



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:



P&Z CHAIR MARK PERKINS

ATTEST:



BOARD SECRETARY ROSIE ERICSON