



PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | MAY 23, 2024 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairman Michael Brown called the meeting to order at 6:00 p.m.

A. ROLL CALL

PRESENT: Andrew Malkowski, Kevin Guo, Anita Favela, Socorro Martinez;

ABSENT:

STAFF: Community Development Director Nathan Gonzales, Planning Technician Ross Sanchez, City Manager Darrell Hull

II. VISITOR AND CITIZEN FORUM

III. REGULAR SESSION

A. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the minutes from the April 25, 2024 Regular Meeting

PL1 Malkowski made a motion to approve the minutes from the April 25, 2024 Regular Meeting.

PL3 Guo seconded the motion.

No oppositions, no abstentions.

Vote: The motion to approve carried unanimously: 5-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. PZ CASE #24-08 Consider approval for a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "Battery Energy Storage Systems," a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas

Community Development Director Nathan Gonzales provided an update to the P&Z Commission on his consultation with the City Attorney as requested from the prior meeting. There was discussion between the board members regarding safety concerns.

PL1 Malkowski made a motion to approve the proposed conditional use permit for PZ CASE #24-08

PL5 Martinez seconded the motion.

PL3 Guo and PL4 Favela voted against the motion, no abstentions.

Vote: The motion carried: 3-2

C. PUBLIC HEARINGS

1. PZ CASE #24-09 Conduct a public hearing and consider a request for a zoning change from "I-Industrial District" to "MH-Manufactured Home District" at 716 W Kennedale Parkway, Block 1, Lot 26, of the Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas.

The applicant submitted a written request to withdraw their zoning change to the Community Development Director, Nathan Gonzales.

IV. EXECUTIVE SESSION

A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.

B. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property.

C. **PURSUANT TO §551.074** — Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

D. **PURSUANT TO §551.087** — (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

V. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VI. ADJOURNMENT

PL1 Malkowski motioned to adjourn.

Chairman Brown seconded the motion.

No oppositions, no abstentions.

Vote: The motion to adjourn carried unanimously: 5-0

There being no further business, Chairman Brown adjourned the meeting at 6:35 p.m.

APPROVED:



PRESIDING OFFICER

ATTEST:





BOARD OR COMMISSION SECRETARY