

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | JULY 14, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

To address the Planning and Zoning Commission regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Planning and Zoning Commission as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Planning and Zoning Commission reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. CASE # PZ 22-10 to receive comments and consider action on a request for a zoning change from AG Agricultural to PD Planned Development for approximately 18.2 acres being part of tract 11 of the Oliver Acres Addition, part of lots 6 and 7 in the J.M. Estes Home Tracts, located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County, Texas

III. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE JULY 14, 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.



ERICSON, 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.



MEETING DATE: JULY 14, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: July 14, 2022

Agenda Item No:

I. SUBJECT

CASE # PZ 22-10 to receive comments and consider action on a request for a zoning change from AG Agricultural to PD Planned Development for approximately 18.2 acres being part of tract 11 of the Oliver Acres Addition, part of lots 6 and 7 in the J.M. Estes Home Tracts, located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County, Texas

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	from AG Agricultural to PD Planned Development
Applicant	Skorburg Company (John Arnold)
Location	1102 Kennedale Sublet Rd.
Surrounding Uses	Undeveloped and Residential
Surrounding Zoning	North: "AG" Agricultural "R2" & "R3" Residential East: "PD" Planned Development (Magnolia Hills) South: "AG" Agricultural & "PD" Planned Development (Vineyards) West: "AG" Agricultural
Future Land Use Plan Designation	Neighborhoods
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is approximately 18.2 acres and is currently undeveloped.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property located directly west of Magnolia Hills and northeast of Vineyard Addition. The area to the north and west consists of existing single-family houses situated on large agricultural lots. The applicant is requesting to rezone the subject property to "PD" Planned Development in order to continue to develop in part with the existing single-family residential in this area.

STAFF REVIEW

LAND USE COMPATIBILITY

The applicant is requesting to rezone the subject property from “AG” Agricultural to “PD” Planned Development. All surrounding property is zoned for residential and agricultural use. The applicant intends to develop the land for single-family residential use. This new development would connect with the existing single-family subdivision to the east.

The proposed zoning is compatible with the surrounding uses.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan designates the subject property as Neighborhoods on the Future Land Use Map. Unless the City intends for this area to remain as undeveloped preserve land or agricultural uses, then the Future Land Use Plan designation would need to be modified. In order to accommodate the current proposal, a designation of Single Family Residential would be required in order to accommodate a PD with a base zoning of “R4” Single Family Residential.

The proposed zoning is consistent with the Comprehensive plan

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

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.
Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

CITY COUNCIL ENDS STATEMENTS AND GOALS

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

SUMMARY

The site is proposed to be zoned as a “PD” Planned Development with a base zoning district of “R4” Single-Family Residential. This proposal allows for all residential lots to meet the minimum spatial requirements for “R4” Single-Family residential. A total of 72 residential lots are proposed in the 18.2-acre development with portions of the site are to be preserved as open space. As per the Unified Development Code for “PD” Planned Developments an approved site plan is required.

STAFF RECOMMENDATION

Land Use Compatibility:	Requested change <i>is compatible.</i>
Comprehensive Plan Consistency:	Requested change <i>is consistent.</i>
Staff Recommendation:	Approve

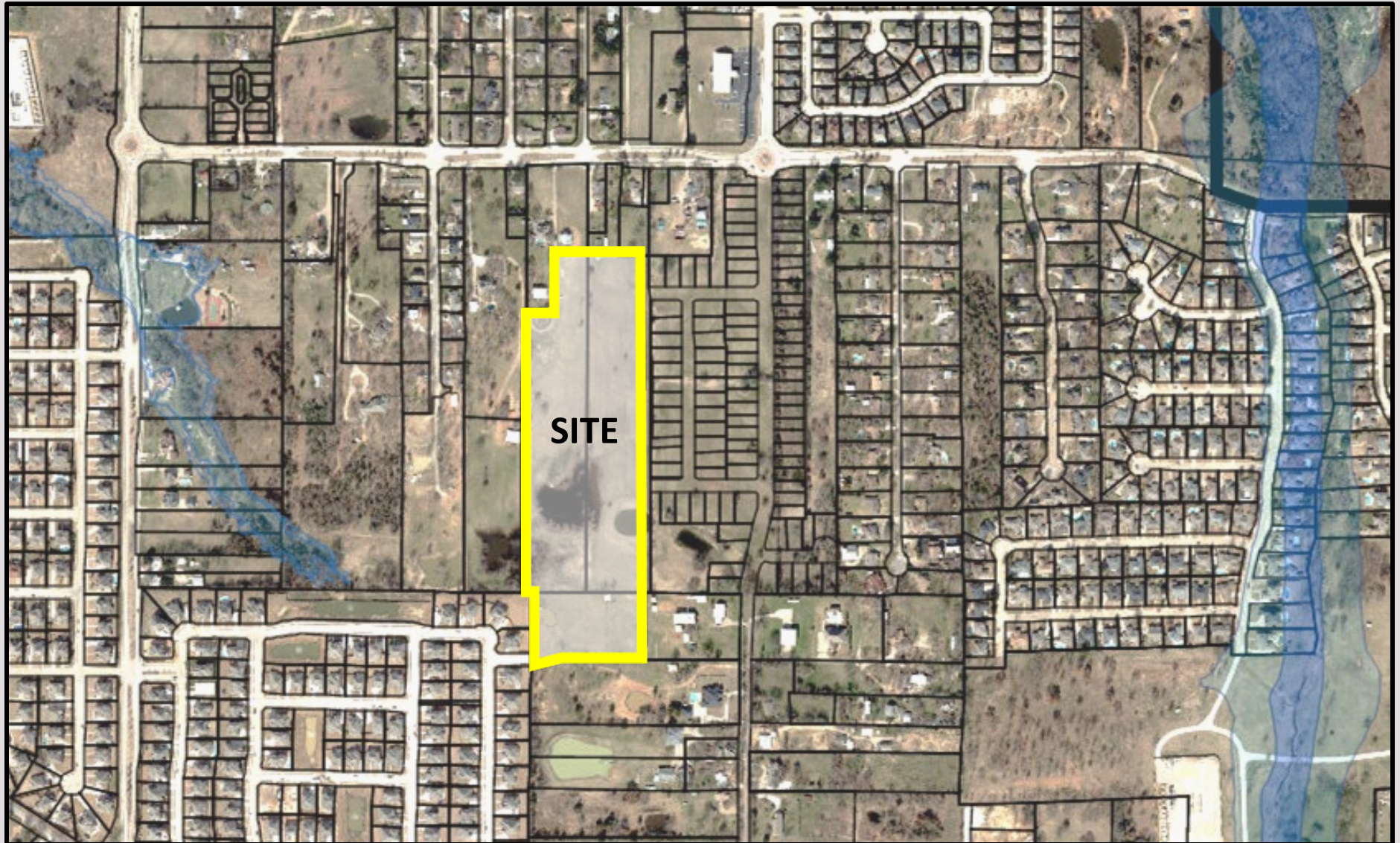
ACTION BY THE PLANNING & ZONING COMMISSION

The Planning & Zoning may approval or deny the request for a zoning change.

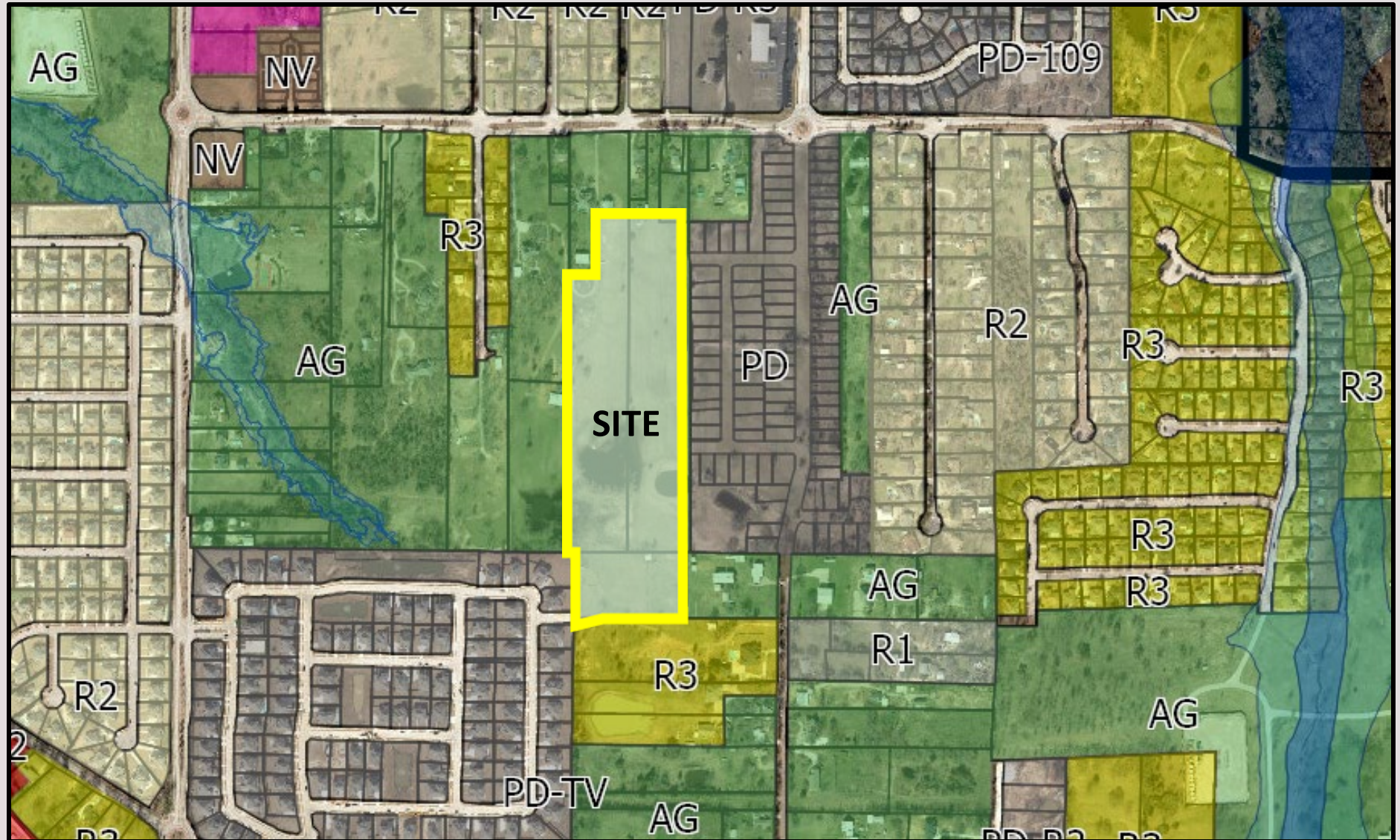
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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

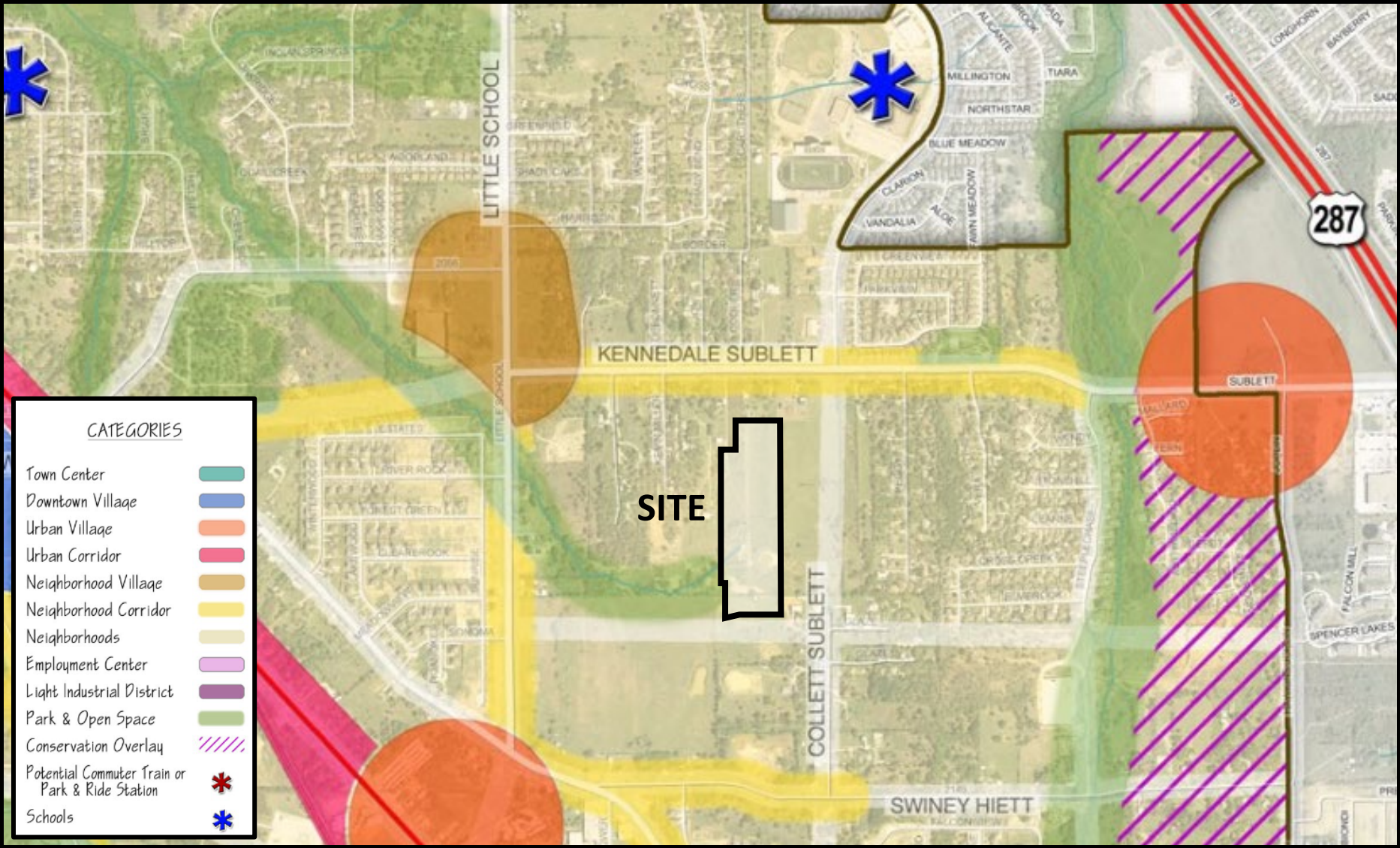
1106 KENNEDALE SUBLETT RD AERIAL



1106 KENNEDALE SUBLETT RD ZONING MAP



1106 KENNEDALE SUBLETT RD.
FUTURE LAND USE



RESIDENTIAL SPATIAL REQUIREMENTS

Table 3.3 Spatial Requirements: Agricultural and Residential Districts							
Requirement		AG	R-1	R-2	R-3	R-4	D
Lots							
Min. Area (s.f.)	Sewer	43,560	21,780	15,000	8,750	<u>5,000</u>	8,750
	Septic	43,560	43,560	43,560	43,560	<u>43,560</u>	43,560
Max. Density (units per acre)		-	-	-	-	-	-
Min. Width (ft.)		80	100	100	80	<u>50</u>	70
Min. Depth (ft.)		125	125	125	100	<u>100</u>	125
Max Impervious (%)		50	50	50	50	<u>50</u>	50
Setbacks							
Min. Front (ft.) ¹	Primary	50	50	40	<u>230</u>	<u>20</u>	30
	Secondary	20	20	20	15	<u>15</u>	15
Min. Side (ft.)	Total ²	30	30	30	20	<u>5</u>	16
	Least	10	10	10	8	<u>2</u>	8
Min. Rear (ft.) ³		45	30	30	15	<u>15</u>	15
Principal Buildings							
Max. Height (ft.)		50	50	40	40	<u>40</u>	35
Max. Stories (number)		2.5	2.5	2.5	2.5	<u>2.5</u>	2.5
Min. GFA (s.f.)		1,500	1,500	1,500	1,250	<u>1,000/unit</u>	1,000/unit
Min. Multi-Family Bedroom Area (s.f.) ⁴	Efficiency	-	-	-	-	-	-
	One BR	-	-	-	-	-	-
	Two BR	-	-	-	-	-	-
	Three BR	-	-	-	-	-	-
Min. Masonry (%)		80	80	80	80	<u>80</u>	80
Accessory Buildings (100 s.f. +)							
Max. Number		-	3	2	1	<u>1</u>	2
Max. Size (% of rear yard)		20	10	10	10	<u>10</u>	10
Max. Height (ft.)		-	15	15	15	<u>15</u>	15
Max. Stories (number)		1	1	1	1	<u>1</u>	1
Min. Side Street Setback (ft.)		-	-	-	-	-	-
Min. Side Setback (ft.)		8	8	8	8	<u>8</u>	8
Min. Rear Setback (ft.)		8	8	8	8	<u>8</u>	8
Min. Setback from Principal (ft.)		5	5	5	5	<u>5</u>	5

