

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 Skorborg 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 Skorborg 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 Skorborg 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 from 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

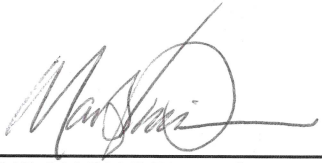
Moved By Malkowski **Seconded By** Perkins **Motion passes 3-2 with Clement and Cowan opposed.**

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

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

V. ADJOURNMENT

APPROVE:



CHAIR MARK PERKINS

ATTEST:



BOARD SECRETARY

