



PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | NOVEMBER 21, 2024 AT 6:00 PM
CITY COUNCIL CHAMBERS |

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

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 September 26, 2024 Regular Meeting

B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Work Session - Discussion of the Unified Development Code (UDC)

IV. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

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

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE NOVEMBER 21, 2024 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.

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.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: NOVEMBER 21, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: NOVEMBER 21, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.1.

SUBJECT

Approval of the minutes from the September 26, 2024 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2024.09.26 - Meeting Minutes	2024.09.26 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | SEPTEMBER 26, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:03 p.m.

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 3 Kevin Guo were in attendance, thus constituting a quorum.

Place 4 Anita Favela and Place 5 Socorro Martinez were absent.

The Community Development Director and Board Secretary were also present.

II. EXECUTIVE SESSION

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.

The Planning and Zoning Commission adjourned into executive session at 6:04 p.m.

III. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

The Planning and Zoning Commission reconvened into regular session at 6:36 p.m.

No action was taken at this time.

IV. PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the September 5, 2024 Specially Called Meeting.

Vice Chair Malkowski motioned to approve all consent agenda.
Place 3, Guo seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously= 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. PZ Case #24-10 to consider a proposed zoning change request from "MF- Multi-Family District" to "PD-Planned Development" for approximately 10.2722 Acres of Block 1, Lot 2R1 of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas.

Community Development Director Nathan Gonzales gave an updated report of the case. Mr. Gonzales reminded the Commissioners that a public hearing for this case had been heard at the July 25, 2024 meeting. Director Gonzales reported that the four concerns which included higher screen fencing, an increase in landscaping along the property line, relocation of the dumpsters and the installation of an onsite guardrail had been addressed. These updates will improve the compatibility that the surrounding community had requested. Mr. Gonzales continued his report by stating that staff recommends approval of the rezone request in order to require the changes to be made in set time frame for compliance with the proposed Planned Development.

Applicant Mr. Dallas Cothrum addressed the commission advising that the developers are willing to make the changes that were presented at the July 25, 2024 Planning and Zoning Commission meeting along with additional concessions. Mr. Cothrum also read a letter of support from Eagle Realty Group.

Todd Marchejan spoke in support of the zoning change request.

Place 1 Malkowski motioned to recommend approval of PZ Case #24-10 to consider a proposed zoning change request from "MF- Multi-Family District" to "PD-Planned Development" for approximately 10.2722 Acres of Block 1, Lot 2R1 of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas with the following conditions:

- That all projects be commenced within 180 days and all projects will be completed within 360 days of Council approval.
- There will be an annual inspection of the retaining wall.
- There will be monthly notifications made to both the City of Kennedale and the residents of Steeplechase.

Place 3 Guo seconded the motion.

None opposed. No abstentions.

Vote: The motion carried unanimously: 3-0

2. Update Regarding 2024 City of Kennedale Comprehensive Plan

Community Development Director Nathan Gonzales gave an update to the Commissioners stating that the 2024 City of Kennedale Comprehensive Plan was approved by the City Council at the September 17, 2024 meeting.

No action taken at this time.

V. ADJOURNMENT

Place 1 Malkowski made a motion to adjourn the meeting.

Place 3 Guo seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:41 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: NOVEMBER 21, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.B.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: NOVEMBER 21, 2024

AGENDA ITEM NUMBER: WORK SESSION ITEM III.B.1.

SUBJECT

Work Session - Discussion of the Unified Development Code (UDC)

ORIGINATED BY

SUMMARY

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ATTACHMENTS