

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | AUGUST 11, 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. Approval of the minutes from the February 2, 2022 regular meeting
2. Approval of the minutes from the July 14, 2022 regular meeting
3. **CASE # PZ 22-10** to conduct a Public Hearing 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
 - A. Staff Presentation
 - B. Applicant
 - C. Public Hearing

III. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE AUGUST 11, 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.



DAVID J. LUCIANI, 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: AUGUST 11, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: AUGUST 11, 2022

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.A.1.

SUBJECT

Approval of the minutes from the February 2, 2022 regular meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION MINUTES

REGULAR MEETING | FEBRUARY 10, 2022 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Chair Mark Perkins called the meeting to order at 6:01 p.m.

II. ROLL CALL

PRESENT: Chair Mark Perkins Place 7; Andrew Malkowski, Place 1; Derrick Rubin Place 2; Colby Cowan, Place 3; Vice Chair Kayla Hughes, Place 4; Perry Clementi, Place 5; David Dickinson-Cuniff, Alternate Place 9, **ABSENT:** Brent Jones, Place 6. *Staff: Interim City Manager Leslie Galloway; Police Chief Darrell Hull; Rosie Ericson Administrative Assistant* **Consultant** Chance LeBlanc, Dunaway

III. REGULAR SESSION

IV. REPORTS AND ANNOUNCEMENTS

None at this time

V. VISITOR AND CITIZEN FORUM

No speakers at this time

VI. DECISION ITEMS

To address the 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 Commission as a whole, rather than individual Commissioners or staff.

- A. Consider approval of the January 13, 2022 Regular Meeting minutes
Motion Approve **Action** Approve minutes for the January 13, 2022 regular meeting with one typographical error noted by Kayla Hughes on page two **Moved By:** Clementi Seconded By Hughes. **Motion passes unanimously**
- B. **CASE #PZ 22-07** — 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 2.74 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

Planning Consultant Chance LeBlanc of Dunaway gave an overview of the request to rezone from R3 single-family residential to R4 Single-Family Residential will be compliant to the Comprehensive Plan. The future land use map has this area listed as neighborhood district and corridor district. Therefore, the request will be compliant with the future land use map. He stated that staff found the request to meet all requirements and would recommend approval of the request as relates to the goals of the Comprehensive Plan and meeting the economic prosperity and promote access to housing by providing housing options to people with various economic means.

Hansen Nemat the 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 points.

Chair Perkins opened the Public Hearing at 6:10 p.m.

With no request to speak the hearing was immediately closed.

Motion To Forward a recommendation to the City Council for approval of **Case #PZ 22-07** a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 2.74 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** Cowan. **Motion passes with Dickinson-Cuniff abstaining.**

- C. **CASE #PZ 22-08** — Conduct a public hearing to receive public comments and consider approval of a request by Vaquero Kennedale Partners, LP for a replat of approximately 4.735 acres at 5314 Kennedale Sublett Rd, being a replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R-1, 3, 4 & 5

Public Hearing opened at 6:24 p.m.

Consultant Chance LeBlanc spoke for the developer explaining the replat from one large lot that is currently zone C1 commercial into 4 smaller lots. He stated that staff found the request to meet all the requirements and would recommend approval of the request. Cannon Maki developer made himself available if anyone had any questions. He explained that the lots will be a carwash, Popeyes and O'Reilly's and one vacant lot at this time.

The Public Hearing closed 6:34 p.m.

Motion Approve **Action** Approve the replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R – 1,3,4 & 5. **Moved By:** Malkowski **Seconded By** Hughes **Motion passes unanimously.**

- D. **CASE #PZ 22-09** — Conduct a public hearing to receive public comments and consider approval of a request by Data Point Surveying & Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R

Consultant Chance LeBlanc explained this is just a straight replat to sell off lots 6R&7R

Public Hearing opened at 6:36 p.m.

With no request to speak the hearing was immediately closed.

Motion To: Approve **Action** Approve a request by Data Point Surveying &

Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R.
Motion to Approve Rubin Seconded By Clementi. **Motion passes unanimously.**

VII. ADJOURNMENT

Chair Perkins adjourned the meeting at 6:43 p.m.

APPROVED:

ATTEST:

P&Z CHAIR MARK PERKINS

BOARD SECRETARY ROSIE ERICSON

UNAPPROVED UNTIL APPROVED BY P&Z COMMISSION

MEETING DATE: AUGUST 11, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.2.

SUBJECT

Approval of the minutes from the July 14, 2022 regular meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

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

I. CALL TO ORDER

Chair Perkins called the meeting to order at 6:01 p.m.

A. ROLL CALL

PRESENT: Chair Mark Perkins, Place 7; Derrick Rubin Place 2, Colby Cowan, Place 3; Perry Clementi Place 5; David Dickinson-Cuniff, Alternate Place 9 **ABSENT:** Vice Chair Kayla Hughes, Place 4; Andrew Malkowski, Place 1; Brent Jones, Place 6 **STAFF:** Darrell Hull City Manager, Rosie Ericson Board Secretary
Consultant: Chance LeBlanc Dunaway

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

Chance LeBlanc gave an overview of the request to change the zoning from AG Agricultural to PD Planned Development.

John Arnold with the Skorgburg Company gave a brief overview of the company and his plans for the development. Council had several questions for the Developer; emphasizing on the amount of traffic that will be on Kennedale Sublet Road.

Request to Speak

Krista Lewis 1312 Tucker Lane, did not wish feel comfortable speaking; she is opposed to the Planned Development. Chair Perkins read her comments.

Eric Elam 349 Kennedale Sublet Road spoke regarding his experience with the City and their approval of plans and how they changed. His major concern is a water shed that runs through these lands. Mr. Elam stated the developer is calling it a retention pond; but in actuality he says it's a water shed.

Mr. Elam's other concern was the Planning and Zoning Commission

received this packet just days ago. He is encouraging them to take their time on the decision.

Mr. Arnold responded to the concern regarding the water shed. They have been in the area for 35 years and have encounter many water sheds in a number of their properties. It's not an unusual problem for them. They are in the process of having a professional study the feature as far as engineering goes; if they cannot use that area they have a backup plan in place.

Motion To Approve Action Forward a recommendation to the City Council for the approval of **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

Moved By Rubin **Seconded By** Perkins **Motion was denied on a vote of 2-3 Motion is denied.**

III. ADJOURNMENT

Chair Perkins adjourned the meeting at 6:31 p.m.

APPROVE:

ATTEST:

P&Z Mark Perkins

Board Secretary Rosie Ericson

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	Approval based on two criteria's 1. Zoning change is compatible with adjacent land use. 2. Proposed Development is consistent with Future Lane Use Plan

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

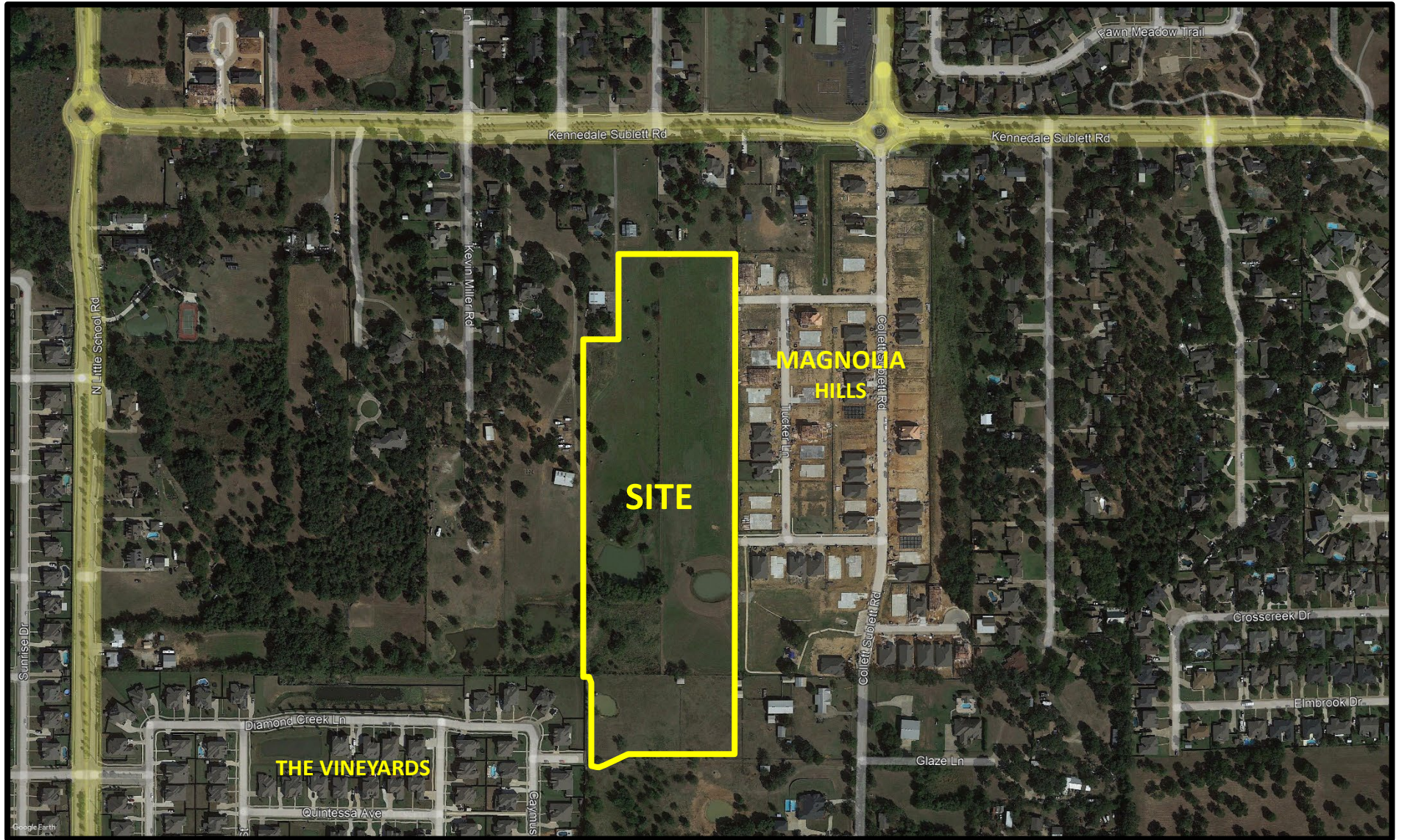
ACTION BY THE PLANNING & ZONING COMMISSION

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

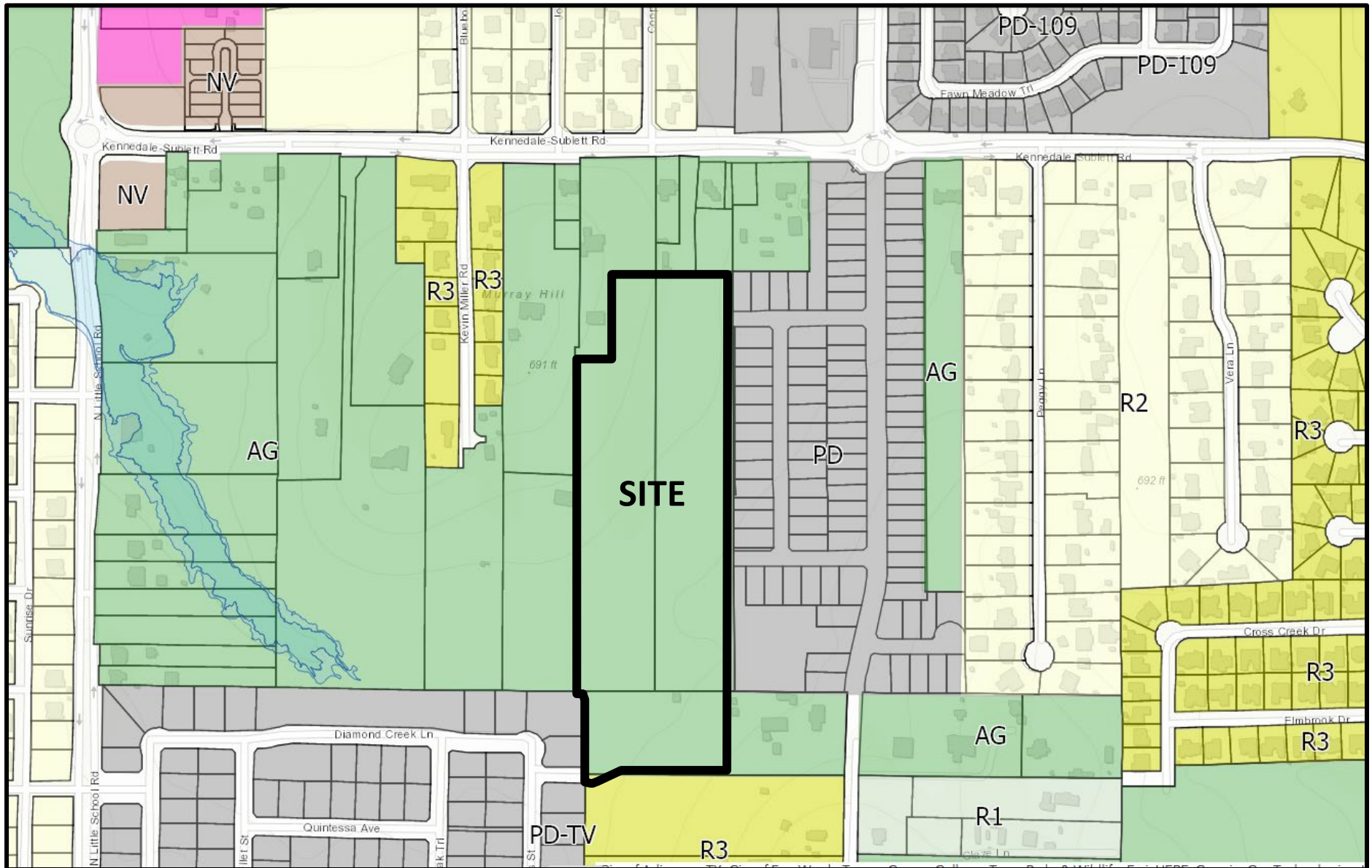
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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.

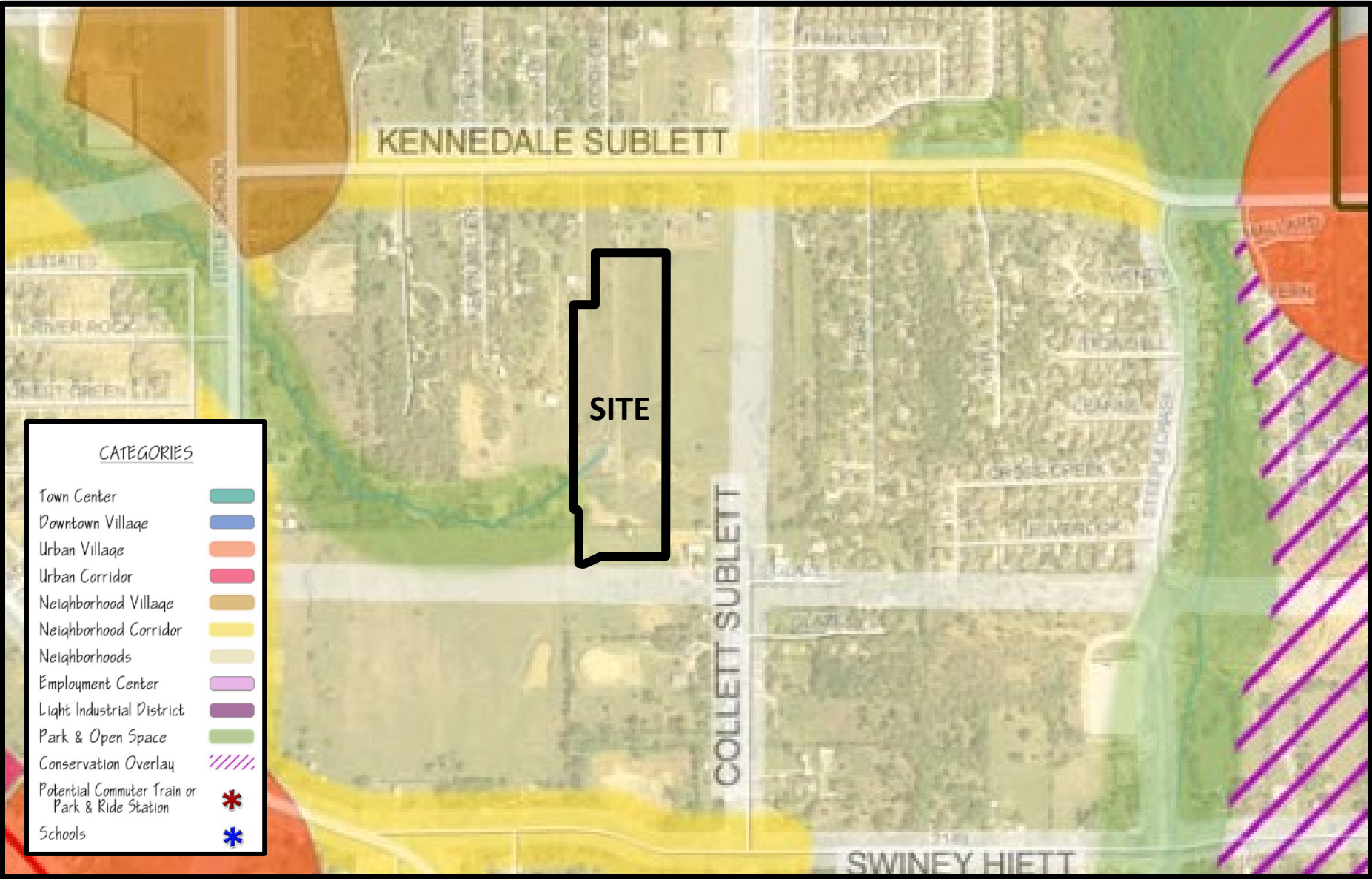
1106 KENNEDALE SUBLETT RD AERIAL



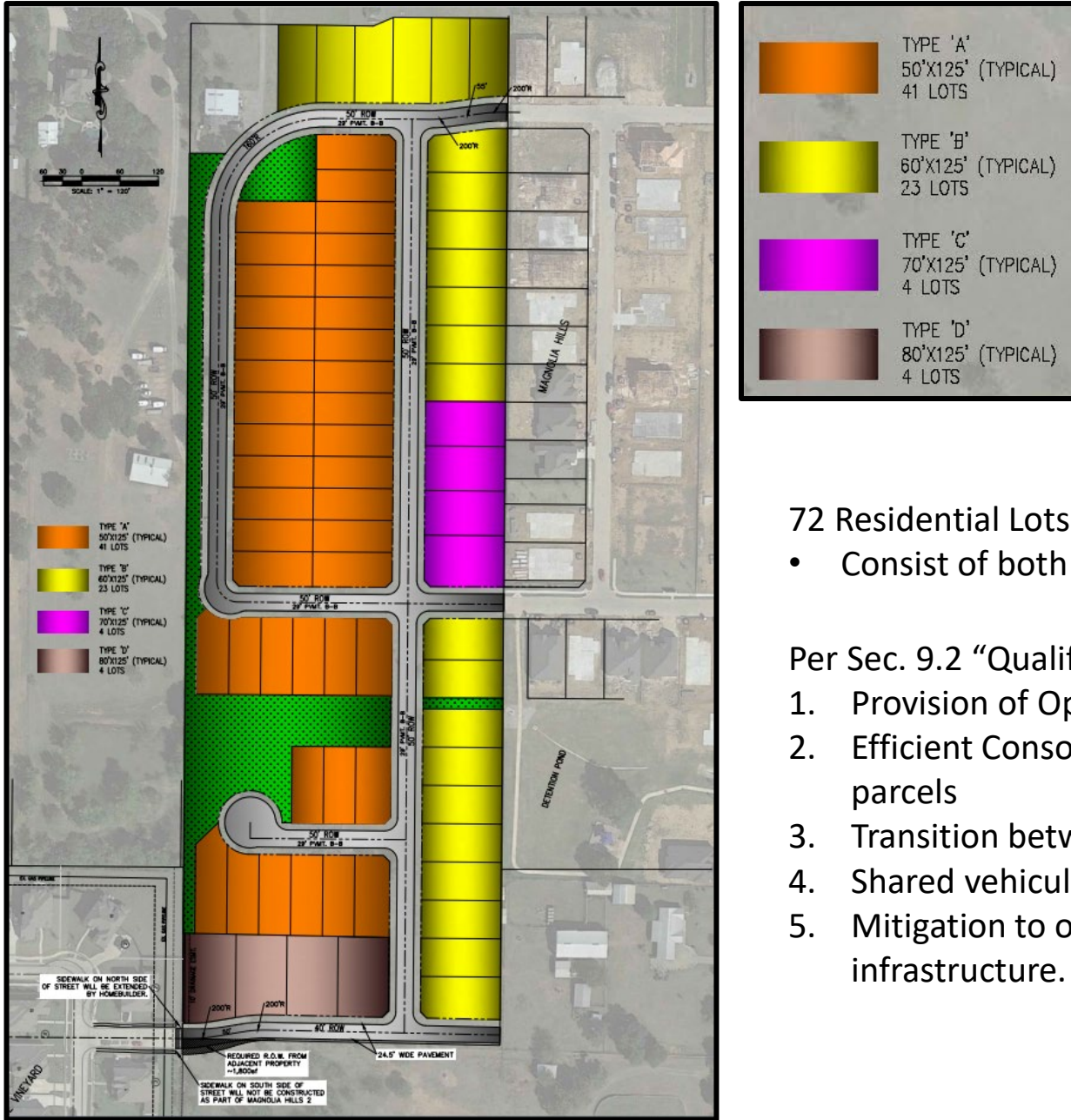
1106 KENNEDALE SUBLETT RD ZONING MAP



1106 KENNEDALE SUBLETT RD.
FUTURE LAND USE



1106 KENNEDALE SUBLETT RD.



72 Residential Lots

- Consist of both R3 & R4 Lots

Per Sec. 9.2 “Qualifying Conditions”

1. Provision of Open Space
2. Efficient Consolidation of poorly dimensioned parcels
3. Transition between higher and lower density uses
4. Shared vehicular & pedestrian access
5. Mitigation to offset impacts of public infrastructure.



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	5,000	8,750
	Septic	43,560	43,560	43,560	43,560	43,560	43,560
Max. Density (units per acre)		-	-	-	-	-	-
Min. Width (ft.)		80	100	100	80	50	70
Min. Depth (ft.)		125	125	125	100	100	125
Max Impervious (%)		50	50	50	50	50	50
Setbacks							
Min. Front (ft.) ¹	Primary	50	50	40	20	20	30
	Secondary	20	20	20	15	15	15
Min. Side (ft.)	Total ²	30	30	30	20	5	16
	Least	10	10	10	8	2	8
Min. Rear (ft.) ³		45	30	30	15	15	15
Principal Buildings							
Max. Height (ft.)		50	50	40	40	40	35
Max. Stories (number)		2.5	2.5	2.5	2.5	2.5	2.5
Min. GFA (s.f.)		1,500	1,500	1,500	1,250	1,000/unit	1,000/unit
Min. Multi-Family Bedroom Area (s.f.) ⁴	Efficiency	-	-	-	-	-	-
	One BR	-	-	-	-	-	-
	Two BR	-	-	-	-	-	-
	Three BR	-	-	-	-	-	-
Min. Masonry (%)		80	80	80	80	80	80
Accessory Buildings (100 s.f. +)							
Max. Number		-	3	2	1	1	2
Max. Size (% of rear yard)		20	10	10	10	10	10
Max. Height (ft.)		-	15	15	15	15	15
Max. Stories (number)		1	1	1	1	1	1
Min. Side Street Setback (ft.)		-	-	-	-	-	-
Min. Side Setback (ft.)		8	8	8	8	8	8
Min. Rear Setback (ft.)		8	8	8	8	8	8
Min. Setback from Principal (ft.)		5	5	5	5	5	5

UDC REQUIREMENTS

Table 2: Lot Dimensional Requirements

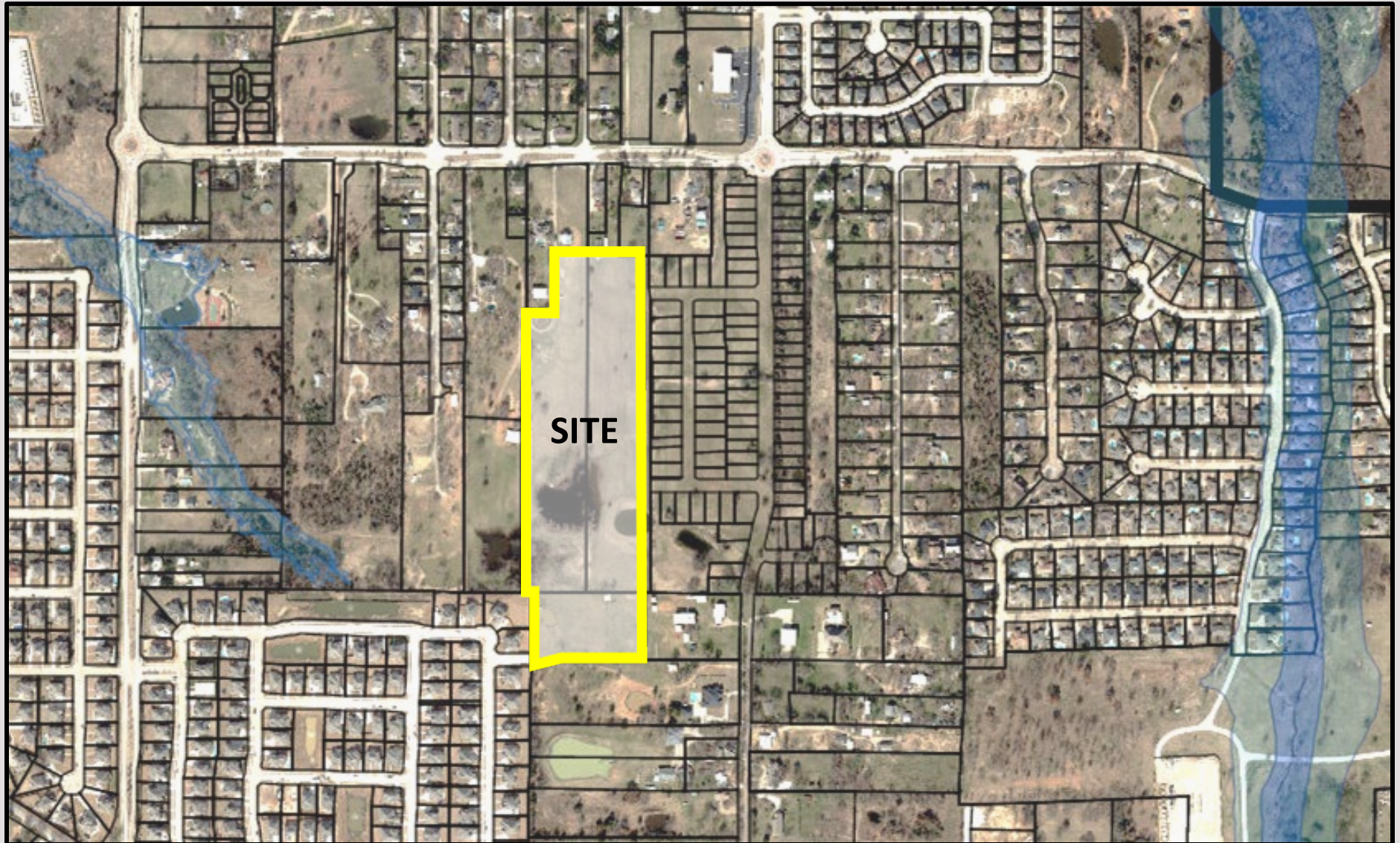
Lot Type (see Concept Plan) ▶	A	B	C	D
Minimum Lot Width/Frontage ⁽¹⁾	50'	60'	70'	80'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,000 SF	7,200 SF	8,400 SF	9,600 SF
Minimum Front Yard Setback ⁽²⁾	20'	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'	10'	10'
Minimum Length of Driveway Pavement	20'	20'	20'	20'
Maximum Height	40'	40'	40'	40'
Minimum Rear Yard Setback	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	1,800 SF	1,800 SF	1,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

PROPOSED "PD"

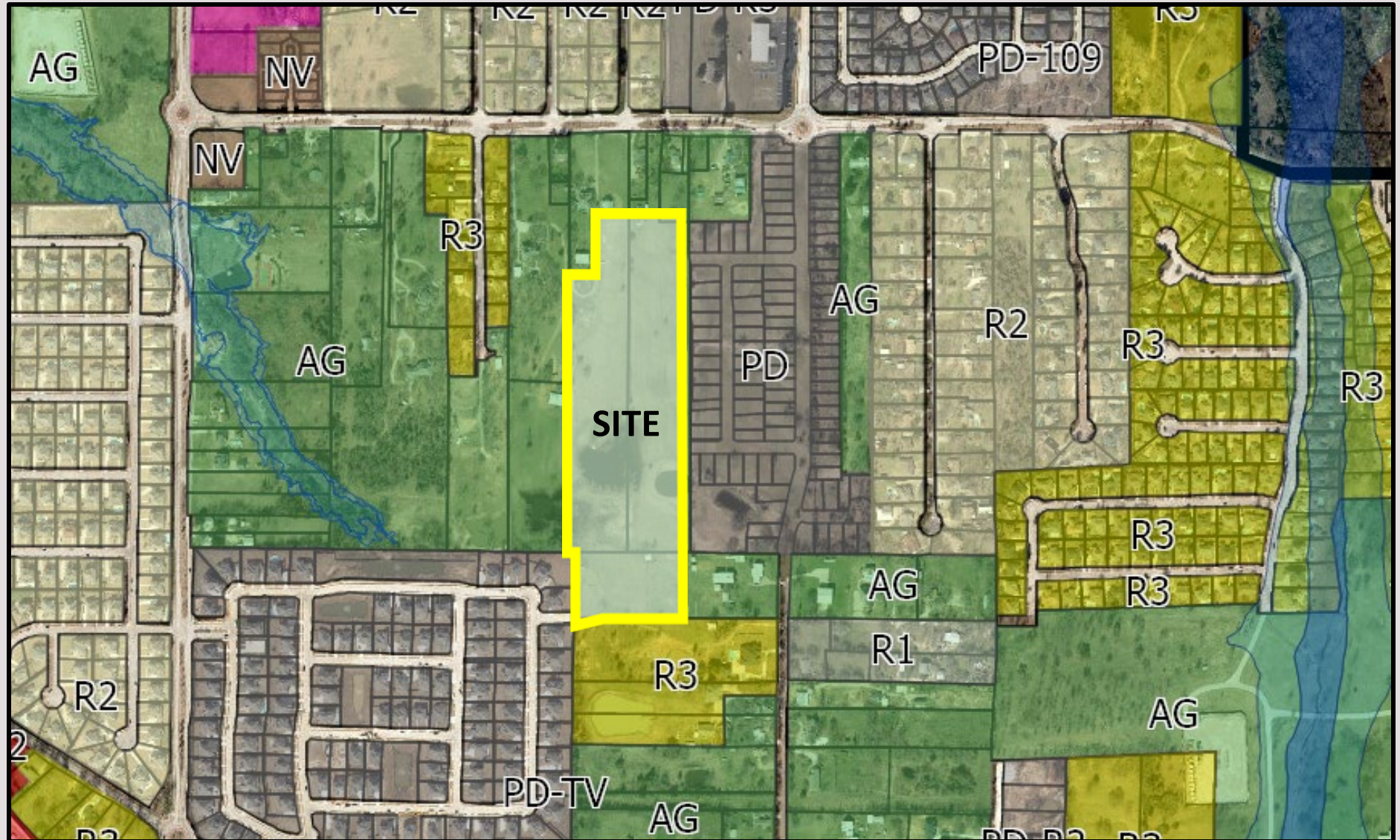
All lots exceed the minimum R4 & R3 requirements



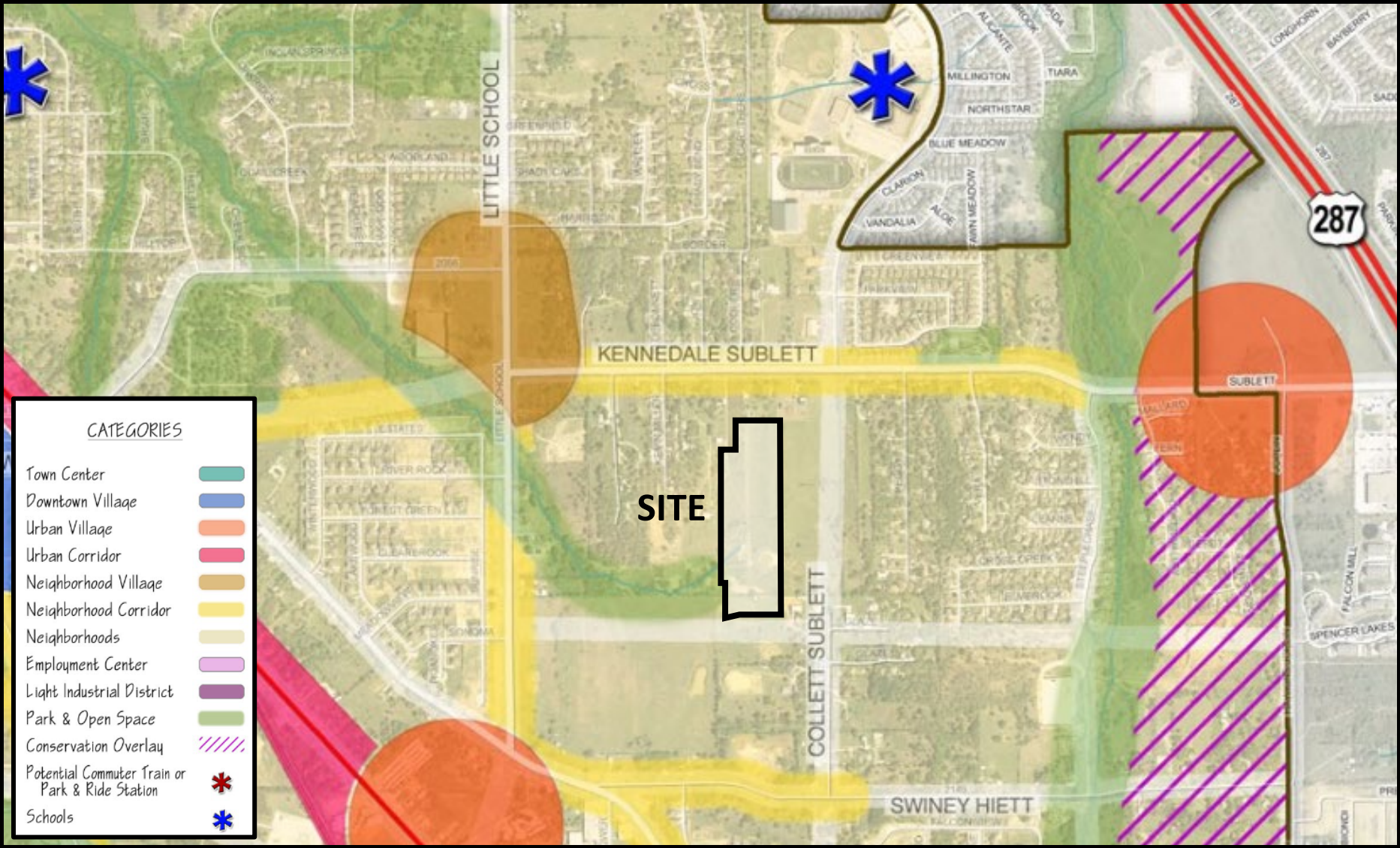
1106 KENNEDALE SUBLETT RD AERIAL



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





MEETING DATE: AUGUST 11, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.3.

SUBJECT

- A. Staff Presentation
- B. Applicant
- C. Public Hearing

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS