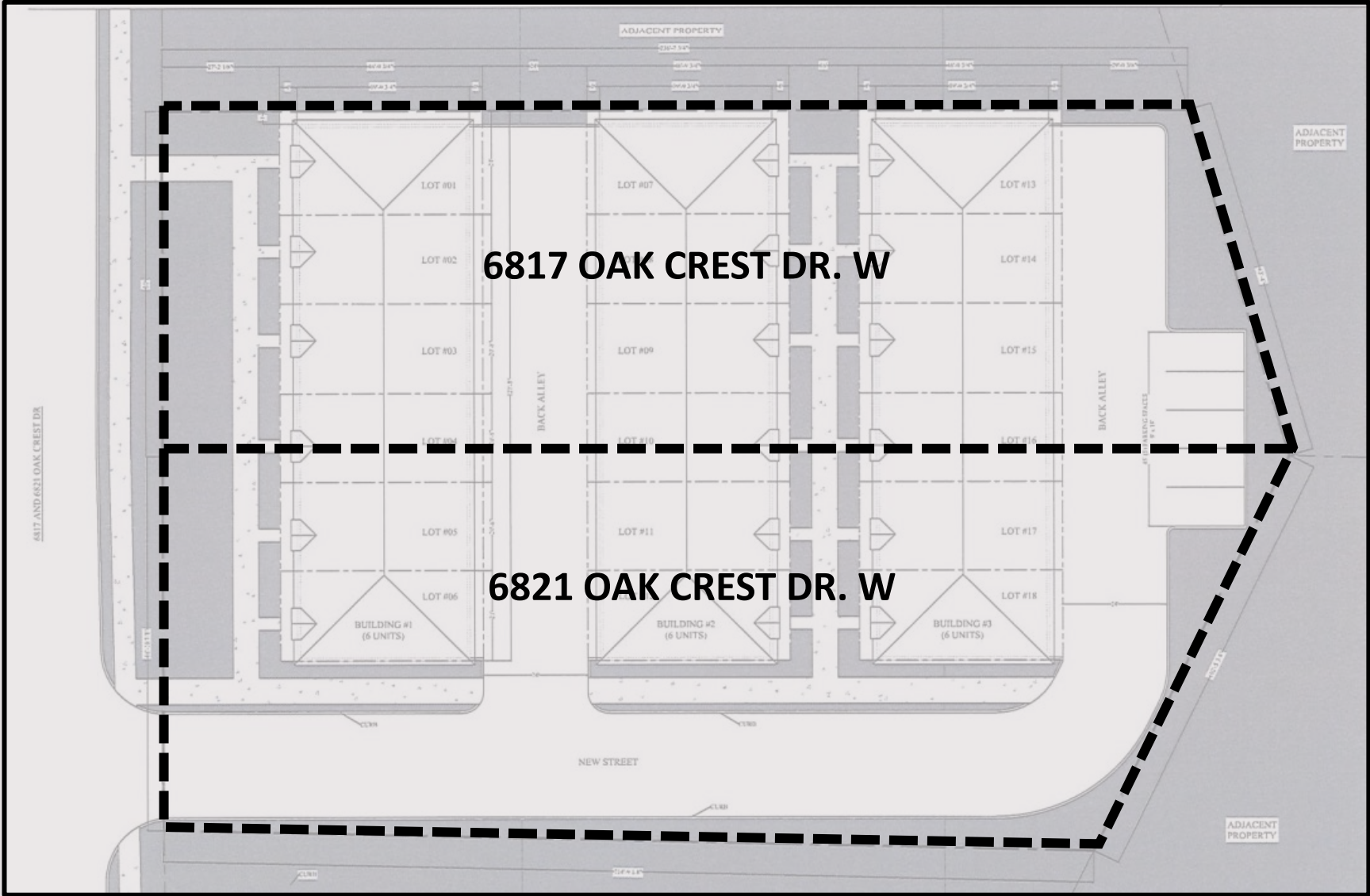
6817 & 6821 OAK CREST DR. W FUTURE LAND USE



6817 & 6821 OAK CREST DR. W
SITE PLAN



6817 & 6821 OAK CREST DR. W
SITE PLAN



6817 & 6821 OAK CREST DR. W ELEVATIONS



02 FACADE



03 CONCEPT RENDERING





MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.D.

SUBJECT

CASE #PZ 22-03 — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.53 acres located at 6821 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 10, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	R3 Single-Family District to TH Townhome District
Applicant	FC Designs
Location	6821 Oak Crest Drive W
Surrounding Uses	Single-Family Residential, Industrial, Vacant Lots
Surrounding Zoning	R3, NV, C1, C2
Future Land Use Plan Designation	Employment Center and Potential Transit Station
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property is a 0.53-acre vacant lot located in the Oak Crest neighborhood.

SURROUNDING PROPERTIES & NEIGHBORHOOD

This property is located southwest of the intersection of Oak Crest Drive W and Link Street. Oak Crest Drive W is characterized by a combination of single-family homes, some vacant lots, and industrial uses.

STAFF REVIEW

Future Land Use Plan

The Future Land Use Plan indicates this property as an Employment Center and a Potential Transit Station.

- Example Development Types: Multifamily

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.*
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

City Council Ends Statements and Goals

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

SUMMARY

(As these cases are adjacent and are nearly identical, this is the same information as was included with the previous agenda item.)

This property has been vacant for many years. The owner of the property has expressed an intent to develop 18 townhome units. The property will be accessed by a private drive from Oak Street Drive. The development will require a replat to vacate the existing 35' building setback per the existing survey. The development will be required to meet standards for TH zoning, requiring each townhouse to be located on individual lots. Each townhouse will have a two-car garage located in the rear of each unit, which will be accessed through an alley.

In October 2021, City Council approved the rezoning of two residential lots located at 6800 and 6808 Oak Crest Drive W from Residential (R3) to Townhome (TH) further increasing the compatibility of this proposed TH zoning with the adjacent existing residential land use. This zoning change would also provide quality alternative housing options to the community. The 2012 Comprehensive Plan designates the subject property as an Employment Center with a Potential Transit Station. The request to rezone to "TH" is a deviation from the Future Land Use Plan (FLUP). However, the potential of a transit station provides an opportunity to encourage transit-supportive land use patterns in this area, such as higher intensity residential units within walking distance.

Please see the exhibits attached to the previous item.

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

ACTION BY 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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

ATTACHMENTS



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.E.

SUBJECT

CASE #PZ 22-04 — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.33-acre tract located at 104 Meadowview Drive in the Boaz's Subdivision Addition Lot 3R, Block 13, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from C2 Commercial to R3 Residential
Applicant	See Eng
Location	104 Meadowview Drive
Surrounding Uses	Single-Family Residential, Industrial
Surrounding Zoning	C2, R2 & R3
Future Land Use Plan Designation	Neighborhood District
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property is a 0.33-acre vacant lot located at 104 Meadowview Drive.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located just south of the intersection at Meadowview Drive and Mansfield Cardinal Road. The surrounding area is characterized by a single-family homes, warehousing, and vacant lots. This case is adjacent to the following case.

STAFF REVIEW

Future Land Use Plan

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

- Development Types: Single-Family Housing

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.*
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

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 applicant plans to build a single-family residence on this 0.33-acre site. The development will be required to meet standards for R3 zoning, which requires a minimum 80-foot width lot and must meet all requirements for single-family development. Staff believes the development of these lots for single-family homes would be compatible and consistent with surrounding development. The 2012 Comprehensive Plan designates the subject property as Neighborhood District. The request to rezone to R3 is consistent with the Future Land Use Plan (FLUP).

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

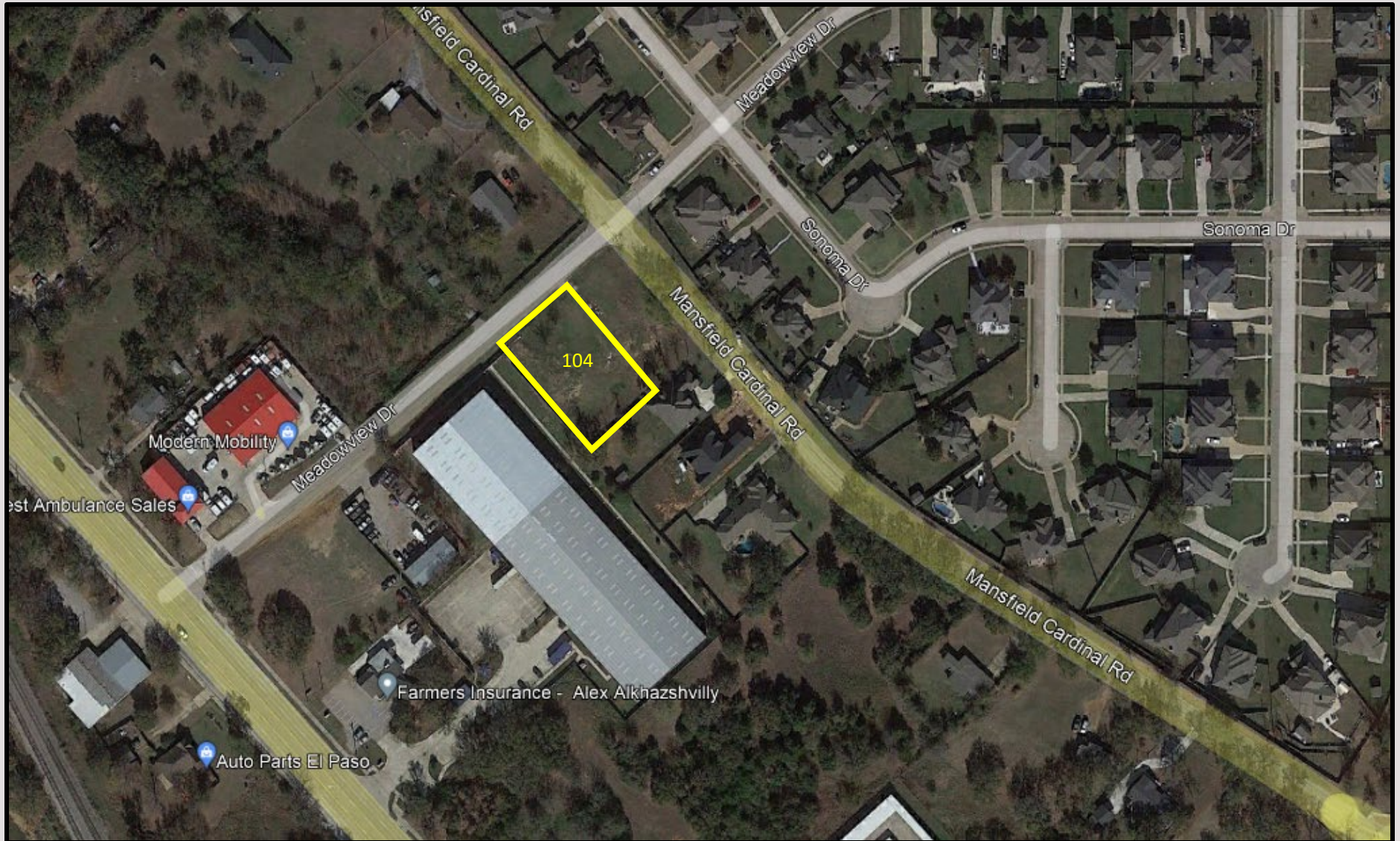
ACTION BY COMMISSION

- **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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

ATTACHMENTS

1.	Exhibits 104 Meadowview Dr	Exhibits 104 Meadowview Dr.pdf
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104 MEADOW VIEW DRIVE AERIAL



The map displays a residential neighborhood with the following details:

- Streets:** Mansfield Cardinal Rd, Meadowview Dr, Sonoma Dr, Roanoke Ct, Sunrise Dr, N Little School Rd, and Lakeview Dr.
- Zoning Districts:** R2, R3, C2, and E.
- Highlighted Lot:** Lot 104 is outlined in black.
- Lot Numbers:** Various lot numbers are visible, including 604, 608, 617, 619, 624, 698, 632, 700, 705, 713, 721, 731, 732, 740, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



KENNEDALE SUBLETT

BROADWAY

KENNEDALE PKWY

104 Meadowview

COLLETT SUBLETT

SWINEY HIATT

MANSFIELD



104 MEADOW VIEW DRIVE ELEVATIONS





MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.F.

SUBJECT

CASE #PZ 22-05 — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.47-acre tract located at 700 Mansfield Cardinal Road in the Boaz's Subdivision Addition Lots 1 & 2, Block 13, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from C2 Commercial to R3 Residential
Applicant	See Eng
Location	700 Mansfield Cardinal Road
Surrounding Uses	Single-Family Residential, Industrial
Surrounding Zoning	C2, R2 & R3
Future Land Use Plan Designation	Neighborhood District
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property is a 0.47-acre vacant lot located at 700 Mansfield Cardinal Road.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located at the intersection of Meadowview Drive and Mansfield Cardinal Road. The surrounding area is characterized by single-family homes, warehousing, and vacant lots. This case is adjacent to the previous case.

STAFF REVIEW

Future Land Use Plan

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

- Development Types: Single-Family Housing

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.*
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

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 applicant plans to build a single-family residence on this 0.47-acre site. The development will be required to meet standards for R3 zoning, which requires a minimum 80-foot width lot and must meet all requirements for single-family development. Staff believes the development of these lots for single-family homes would be compatible and consistent with surrounding development. The 2012 Comprehensive Plan designates the subject property as Neighborhood District. The request to rezone to R3 is consistent with the Future Land Use Plan (FLUP).

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

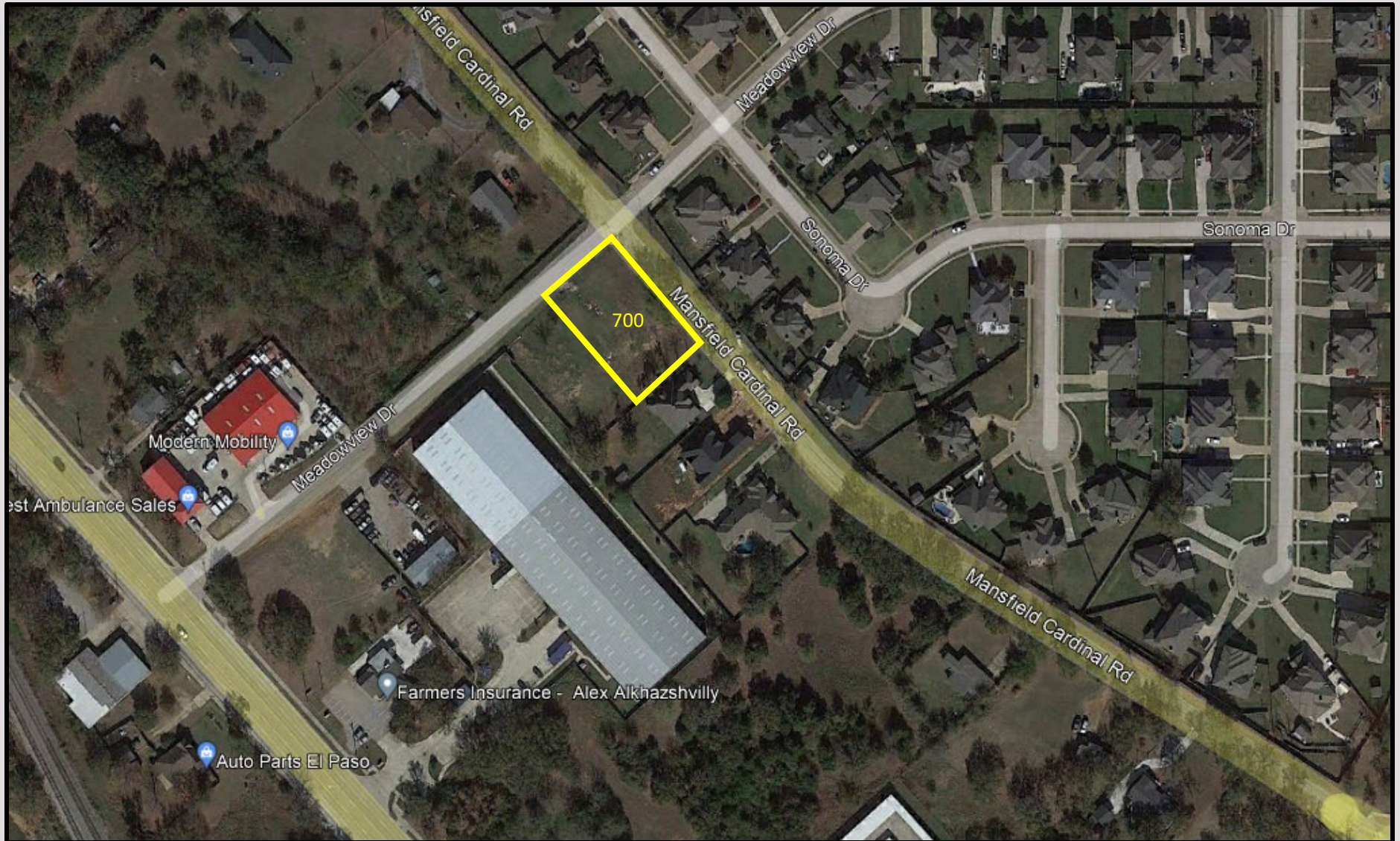
ACTION BY COMMISSION

- **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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

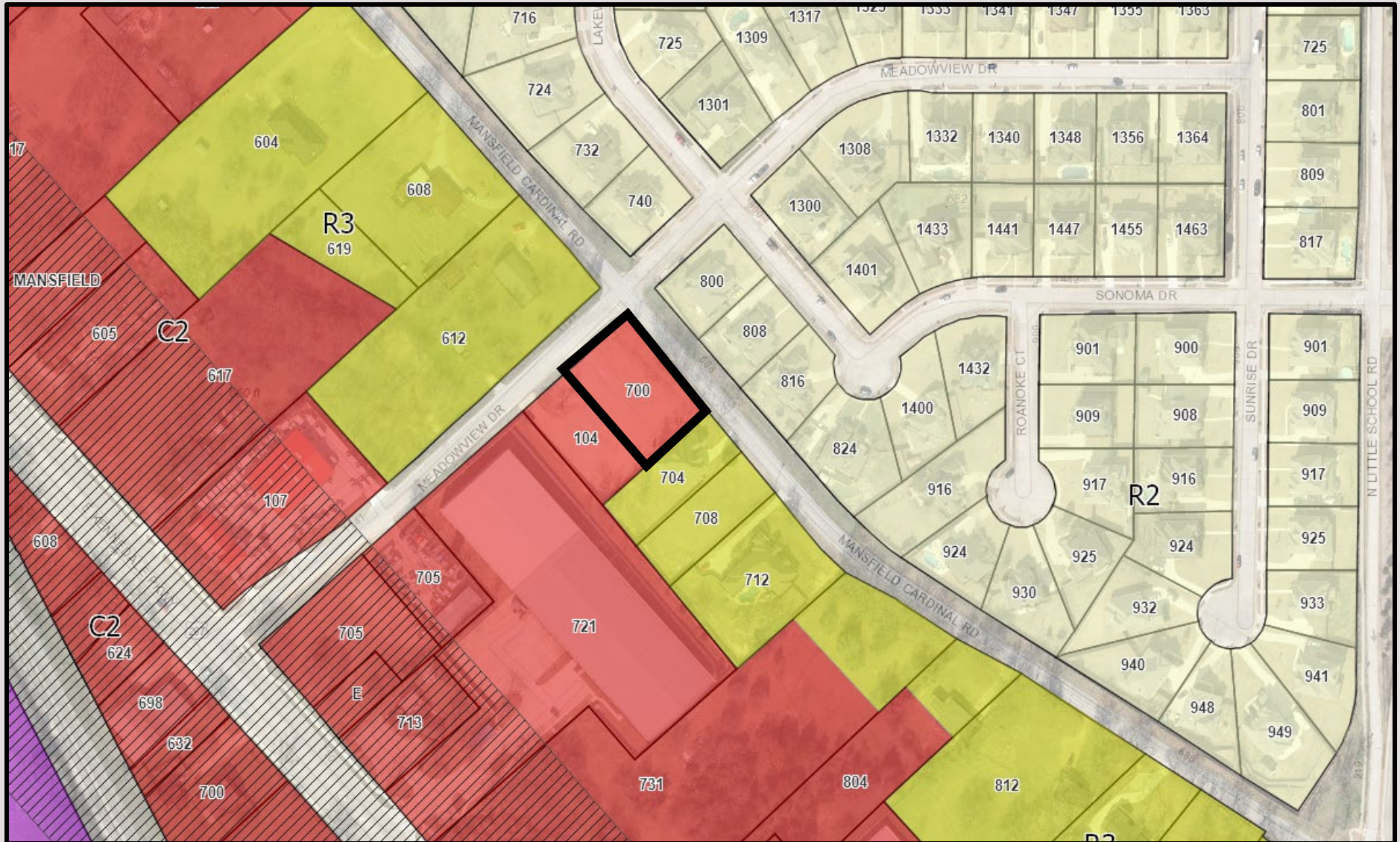
ATTACHMENTS

1.	Exhibits 700 Mansfield Cardinal Road	Exhibits 700 Mansfield Cardinal Road.pdf
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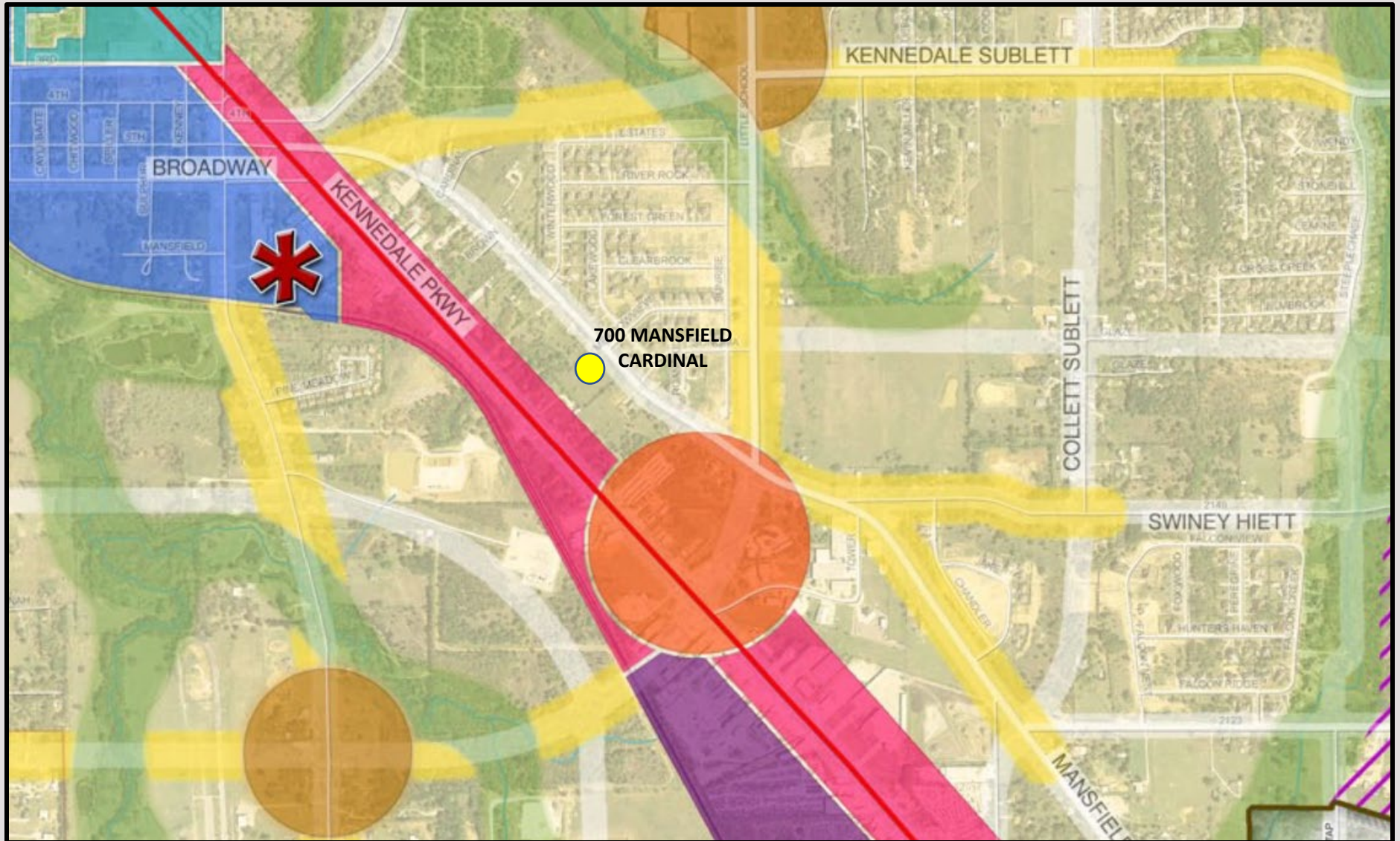
700 MANSFIELD CARDINAL ROAD AERIAL



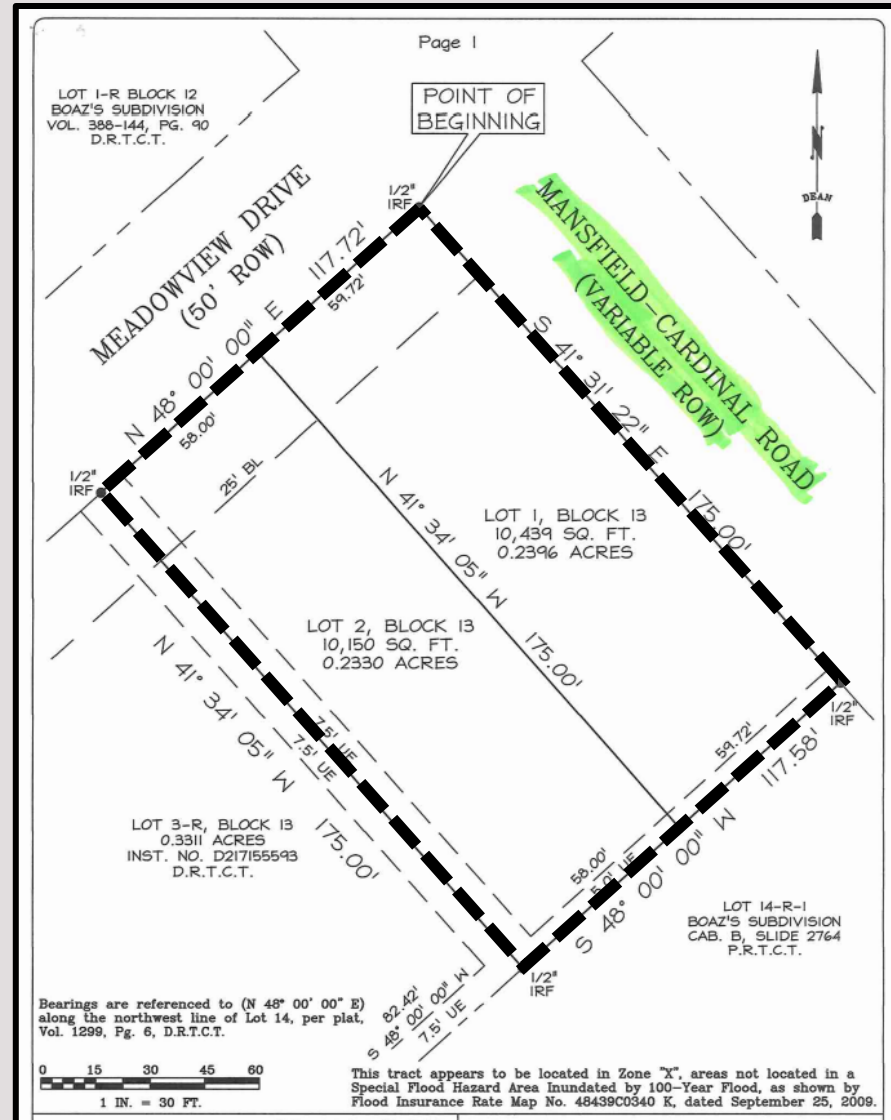
700 MANSFIELD CARDINAL ROAD ZONING MAP



700 MANSFIELD CARDINAL ROAD FUTURE LAND USE



700 MANSFIELD CARDINAL ROAD SURVEY



KENNEDALE

Planning and Zoning Commission
www.cityofkennedale.com



MEETING DATE: JANUARY 13, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IX.G.

SUBJECT

CASE #PZ 22-06 — Conduct a public hearing and consider a request by Citipoint Properties & Investments, LLC for a rezoning from “OT-2” Old Town-2 to “OT-3” Old Town-3 for approximately 3.44 acres located at 509 Corry A Edwards Drive, Woodlea Acres Addition, Block 2 Lot 1, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from OT-2 (Old Town 2) to OT-3 (Old Town 3)
Applicant	Citipoint Properties & Investments, LLC (Olusegun Asekun)
Location	509 Corry A Edwards Drive
Surrounding Uses	Single-Family, Mobile Home Park, Industrial, Senior living, Municipality, Commercial
Surrounding Zoning	OT-2, OT-3, OT-4, PD-HT
Future Land Use Plan Designation	Downtown Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property is a 3.44-acre vacant lot located at 104 Meadowview Drive.

SURROUNDING PROPERTIES & NEIGHBORHOOD

This property is located at the northwest corner at the intersection of Corry A Edwards and Daleview Drive. Corry A Edwards is characterized by a combination of single-family homes, light industrial, and the Kennedale Senior Center. Daleview Street runs along the south property line and serves as the access for Hilltop Addition. The Western portion of the property abuts light industrial use.

STAFF REVIEW

Future Land Use Plan

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

- Development Types: Attached Single-Family (Townhomes)

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.*
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

City Council Ends Statements and Goals

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

SUMMARY

The property has been vacant since 2016. The owner of the property has expressed an intent to develop 40 townhome units. The property would be accessible by two private entrances from Corry A Edwards Drive. The interior roads would be private streets, and the overall development will be within a Homeowners Association (HOA). The development will be required to meet standards for TH zoning, including each townhome being on an individual lot. Each will also have a rear two-car garage accessible via an alley.

The City included Old Town 3 (OT-3) in the UDC (adopted in 2016) in an effort to encourage higher density development and a mix of uses in this older part of the city. The proposed zoning, OT-3, would allow for a continuation of the development principles of Old Town, while also allowing for townhouse development. With the current adjacent zoning consisting of OT4 and OT3, staff believes the development of these lots for townhouses would be compatible and consistent with surrounding development. The 2012 Comprehensive Plan designates the subject property as Downtown Village. The request to rezone to "OT3" would not be a deviation from the Future Land Use Map.

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, January 18, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

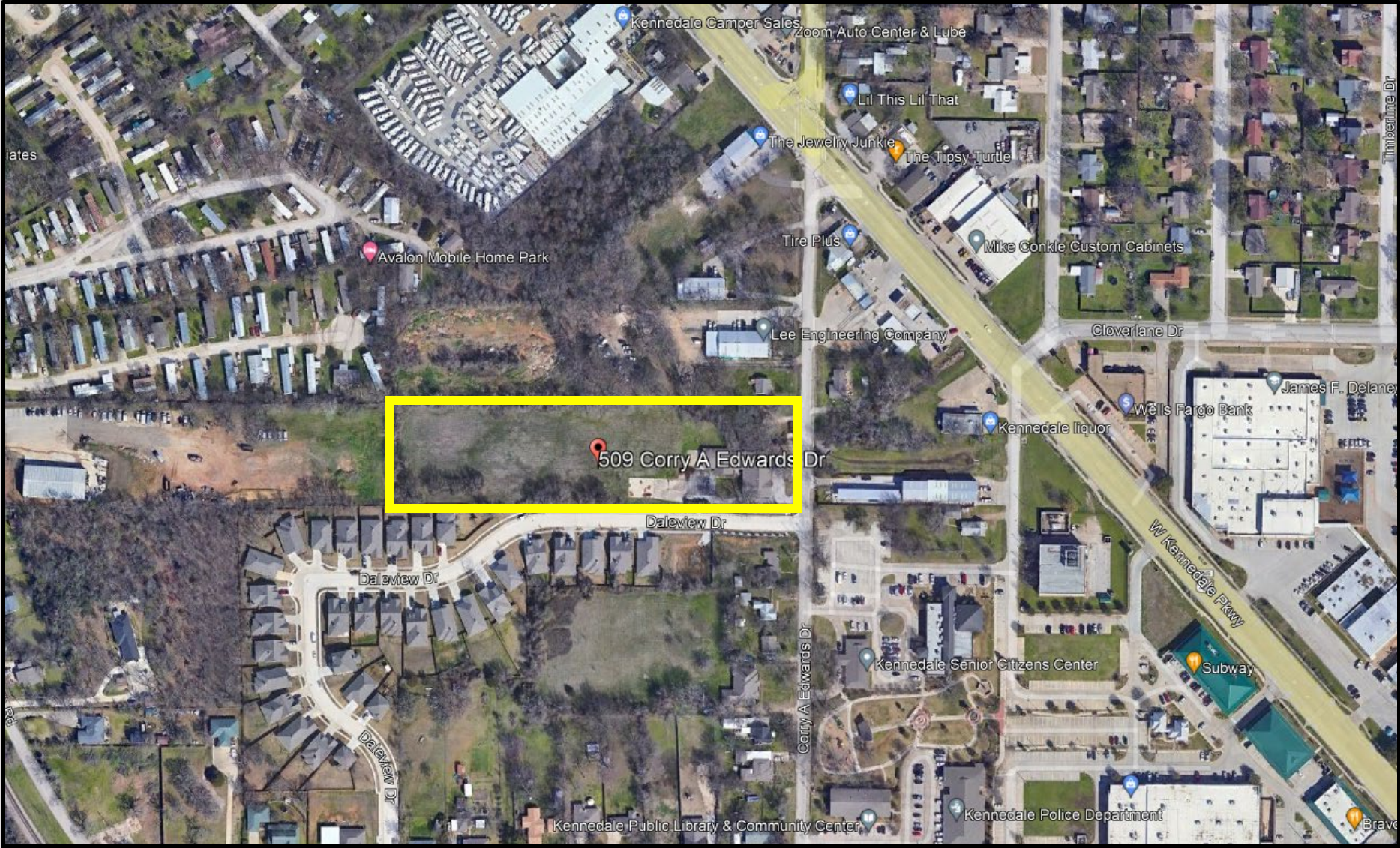
ACTION BY COMMISSION

- **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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

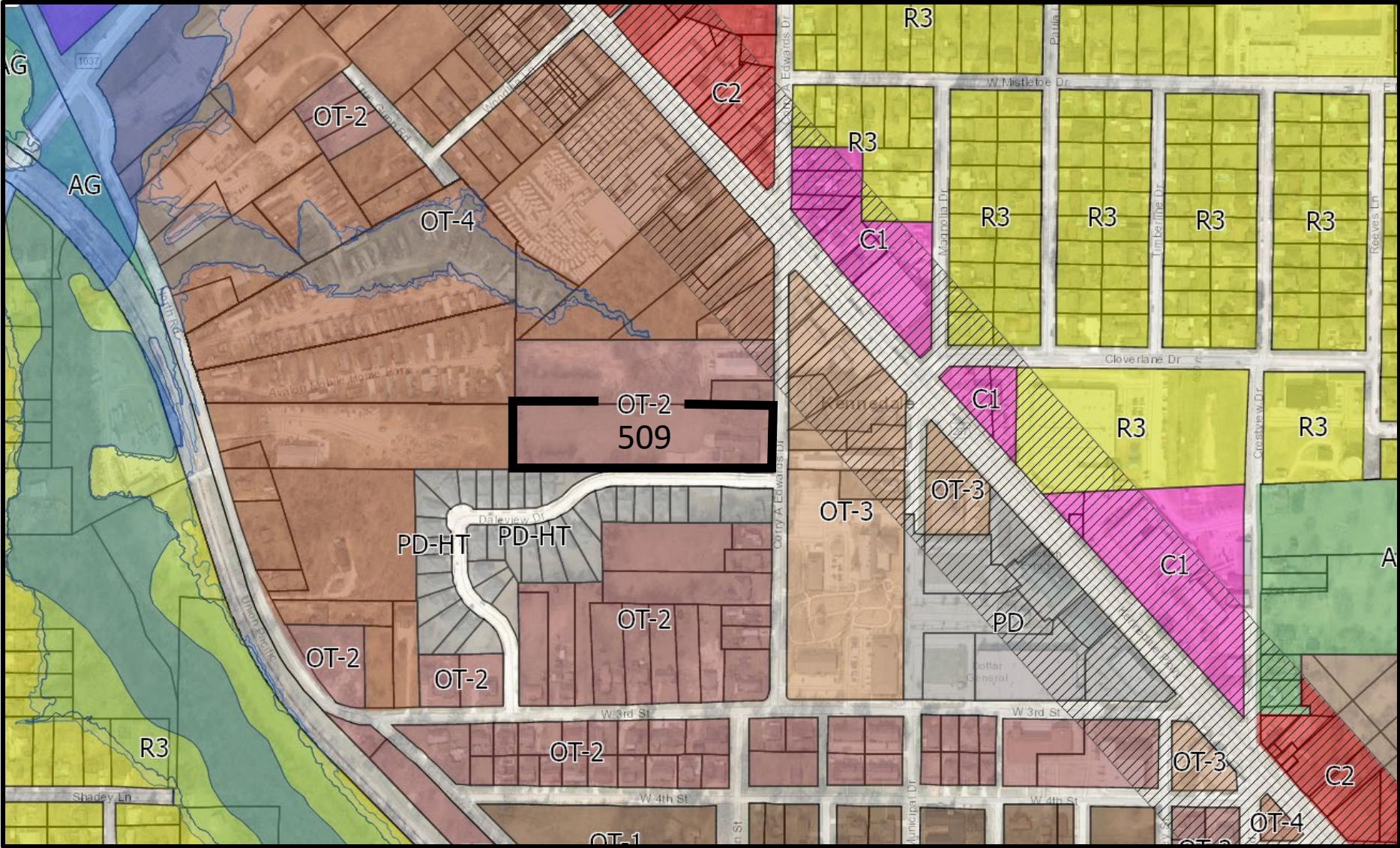
ATTACHMENTS

1.	Exhibits 509 Corry A Edwards	Exhibits 509 Corry A Edwards.pdf
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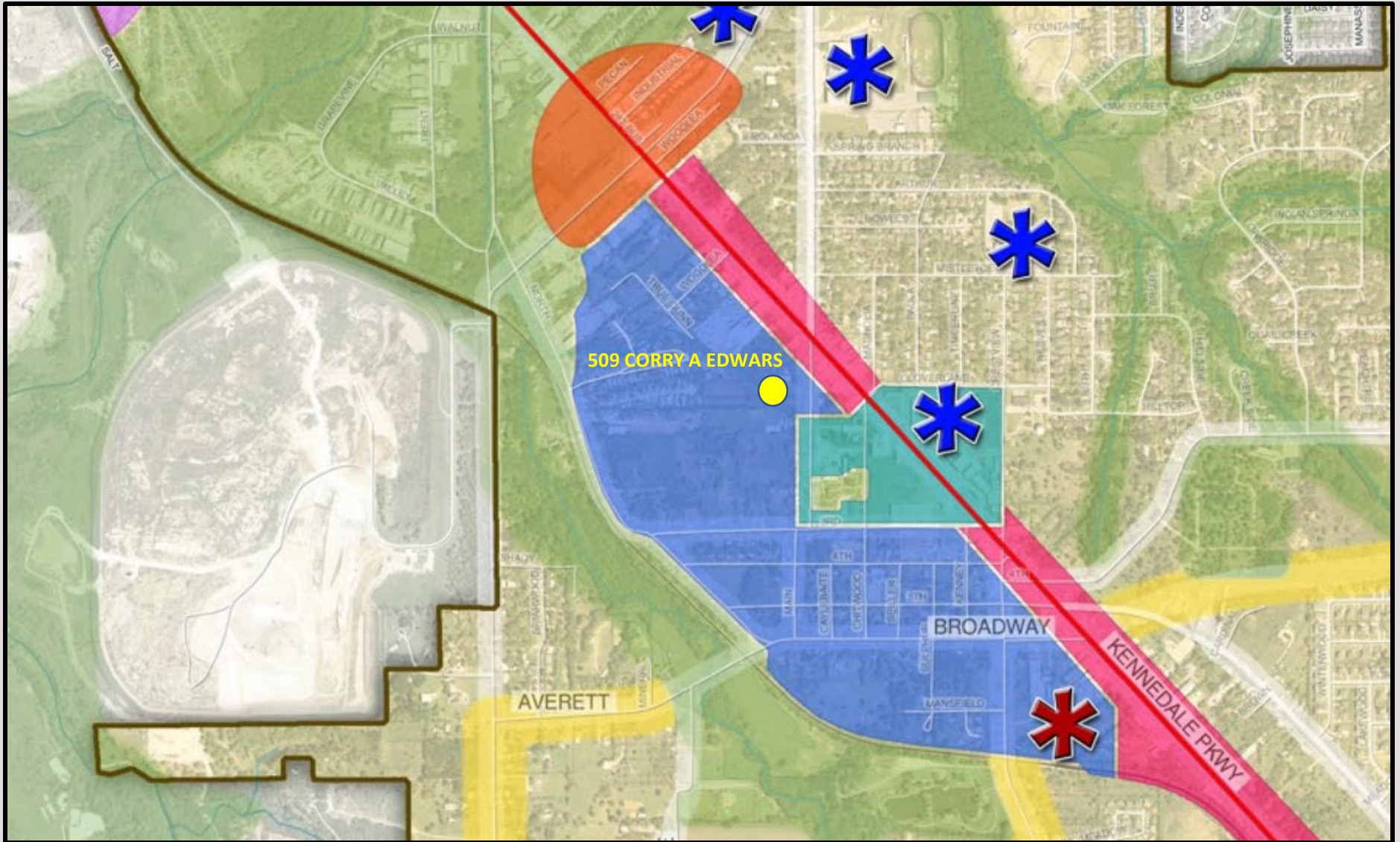
509 CORRY A EDWARDS DRIVE
AERIAL



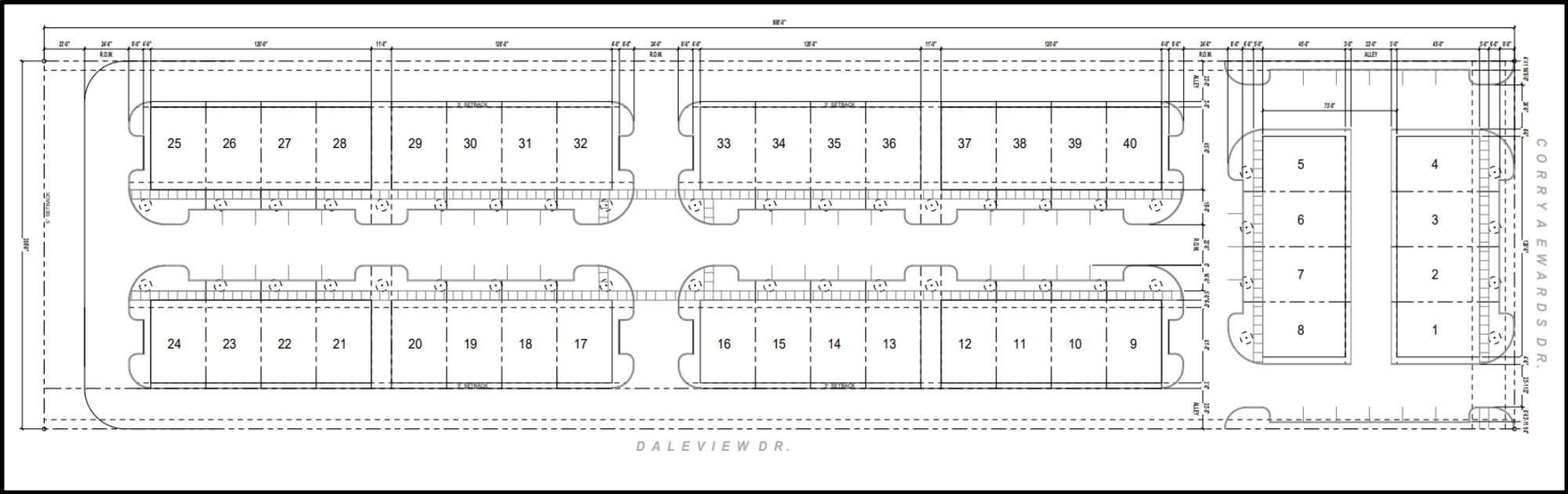
509 CORRY A EDWARDS DRIVE
ZONING MAP



509 CORRY A EDWARDS DRIVE FUTURE LAND USE



509 CORRY A EDWARDS DRIVE
SITE PLAN



509 CORRY A EDWARDS DRIVE
ELEVATIONS

