

PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | OCTOBER 12, 2023 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER

Vice Chair Andrew Malkowski called the meeting to order at 6:02 pm.

A. ROLL CALL

Members Present: A. Malkowski, D. Davidson-Cuniff, C. Cowin, P. Clementi.

Members Absent: M. Brown

III. WORK SESSION

A. Discuss the P & Z submittal calendar and new meeting day.

Community Development Director Nathan Gonzales stated that in order to meet the new statutory requirements, the P&Z monthly meetings should be moved from the second Thursday of the month to the fourth Thursday of the month except for November and December for the holiday season.

B. Discuss upcoming P&Z Commissioner training options.

Community Development Director Nathan Gonzales presented training options for the board members.

IV. REGULAR SESSION

A. Approval of minutes from the September 14, 2023 Regular Meeting.

Motion to approve. Action Approval of minutes from the September 14, 2023 Regular Meeting., **Moved By** P. Clementi **Seconded By** C. Cowan. **Motion passed unanimously.**

V. PUBLIC HEARING

- A. **PZ Case# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.**

Community Development Director Nathan Gonzales spoke about the proposed retail, daycare and subdividing of land. The plat does meet all standards and requirements.

PUBLIC HEARING was opened at 6:16 pm.

Mrs. Nancy McDowell requested to speak. Board Secretary Ariceli Lopez swore the citizen in. Mrs. McDowell spoke about the potential traffic congestion on Potomac and Little School Rd and is concerned about the increase of possible traffic during peak hours. She asked if a traffic study had been done and if needed, would additional stop signs or traffic lights be added?

Director Gonzales stated he will look into a traffic study in the years to come and potentially add a traffic light or stop sign.

PUBLIC HEARING was closed at 6:19 pm.

P&Z MEMBER DISCUSSION:

Vice Chair Malkowski: Asked for verification of the location of the lots. Malkowski also verified with the Director that additional stop signs/traffic lights would go through Kennedale and not Arlington.

P. Clementi: Asked who would initiate the need for any additional stop signs/traffic lights.

N. Gonzales: Advised the Kennedale Police Chief/Public Works Director could request additional signs. Civil Engineering is still under review.

C. Cowan: Confirmed the location is between Pennsylvania and Tree Point. Director Gonzales confirmed.

Vice Chair Malkowski requested a motion.

Motion **Approve**. Action **Approve PZ Case# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, Moved By** Cowan, **Seconded By** Clementi **Motion passed unanimously.**

B. **PZ Case# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS**

Community Development Director Nathan Gonzales presented that the applicant has 3 lots to replat to expand his home and make into 1 lot and receive a building permit.

PUBLIC HEARING opened and closed at 6:29 pm; no one requested to speak regarding this matter.

P&Z MEMBER DISCUSSION

P. Clementi inquired about the platting process.

N. Gonzales advised the applicant will hire their own land survey company.

Motion **Approve**. Action to **Approve PZ Case# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, Moved By** Dickinson-Cuniff **Seconded By** Clementi **Motion passed unanimously**

VI. ADJOURNMENT

Motion to adjourn by Clementi. Second by Cowan.

Vice Chair Malkowski adjourned the meeting at 6:32 p.m.

APPROVED:

ATTEST:



ANDREW MALKOWSKI, VICE CHAIR
For Michael S Brown Chairman



ARICELI LOPEZ, COMMISSION SECRETARY