

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | SEPTEMBER 8, 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 22-11** Conduct a public hearing and consider a zoning change from PD Planned Development Tiny Homes to Planned Development TH Townhouse for approximately 6.18 acres being Lot 1R Block 1 of the Harris Hill Estate, located at 439 Mansfield Cardinal Road, City of Kennedale, Tarrant County, Texas

III. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE SEPTEMBER 8, 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.



ERIN, 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: SEPTEMBER 8, 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: September 8, 2022

Agenda Item No: INDIVIDUAL CONSIDERATION ITEM II.A.1

I. SUBJECT

CASE # PZ 22-11 Conduct a public hearing and consider a zoning change from PD Planned Development Tiny Homes to Planned Development TH Townhouse for approximately 6.18 acres being Lot 1R Block 1 of the Harris Hill Estate, located at 439 Mansfield Cardinal Road, City of Kennedale, Tarrant County, Texas

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	from PD Planned Development to TH Townhouse
Applicant	Charles Williams
Location	439 Mansfield Cardinal Road
Surrounding Uses	Multi-Family, Single Family Residential & Emerald Hills Cemetery
Surrounding Zoning	North: "C2" Commercial (Emerald Hills Cemetery) East: "R2" & "R3" Residential South: "C2" Commercial West: "MF" Multi-Family (Oak Crest)
Future Land Use Plan Designation	Neighborhoods
Staff Recommendation	Approval

CURRENT STATUS OF PROPERTY

The property is approximately 6.18 acres and is currently undeveloped.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is surrounded by a mix of uses, including single-family, a duplex/tri-plex development, cemetery, a traditional single-family development (Brookstone Estates), and a variety of commercial and light industrial uses.

STAFF REVIEW

LAND USE COMPATIBILITY

The applicant is requesting to rezone to “TH” Townhouse zoning with the intention to build townhomes. The surrounding land uses are duplex/tri-plex development duplex, and single family. The rear of the lot is adjacent to the Emerald . Along the frontage of the site are commercial and light industrial uses within 500-1000 feet, as well.

The proposed zoning *is compatible* with the surrounding uses.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan designates the subject property as a Neighborhood Corridor with Neighborhoods Residential on the Future Land Use Map. Per the Comprehensive Plan, Townhouses are listed as type of residential development allowed in the areas both designated Neighborhood Corridors and Neighborhoods Residential.

Additionally, Mansfield Cardinal Road is identified on the City’s Future Transportation Plan as a future avenue with bike/pedestrian facilities. As per the plat of the property, the right-of-way has already been dedicated to accommodate the future widening of Mansfield Cardinal Rd.

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 development is compatible with the area, consistent with the Comprehensive Plan in the residential use and provides a variety of housing types.

The current zoning for this property, allows for the development of 46 single-family tiny cottages for seniors aged 55 years and older, with a minimum lot size of 25'x35' (1,200 sf), dwelling units of 400 square feet and a maximum density of 8 units per acre.

The proposed development consists of 38 townhouse units, with a minimum lot a size 35'x100' (3,000 sf), and a proposed density of 6 units per acre.

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.

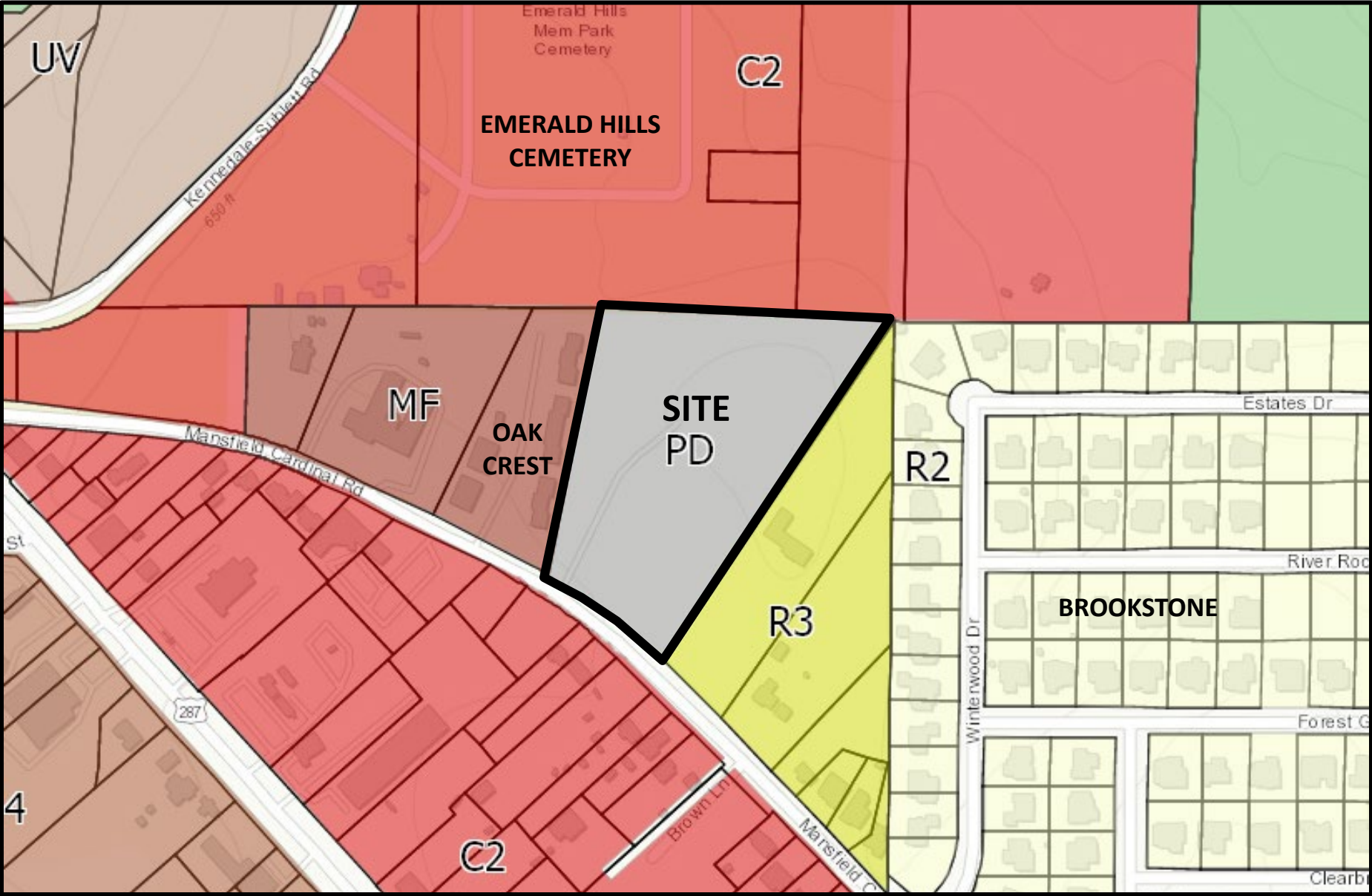
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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

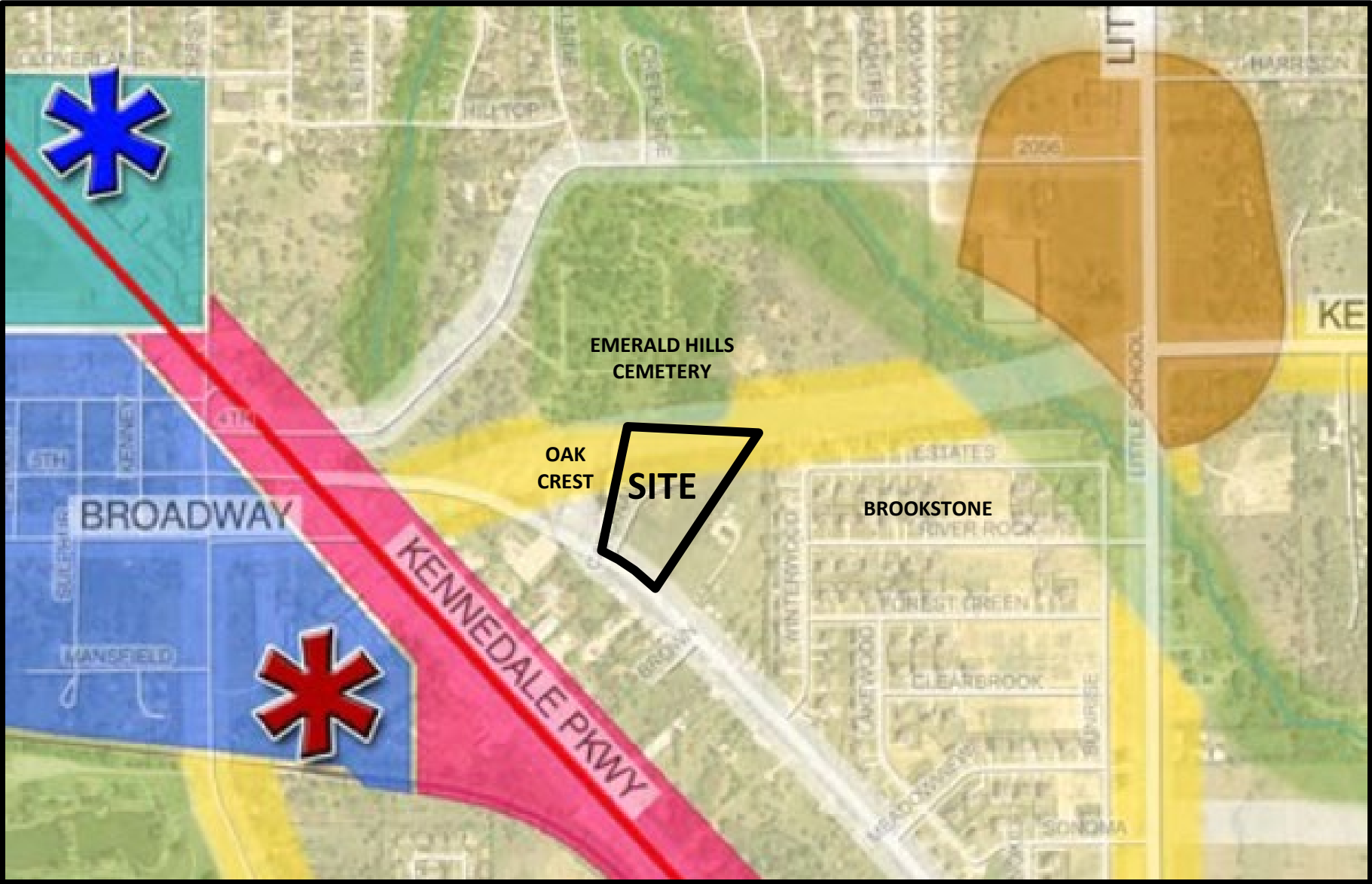
439 MANSFIELD CARDINAL RD.
AERIAL



439 MANSFIELD CARDINAL RD.
ZONING MAP



439 MANSFIELD CARDINAL RD.
FUTURE LAND USE



A map of the Emerald Hills Cemetery area. The map shows several streets including Kennedale Pkwy, Broadway, and Little. A blue line representing a creek or stream runs through the center. A black triangle labeled 'SITE' is located near the intersection of Broadway and Kennedale Pkwy. Other labels include Emerald Hills Cemetery, Oak Crest, Brookstone, Forest Green, Clearbrook, and various residential streets like Hillside, Quail Creek, and Shady Oaks.



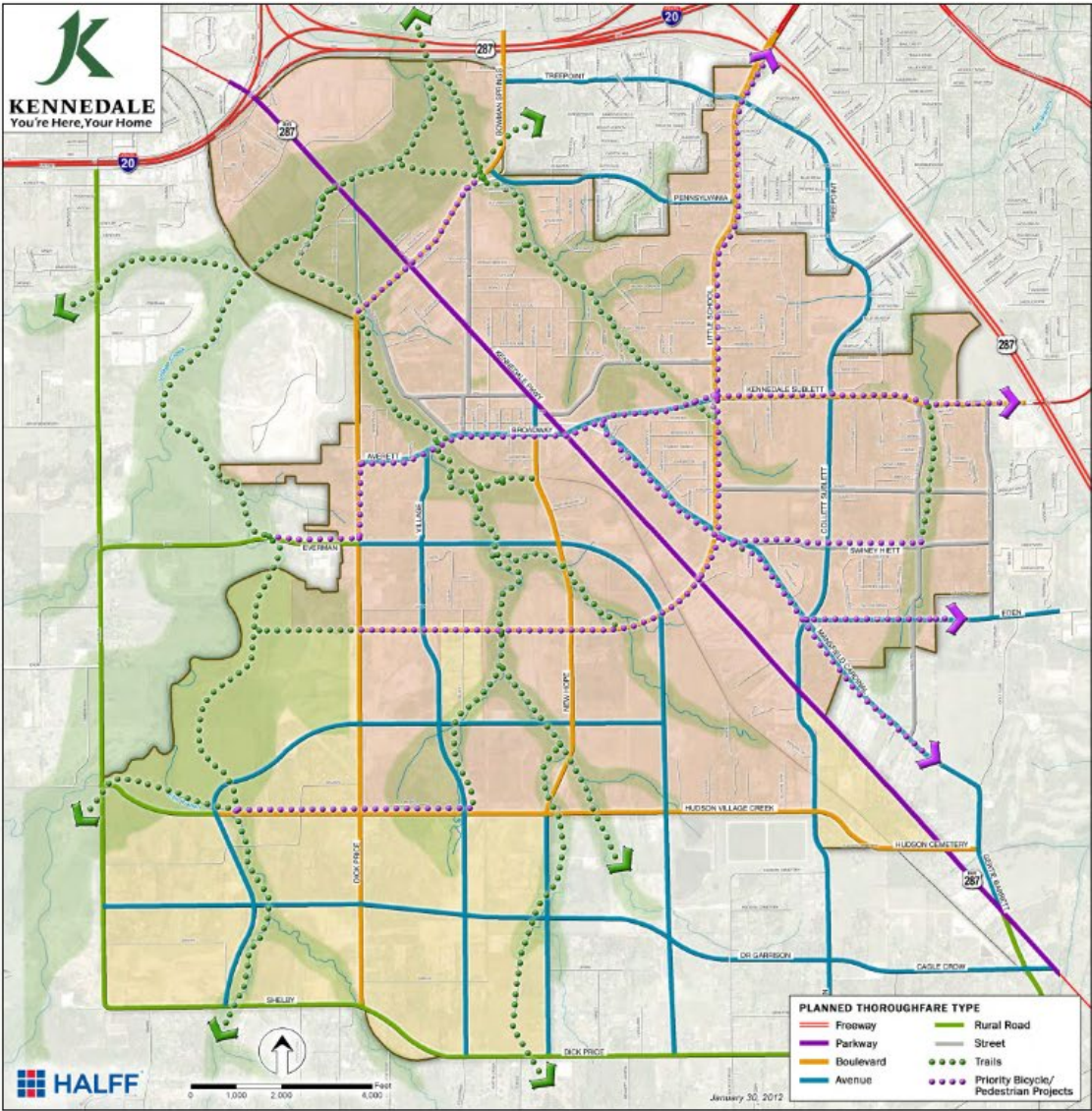
439 MANSFIELD CARDINAL RD.



439 MANSFIELD CARDINAL RD.



FUTURE TRANSPORTATION PLAN



2012
COMPREHENSIVE
PLAN UPDATE

FUTURE TRANSPORTATION PLAN

Thoroughfare Type	Parkway	Multiway Parkway Main lanes / Access lanes	Boulevard	Avenue	Street	Rural Road
Number of Through Lanes	4	4 / 2	4	2 to 4	2	2
Desired Operating Speed (mph)	40-45	40-45 / 30-35	35-40	30-35	25-30	35-40
Median	16'-18'	12'-18' / 6'-8'	12'-18'	4'-16' (optional)	--	--
Driveway Access	Limited	From access lanes	Limited	Yes	Yes	Yes
Curb Parking	No	Yes (access lane)	Optional	Yes	Yes (not delineated)	No
Pedestrian Facilities ¹ (clear through-way)	5'	5'-10' (access lanes)	5'-10'	5'-10'	5'-8'	5'
Bicycle Facilities ²	SP or SH	BL or SL	BL or BBL	BL or SL	SL	SL or SH
Streetside Width ³	18'-25'	15'-20'	18'-22'	15'-20'	10'-16'	25'-30'
Required ROW Width	100'-150'	120'-160'	100'-130'	60'-110'	50'-70'	80'-100'

NOTES:

¹ Proposed widths of pedestrian facilities should be applied to both sides of the street.

² SP - Side Path
SH - Shoulder
BL - Bike lane
SL - Shared lane
BBL - Buffered bike lane

³ Streetside Width refers to the area between the street and building. It includes the edge, furnishings/planting strip, clear throughway, and frontage zones.