

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 Skorburg 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:



P&Z Mark Perkins

ATTEST:



Board Secretary Rosie Ericson