



PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | JANUARY 25, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairperson M. Brown called the meeting order at 6:00 pm

A. ROLL CALL

Members Present: M. Brown, C. Cowan, A. Malkowski

Members Absent: Perry Clementi, D. Davidson-Cuniff

Staff Present: Nathan Gonzales, Community Development Director; Ariceli Lopez, Board Secretary.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the December 21, 2023 Regular Meeting.

Motion Approve. Action Approve Approval of the minutes from the DECEMBER 21, 2023 Regular Meeting, **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. Motion passed unanimously.

III. PUBLIC HEARING

A. PZ CASE #24-01 To conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

Chairperson Michael Brown opened the hearing at 6:04PM.

Community Development Director Nathan Gonzales gave an overview and was available to answer questions from the committee.

Walter Nelson, the agent for owners, addressed the board and was available to answer questions from the committee.

Michael Buchanan (speaking on behalf of Donna Buchanan) spoke in opposition.

Jan Joplin (spoke as a citizen) spoke in opposition.

Marsha Knox spoke in opposition.

Jan Joplin approached a second time and spoke in opposition.

Motion Approve. Action Approve PZ CASE #24-01 To conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 6:50 pm.

B. PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

Chairperson Brown opened the hearing at 7:17pm

Community Development Director Nathan Gonzales gave a brief overview and was available to answer questions.

Muhammad Rahman owner of AZBAR LLC, addressed the committee and was available to answer questions.

Debbie Morris spoke in opposition.

Motion Approve. Action Approve PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 7:21 pm.

C. P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

Chairperson Brown opened the hearing at 7:35 pm.

Community Development Director Nathan Gonzales gave a brief overview and was available for questions.

Ferido Cana (Developer) and Mark Sanchez (partial owner of MK Group) both addressed the committee and were available for questions.

Motion Approve. Action Approve P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 7:38 pm.

IV. ADJOURNMENT

Motion to Adjourn. Moved By Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

Adjournment at 7:39pm

APPROVED:



PRESIDING OFFICER

ATTEST:



BOARD OR COMMISSION SECRETARY