

IV. ADJOURNMENT

- 7:12PM MOTION FOR ADJOURNMENT: (1) ANDREW MALKOWSKI, (2) COLBY COWIN.
- MOTION PASSED UNANOMOUSLY

CERTIFICATION

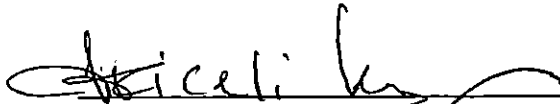
I DO HEREBY CERTIFY THAT THE APRIL 13, 2023 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

APPROVED BY:



MICHAEL BROWN- CHAIRMAN

ATTEST:



ARICELI LOPEZ- BOARD 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.

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- B. **PZ Case# 23-03: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3, BLOCK 2 OF THE OLIVERS ACRES ADDITION INTO LOT 3R, BLOCK 2, LOCATED AT 206 COLLETT SUBLETT ROAD, KENNEDALE, TEXAS.**

6:13PM STAFF: N. GONZALES PRESENTED STAFF REPORT

- **OPEN PUBLIC HEARING AT 6:15PM**
- **MICHAEL MORIN DISCUSSED ABOUT "LOCATION & ACREAGE"**
- **CLOSED PUBLIC HEARING AT 6:16PM**
- **6:15PM MOTION TO APPROVE: (1) MICHAEL MORIN, (2) COLBY COWIN.**
- **MOTION PASSED UNANIMOUSLY.**

- C. **PZ Case# 23-04: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 11, BLOCK A OF THE BOAZ' SUBDIVISION INTO LOTS 11R-2 & 11R-1, BLOCK A, LOCATED AT 608 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**

6:17 STAFF: N. GONZALES PRESENTED STAFF REPORT.

- **OPEN PUBLIC HEARING AT 6:22PM**
- **PERRY CLEMENTI DISCUSSED ABOUT "COMMERCIAL LOT LAYOUT"**
- **6:22PM MOTION TO APPROVE (1) MICHAEL MORIN, (2) PERRY CLEMENTI**
- **CLOSED PUBLIC HEARING AT 6:22PM**
- **MOTION PASSED UNANIMOUSLY**

- D. **PZ Case# 23-05: CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE. THE PURPOSE OF THE PUBLIC HEARINGS IS TO CONSIDER REVISING THE DEVELOPMENT REGULATIONS APPLICABLE TO THE R-4 SINGLE-FAMILY RESIDENTIAL, MF MULTI-FAMILY RESIDENTIAL, TH TOWNHOME, NV NEIGHBORHOOD VILLAGE, AND UV URBAN VILLAGE ZONING DISTRICTS, AND THE APPROVAL PROCESS FOR DEVELOPMENTS.**

6:23PM STAFF: N. GONZALES PRESENTED STAFF REPORT.

- **PERRY CLEMENTI DISCUSSED ABOUT "UDC/SPATIAL REQUIREMENTS".**
- **ANDREW MALKOWSKI DISCUSSED ABOUT "LOT DEPTH REQUIREMENTS FOR R3 VS. R4".**
- **ANDREW MALKOWSKI DISCUSSED ABOUT DIFFERENCES BETWEEN OVERALL "R3 VS. R4 REQUIREMENTS".**
- **PERRY CLEMENTI DISCUSSED HOW WILL THIS EFFECT THE "PRICE POINT AND RESALE OPTIONS".**
- **OPEN PUBLIC HEARING AT 7:06PM**
- **HARRY BROWNE, 1102 KENNEDALE SUBLETT RD, KENNEDALE TEXAS 76060 DISCUSSED ABOUT UPDATE ON COMP PLAN, STAFF RESPONDED WITH UPDATE – NO OTHER COMMENTS RECEIVED.**
- **CLOSED PUBLIC HEARING AT 7:10PM.**
- **7:06PM MOTION TO APPROVE (1) MICHAEL MORIN, (2) COLBY COWAN.**
- **MOTION PASSED UNANIMOUSLY**

PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | APRIL 13, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER 6:00PM

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 6:02pm

**PRESENT: ANDREW MALKOWSKI, COLBY COWAN, MICHAEL MORAIN,
PERRY CLEMINTI, DAVID DICKENSON-CUNIFF.**

ABSENT: MARK PERKINS

**STAFF: NATHAN GONZALES (COMMUNITY DEVELOPMENT DIRECTOR
ARICELI LOPEZ (BOARD SECRETARY)**

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the March 09, 2023 Regular Meeting

- **6:02PM MOTION TO APPROVE (1) MICHAEL MORIN
(2) ANDREW MALKOWSKI**
- **MOTION PASSED UNANOMOUSLY**

A. **PZ Case# 23-02: CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**

6:02PM STAFF: N. GONZALES PRESENTED STAFF REPORT

- PERRY CLEMENTI AND MICHAEL MORIN INQUIRED ABOUT "SPACIAL REQUIREMENTS"
- ANDREW MALKOWSKI INQUIRED ABOUT DEVELOPMENT AND BUILDING WITH REGARDS TO "RETENTION PONDS"
- OPEN PUBLIC HEARING AT 6:12PM
- NO COMMENTS RECEIVED
- CLOSED PUBLIC HEARING AT 6:12PM
- MOTION TO APPROVE: (1) ANDREW MALKOWSKI, (2) MICHAEL MORIN
- **MOTION PASSED UNANOMOUSLLY**