

PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | AUGUST 11, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chair Mark Perkins called the meeting to order at 6:00 p.m.

A. ROLL CALL

PRESENT: Chair Mark Perkins, Place 6; Andrew Malkowski Place 1; Coby Cowan Place 3; Perry Clementi, Place 5; David Dickinson-Cuniff Place 9 Alternate. **ABSENT:** Derrick Rubin, Place 2; Kayla Hughes Place 3. **Staff:** *City Manager Darrell Hull, Community Development Director/Public Works Director James Cowey, Administrative Assistant Rosie Ericson. Consultant Chance LaBlanc, Dunaway*

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the February 2, 2022 regular meeting
Motion Approve Action Approve minutes from the February 22 regular meeting Moved By Clementi Seconded By Dickinson-Cuniff. Motion passes unanimously
2. Approval of the minutes from the July 14, 2022 regular meeting
Motion Approve Action Approve minutes from the July 14, 2022 regular meeting Moved By Clementi Seconded By Malkowski. Motion passes unanimously.
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

Planning Consultant Chance LeBlanc Dunaway an overview of the request to rezone from AG Agricultural to PD Planned Development for approximately 18.2 undeveloped acres for the Skorburg Company located south of Kennedale Sublet Road and directly west of the current Magnolia Hills subdivision. The 2012 future land use map has the area as neighborhoods on the future land use map and therefore compliant with the future land use. He stated that staff found the request to meet all requirements and would recommend approval of the economic

City and economic prosperity and thriving community Staff recommends approval.

prosperity and promote access to housing by providing housing options to people with various economic means. In addition, it provides the regulatory framework in developers support to provide quality housing to residents. It meets the City Council end goals well planned communities based on principals of connected

Applicant: **John Arnold with the Skorborg Company 8214 Westchester Dr. Suite 900 Dallas, TX 75225** represented the applicant along with Peter McKone Environmental Consultant that has been hired on behalf of the Skorborg Company. Mr. Arnold gave an overview of the project and the issues that had citizens raised concerns regarding aquifer on the property, flooding and traffic. There was some discussion of lot widths and price points.

Consultant for the Applicant: Peter McKone with Weaver Environmental Consultant that has been hired on behalf of the Skorborg Company. Mr McKone spoke about the jurisdictional water concerns, involving aquifer, ponds and tanks

Public Hearing opened at 6:43 p.m.

Dale Scaief 948 Sunrise Drive, Kennedale, TX 76060 spoke in opposition #PZ-22-10. Concerned on the traffic and roads in and out of this new development. Barry Jones

Barry Jones 402 Caymus St. Kennedale, TX 76060 was neither for or against but wanted to inform the Public and P&Z about a flooding issue that will directly affect the proposed neighborhood.

Lora Ford 305 Collett Sublett Road, Kennedale, TX 76060 is one of the homeowner's property that will be part of this new development. She has lived on this property close to 47 years and has never had any flooding issues until the Vineyards were built now she gets a lot of drainage from that subdivision. The reason she is speaking today is to inform the public there will be 3 different access roads to this development.

Public Hearing closed at 6:52 p.m.

Motion To: Forward a recommendation to approve the 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. Estates Home Tracts located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County, Texas **Moved By;** Malkowski **Seconded By** Cowan.

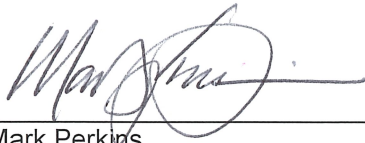
Motion passes 4-1 Clementi – Nay.

ADJOURNMENT

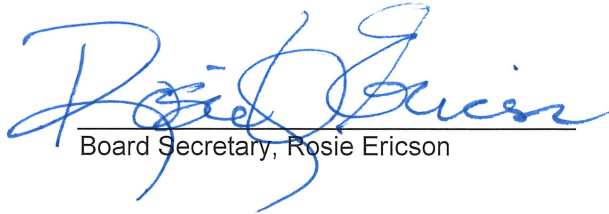
Chair Perkins adjourned the meeting at 7:01 p.m.

APPROVE:

ATTEST:



Chair Mark Perkins



Board Secretary, Rosie Ericson