

## PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | JANUARY 19, 2023 AT 6:00 PM  
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

### I. VISITOR AND CITIZEN FORUM

### II. 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

### III. REGULAR SESSION

#### A ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the November 10, 2022 Regular Meeting

### IV. PUBLIC HEARING

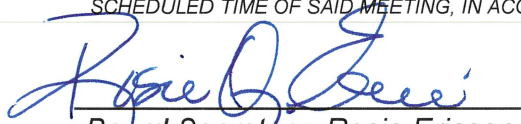
- A **CASE PZ#23-01** Conduct a public hearing and consider a proposed zoning change request from MH mobile home to I industrial for approximately 0.61 acres being Tract 2B18 of the W.H. Hudson Survey, Abstract No. 716, located at 7100 Hudson Village Creek Rd., City of Kennedale, Tarrant County, Texas

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

### V. ADJOURNMENT

#### CERTIFICATION

I DO HEREBY CERTIFY THAT THE JANUARY 19, 2023 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.



Board Secretary, Rosie Ericson

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:** JANUARY 19, 2023

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.A.

**SUBJECT**  
ITEMS FOR INDIVIDUAL CONSIDERATION

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** JANUARY 19, 2023

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.A.1.

**SUBJECT**

Approval of the minutes from the November 10, 2022 Regular Meeting

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

## PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | NOVEMBER 10, 2022 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

### I. VISITOR AND CITIZEN FORUM

None at this time

### II. 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; Colby Cowan, Place 3; Perry Clementi, Place 5; David Dickinson-Cuniff Place 9, Alternate **ABSENT:** Derrick Rubin **Staff:** City Manager Darrell Hull, City Secretary Raeanne Byington; Administrative Assistant Rosie Ericson, **CONSULTANT:** Chance LeBlanc Dunaway

### III. WORK SESSION

#### A. WORK SESSION REPORTS

None at this time

#### B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

None

### IV. REGULAR SESSION

#### A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the October 13, 2022 Regular Meeting

**Motion** Approve **Action** Approve minutes from the October 13, 2022 regular meeting. **Moved By:** Clementi **Seconded By** Dickinson-Cuniff **Motion passes unanimously.**

#### B. PUBLIC HEARING

1. **CASE # PZ 22-14** Conduct a public hearing and consider 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
  - D. Action



Planning Consultant Chance LeBlanc with Dunaway gave an overview of the request to rezone for AG Agricultural to PD Planned Development for approximately 18.2 undeveloped acres for the Skorburg Company located south of Kennedale Sublet Road and discreetly west of the current Magnolia Hills subdivision. The 2012 future land use map has the area as neighborhoods and therefore compliant with the future land use plan. He stated that staff found the request to meet all requirements and would recommend approval of the zoning change as it meets economic prosperity and thriving community, and promotes 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. Staff recommends approval.

**Applicant: John Arnold with the Skorburg Company 8214 Westchester Dr. Suite 900, Dallas, TX 75225** gave an overview of the project and work with the residents on the concerns they were having. He addressed each issue and provided a solution to them. There was some discussion on lot widths and price points, in addition to a construction entrance that will be separate. Mr. Arnold was available to answer any questions.

Mr. Bryan Hall spoke on behalf of the applicant Skorburg Company as Mr. Arnold had to leave for another engagement.

Public Hearing opened at 6:18 p.m.

Chair Perkins read emails from local residents who opposed P&Z 22-14 to the rezoning.

1. **Lauren Grothe**, no address given
2. **Beth Usry**, no address given
3. **Stephen McBroom** 1237 Levee Lane, Kennedale, TX 76060 had chair read his letter of opposition.

**Jonathan Gary 1300 McLellan Ct, Kennedale, TX 76060** spoke in opposition. His concerns were the notification letter was different than the proposed plan; road access, traffic issues; noise disturbance; road damage and pressure on the KISD school. In addition to the effect on the conservation area/drainage issues.

**Kelli Ronallo, 1702 Stags Leap Trail, Kennedale, TX 76060** spoke in opposition to this change. She has the same concerns as Mr. Gary.

**Garrison Lewis, 1312 Tucker Lane, Kennedale, TX 76060** was in opposition of the zoning change. Again, he had the same concerns as the other residents.

**Public Hearing closed at 6:39 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. Estes Home Tracts, located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County TX

**Moved By** Malkowski **Seconded By** Perkins **Motion passes 3-2 with Clement and Cowan opposed.**

**Motion to Adjourn. Action Adjourn. Moved By: Malkowski Seconded By Cowan**

Chair Perkins adjourned the meeting at 6:53 p.m.

#### **V. ADJOURNMENT**

**APPROVE:**

**ATTEST:**

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CHAIR MARK PERKINS

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BOARD SECRETARY

## STAFF REPORT TO THE PLANNING & ZONING COMMISSION

**Date:** January 19, 2023

**Agenda Item No:**

### I. SUBJECT

**CASE # PZ 23-01** Conduct a public hearing and consider a proposed zoning change request from MH Mobile Home to I Industrial for approximately 0.61 acres being Tract 2B18 of the W.H. Hudson Survey, Abstract No. 716, located at 7100 Hudson Village Creek Rd., City of Kennedale, Tarrant County, Texas.

### II. SUMMARY

| BACKGROUND AND OVERVIEW                 |                                                                                                       |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Request</b>                          | from "MH" Mobile Home to "I" Industrial                                                               |
| <b>Applicant</b>                        | Andrey Korneev                                                                                        |
| <b>Location</b>                         | 7100 Hodson Village Creek Rd. & 4349 Danny Ln.                                                        |
| <b>Surrounding Uses</b>                 | Mobile Homes, Mechanic Shop, Vacant lots                                                              |
| <b>Surrounding Zoning</b>               | North: "MH" Mobile Home<br>East: "C2" Commercial<br>South: "MH" Mobile Home<br>West: "MH" Mobile Home |
| <b>Future Land Use Plan Designation</b> | Neighborhoods & Light Industrial                                                                      |
| <b>Staff Recommendation</b>             | Approve                                                                                               |

### CURRENT STATUS OF PROPERTY

The subject property is approximately 0.61 acres and contains an existing one-story metal building that is approximately 7,800 sf. The property has two access points, an existing asphalt driveway on Danny Ln. and a rear access 20 ft asphalt drive from Hudson Village Creek Rd. The existing building is currently being used as the landowners' personal storage warehouse.

### SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is surrounded by mobile homes, vacant lot to the south, a mechanic shop to the southeast and a future warehouse development to the east.

## STAFF REVIEW

### LAND USE COMPATIBILITY

The proposed land use is manufacturing and light packing and should not be considered an "obnoxious" use to the adjacent properties. The request to rezone the subject property to "I" Industrial would continue to develop the area in part with the proposed warehouse development to the east.

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

### COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan designates the subject property as Neighborhood Residential and Light Industrial on the Future Land Use Map.

The proposed zoning is ***consistent*** with the Comprehensive plan

### RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

Principle 2: Economic Prosperity.

- 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

- Business uses are compatible with residential areas.

## SUMMARY

The proposed development will be required to meet landscaping and screening requirements per the UDC. The existing warehouse is considered non-conforming per the current UDC setback requirements for industrial zoning adjacent to residential. The developer intends to seek a variance reducing the setbacks if the zoning change request is approved. If the variance request is granted, the developer intends to remodel the existing warehouse.

### STAFF RECOMMENDATION

The applicant's request for a zoning change to "I" Industrial is compatible with the existing land use and is consistent with the current Comprehensive Plan, therefore staff has recommended approval.

Land Use Compatibility:

Requested change *is compatible.*

Comprehensive Plan Consistency:

Requested change *is consistent.*

Staff Recommendation:

*Approve*

### ACTION BY THE PLANNING & ZONING COMMISSION

The Planning & Zoning Commission 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 the standards or requirements) and make a motion to deny the request.

**AK**  
Dealer  
Services

800-260-5051

info@akdealerservices.com

City of Kennedale  
Planning and Development  
City Council  
405 Municipal Drive  
Kennedale, Tx. 76060

December 10, 2022

To: Planning and zoning committee  
Re: 7100 Hudson Village Creek Road

Good day, my name is Andrey Korneev, owner of AK Dealer Services located at 7315 Gibson Cemetery Rd # 103 in Mansfield. AK Dealer Services provides patented products to new and used car dealerships across the United States. We have been in our current location since 2019. I am currently leasing space at the above referenced address however the lease expires in early 2023 and I am attempting to secure another location at 7100 Hudson Village Creek Road which is in City of Kennedale. There is a 7800 s.f. building at this address and it is currently occupied by the owner, Mr. Ricky Alexander. Mr. Alexander and I have entered into a contract with my company to purchase this property and it is my plan to relocate AK Dealer Services to this address. The zoning at this site is currently MH, manufactured housing however the current certificate of occupancy provides that the owner can utilize the building as personal storage.

AK Dealer Services is a 75% wholesale and 25% light manufacturing business providing license plate frames and inserts, temporary tag paper license plates and patented temporary tag paper pouches. This business employs four individuals, is low impact, does not use hazardous materials, does not emit pollution and does not sell to the general public. Business hours are from 9:00 am to 5:00 pm daily. All business is via online purchasing and shipping using UPS, Fedex transportation. Once a month we accept deliveries from transportation companies utilizing pup (28') trailers for very low impact on roads. The products that we receive and ship are low density in weight and would not cause undue wear on existing infrastructure.

The building sets on .61 acre of land and is currently considered a non-conforming structure due to set-backs overlayed when the property was annexed into City of Kennedale. This building was constructed in 1955 (est.), long before the City annexed it. I have met with Mr. Nathan Gonzales, City of Kennedale and also via zoom met with Mr. Chance LeBlanc of Dunaway regarding submitting a Zoning Change Request. I understand that the building/property does not conform to the MH zoning however due to the nature of the building, property and history I am requesting the property zoning be changed to C2 or which zoning City of Kennedale would consider appropriate.

My plans for this property are ambitious and attainable. I have met with James Brown and Clifford Clark regarding upgrades to the building including fire protection system, update and upgrade of the electrical system to meet city requirements. My plans also include completely re-insulating the interior, repairing the roof, painting the exterior and interior of the building, expanding and improving parking within city requirements, install any city requirement(s) regarding screening, fence etc.

The attached concept and renderings provide an idea and picture of my plans for this property. The area around this property is commercial and industrial save the part that is zoned MH. It is my sincere hope that the City of Kennedale will

embrace this request for zoning change as I am confident that AK Dealer Service will not only be an asset to the neighborhood but also the city. Currently AK Dealer Services collects \$ 3,000+ in sales taxes and I anticipate within 3 years to increase to \$ 10,000+ in sales taxes.

I look forward to working with the city moving forward and know that if approved will be an asset to the community.

In closing the benefits to the city of AK Dealer Services relocating are:

- 1) Quite and discreet operations
- 2) Is not open to the public, no increased traffic
- 3) Once a day pick up of products via Fedex, UPS
- 4) Once a month delivery of supplies
- 5) No pollutants
- 6) Future employment opportunities
- 7) Estimate over \$ 200,000.00 in improvements to building and land (increased tax value)
- 8) Estimated sale taxes per month \$3,000.00 now, \$10,000.00 by 2025

Please see the attached information, i.e. concept plan, renderings, photos, etc. .

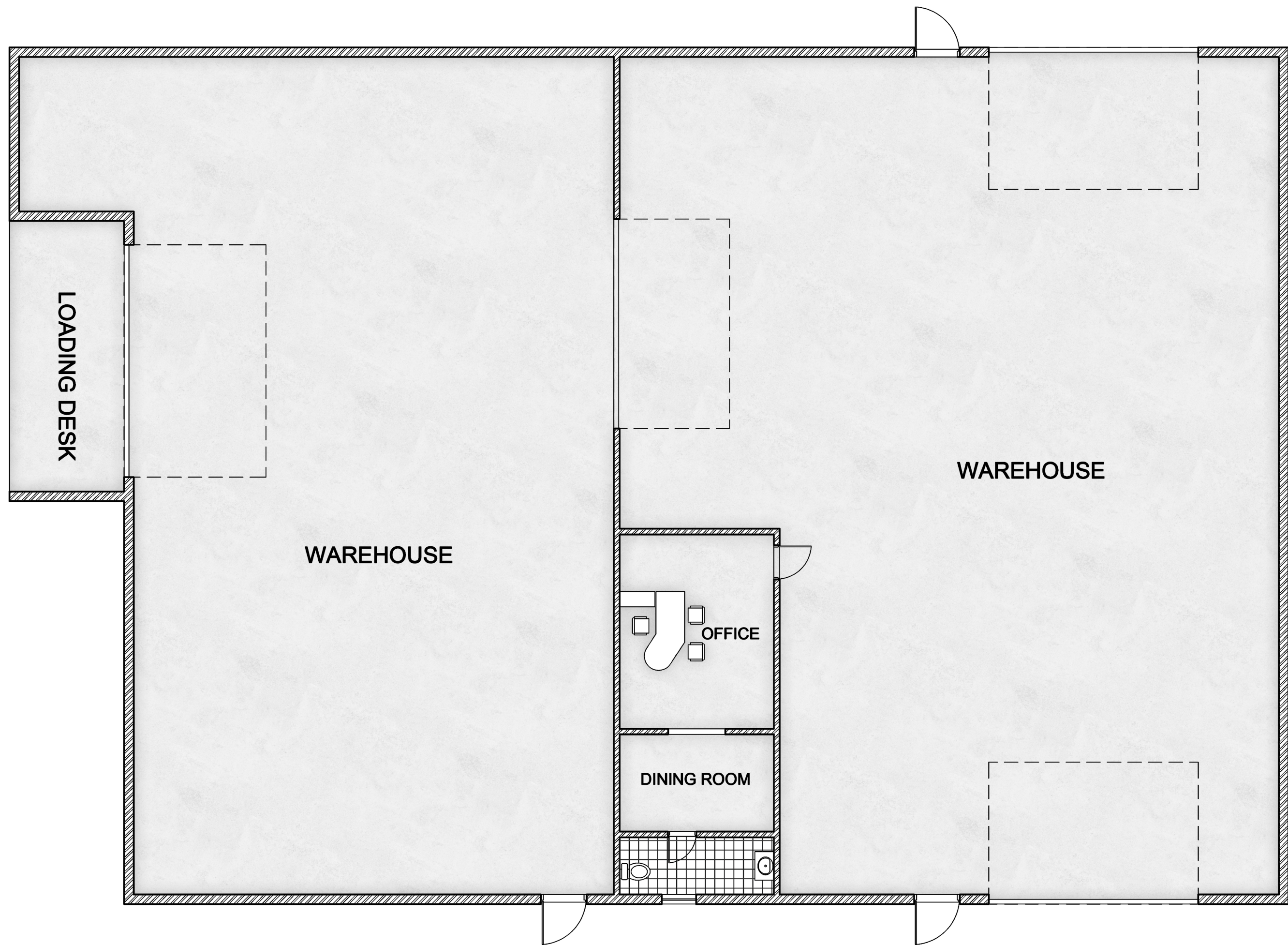
Sincerely,

Andrey Korneev  
AK Dealer Services  
818-581-8408 (cell)  
Tel: 800.260.5051 (office)  
Email: [info@akdealerservices.com](mailto:info@akdealerservices.com)

Cc:

Mayor: Jan Joplin  
Councilmember: Rockie Gilley  
Councilmember: Brad Horton  
Councilmember: Kenneth Michels  
Councilmember: Austin Degenhart  
Councilmember: James Connor





# FLOOR PLAN

SCALE: 1/8"=1'-0"

| REV. | DATE | SUBMITTAL |
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ADDRESS:

7100 HUDSON VLG  
CRK RD, KENNEDALE,  
TX 76060, USA

DESIGN COMPANY



## FLOOR PLAN

Date: 12/14/2022  
Project No: 01  
Drawn By: HRSAJAL  
Approved By:  
Checked By:

Sheet  
**18"X24"**  
  
1 OF 3



| REV. | DATE | SUBMITTAL |
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ADDRESS:

7100 HUDSON VLG  
CRK RD, KENNEDALE,  
TX 76060, USA

DESIGN CONPNANY



ELEVATION

Date: 12/14/2022

Project No: 01

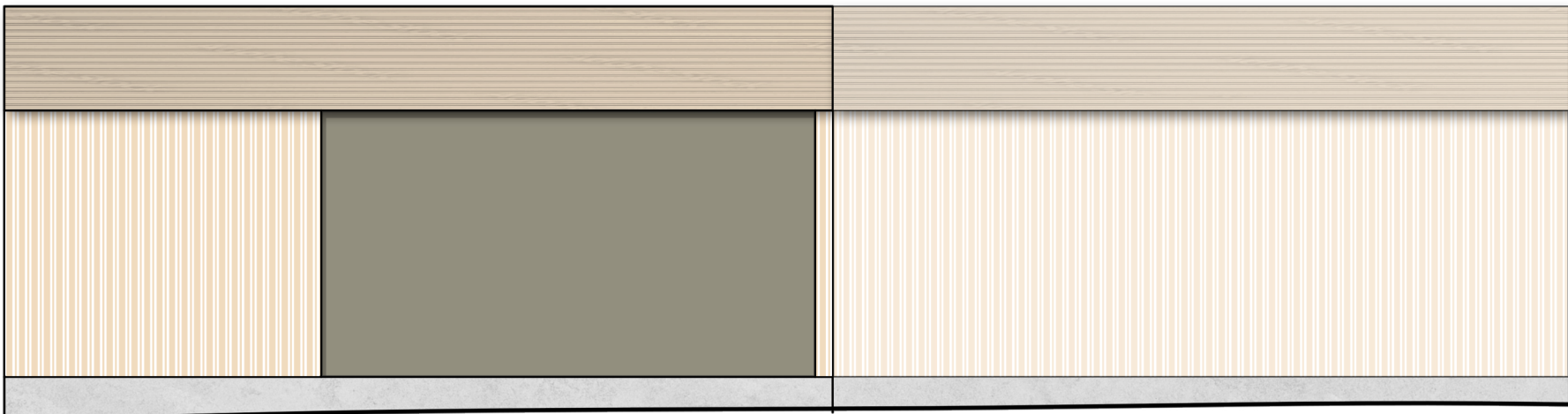
Drawn By: HRSAJAL

Approved By:

Checked By:

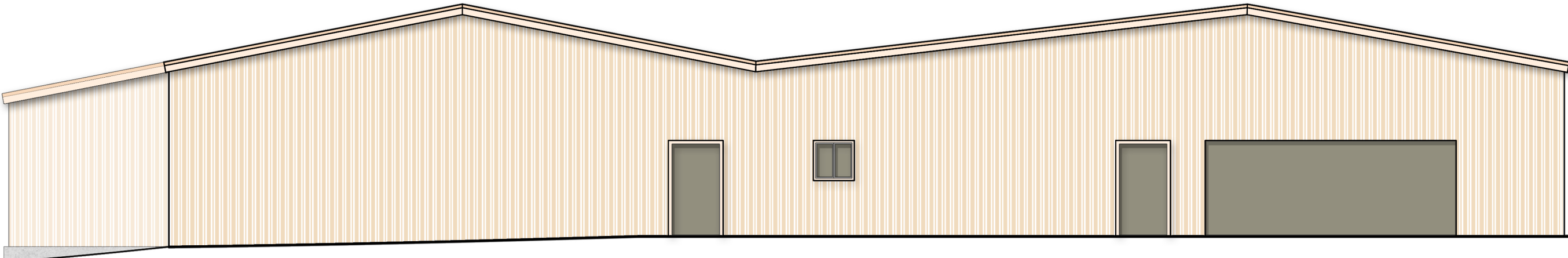
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18"X24"



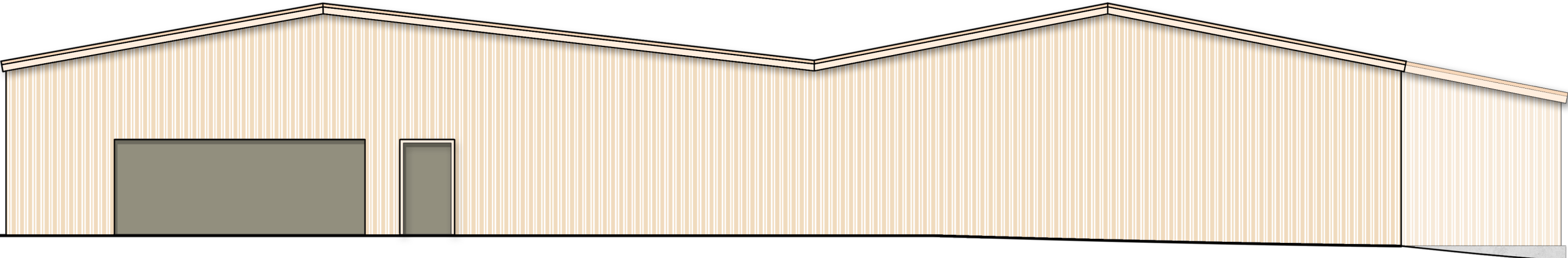
FRONT SIDE ELEVATION

SCALE: 1⁄8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1⁄8"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1⁄8"=1'-0"

Notes:  
Building will be painted light  
grey with white outlines



DANNY DRIVE



# SITE PLAN

SCALE:  $\frac{1}{16}$ "=1'-0"

7100 HUDSON VILLAGE CREEK ROAD

Notes:  
Landscaping will be updated per  
Kennedale's UDC requirements

| REV. | DATE | SUBMITTAL |
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ADDRESS:

7100 HUDSON VLG  
CRK RD, KENNEDALE,  
TX 76060, USA

DESIGN COMPANY



SITE PLAN

Date: 12/14/2022  
Project No: 01  
Drawn By: HRSAJAL  
Approved By:  
Checked By:

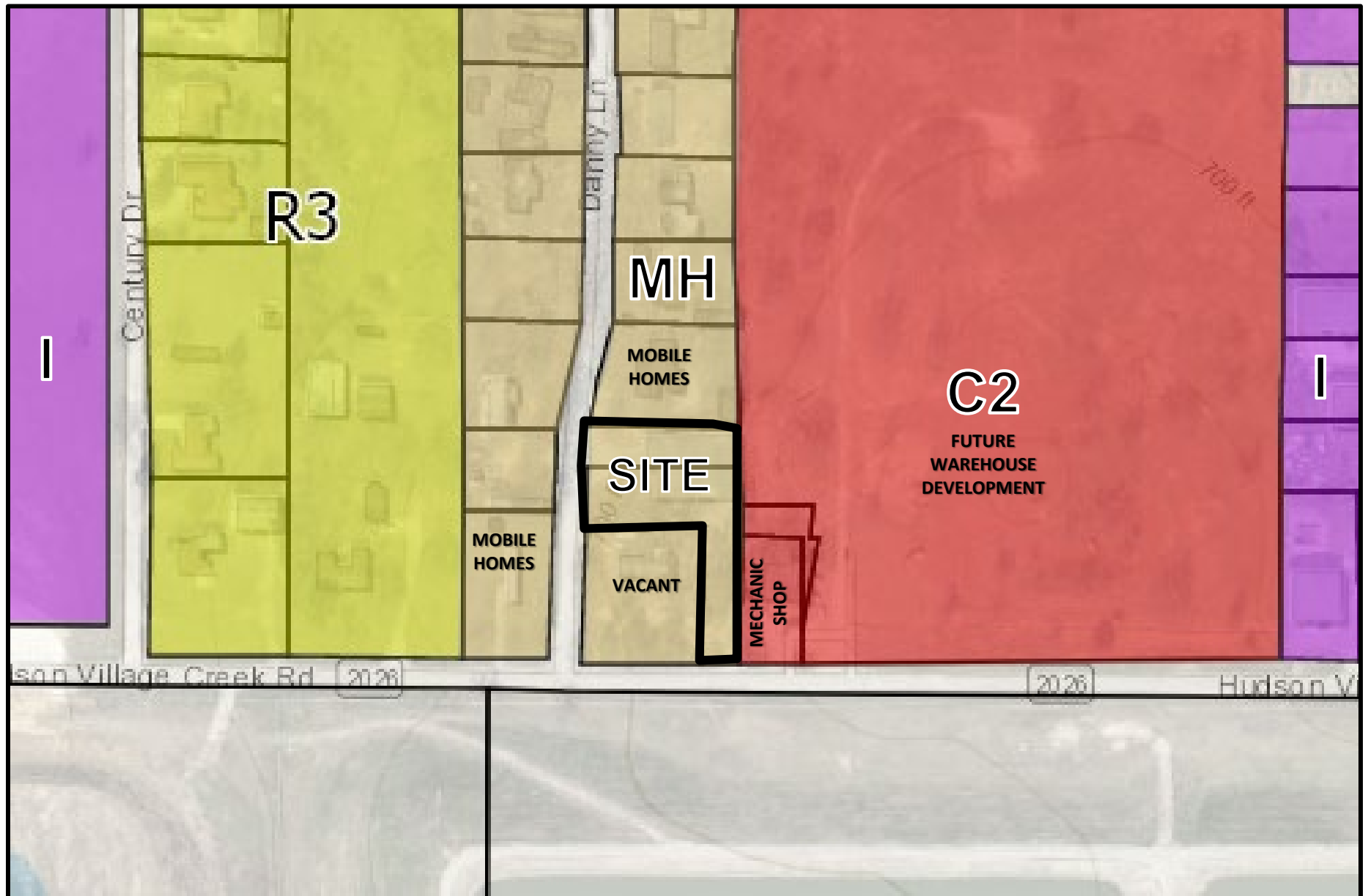
Sheet  
18"X24"



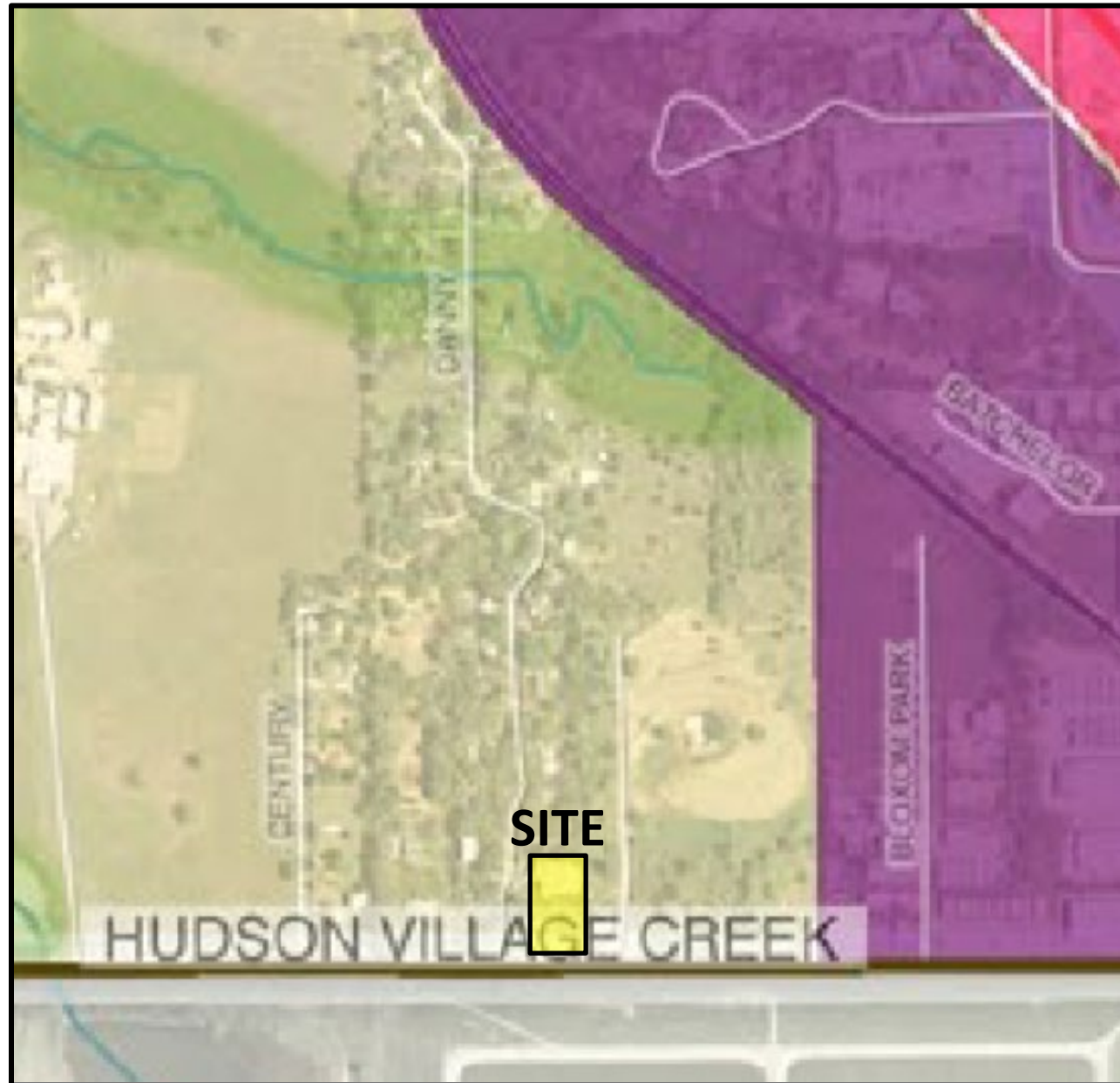
## 7100 HUDSON VILLAGE CREEK



# 7100 HUDSON VILLAGE CREEK ZONING MAP



# 7100 HUDSON VILLAGE CREEK FUTURE LAND USE



| CATEGORIES                                         |  |
|----------------------------------------------------|--|
| Town Center                                        |  |
| Downtown Village                                   |  |
| Urban Village                                      |  |
| Urban Corridor                                     |  |
| Neighborhood Village                               |  |
| Neighborhood Corridor                              |  |
| Neighborhoods                                      |  |
| Employment Center                                  |  |
| Light Industrial District                          |  |
| Park & Open Space                                  |  |
| Conservation Overlay                               |  |
| Potential Commuter Train or<br>Park & Ride Station |  |
| Schools                                            |  |

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



## STAFF RECOMMENDATION

Land Use Compatibility:

Requested change *is compatible*

Comprehensive Plan Consistency:

Requested change *is consistent*

Staff Recommendation:

Approve





City of Kennedale  
**CERTIFICATE OF OCCUPANCY**  
Planning and Development

This certificate is issued pursuant to the requirements of the 2015 International Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the Town regulating building construction or use for the following:

PERMIT ID # CERT-19-0121

**tenant / business**

Rick Alexander- Storage  
7100 Hudson Village Creek Rd.  
Kennedale TX 76060

**property owner**

June Elizabeth Alexander  
4014 Toulouse Dr  
Arlington, TX 76016-4740

Business Type

**Personal Storage - annexed and  
grandfathered**

**approved by**

*Sandra Johnson*

Building Official

03/20/19

Date

*[Signature]*

Fire Inspector

03/20/19

Date





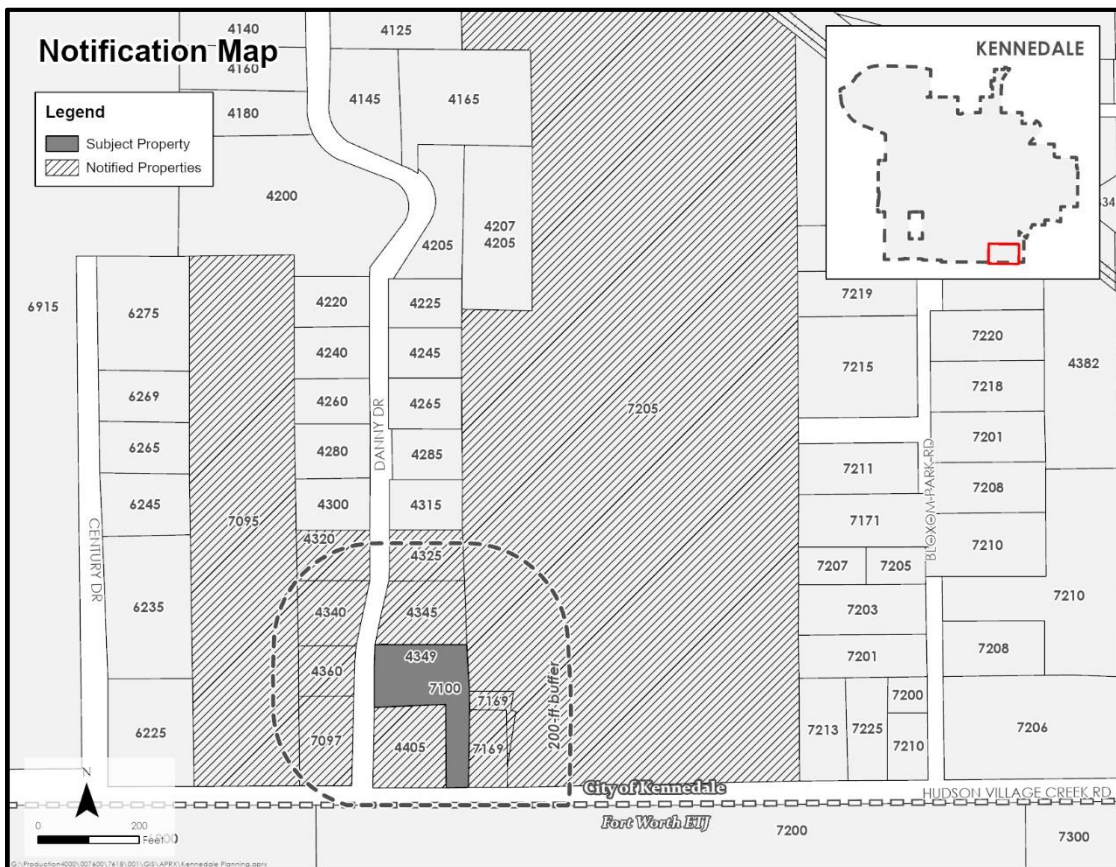


The Kennedale Planning & Zoning (P&Z) Commission will hold a public hearing for the following case on Tuesday, January 19, 2023, at 6:00 PM. The Kennedale City Council will hold a public hearing for the following case on Tuesday, February 21, 2023, at 5:30 PM. Both meetings will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

*Conduct a public hearing and consider a proposed zoning change request from MH Mobile Home to I Industrial for approximately 0.61 acres being Tract 2B18 of the W.H. Hudson Survey, Abstract No. 716, located at 7100 Hudson Village Creek Rd., City of Kennedale, Tarrant County, Texas.*

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or [permits@cityofkennedale.com](mailto:permits@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal). For your reference, a map showing the property is below.



Sincerely,

Chance LeBlanc, AICP Planner

| Owner Name             | Owner Address           | Owner City     |
|------------------------|-------------------------|----------------|
| ALEXANDER, RICKEY DALE | 4008 TIMBERBROOK CT     | ARLINGTON, TX  |
| BOE, JANIS             | 4340 DANNY DR           | KENNEDALE, TX  |
| BOLTON, WILFORD        | 4360 DANNY DR           | KENNEDALE, TX  |
| DEWOLFE, BUD           | 1340 BLUEBIRD LN        | MIDLOTHIAN, TX |
| ERVIN, ROBERT L        | 1624 E DEBBIE LN        | MANSFIELD, TX  |
| MITCHELL, HARRELL      | 7070 HUDSON CEMETERY RD | MANSFIELD, TX  |
| MORALES, CHARLES       | 5880 NEWT PATTERSON RD  | MANSFIELD, TX  |
| PETTIGREW, JUDY        | 12116 ROLLING RIDGE DR  | BURLESON, TX   |
| REYNOLDS, JEANETTE F   | 7095 HUDSON VILLAGE CRK | KENNEDALE, TX  |
| VALLIN, EDITH          | 3700 LAUGHTON ST        | FORT WORTH, TX |
| WELLS, BETTY J         | PO BOX 347              | KENNEDALE, TX  |



**Owner ZIP Code**

76015  
76060  
76060  
76065  
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76063  
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76028  
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76110  
76060