



PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | JULY 25, 2024 AT 6:00 PM

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

I. CALL TO ORDER

Board Chair Micael Brown called the meeting to order at 6:15 p.m.

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Kevin Guo, Anita Favela and Socorro Martinez were in attendance, thus constituting a quorum.

The Community Development Director, City Secretary, and various other staff were also present.

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the May 23, 2024 Regular Meeting

Vice Chair Malkowski motioned to approve all consent agenda.

Place 4 Favela seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

C. PUBLIC HEARINGS

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

Chair Brown opened the public hearing at 6:18 p.m.

Jonathan Scheffrahn, 500 Steppelchase Trl., Spoke in Opposition to the zoning change request.

Tracy Hardy, 1406 Fern Ct., Spoke in Opposition to the zoning change request.

John Hivale, 418 Coker Vally Dr., Spoke in Opposition to the zoning change request.

Eric Elam, 349 Kennedale Sublett Rd., Spoke in Opposition to the zoning change request.

Jason Husfeld, 1411 Derby Dr., Spoke in Opposition to the zoning change request.

Christina Husfeld, 1411 Derby Dr., Spoke in Opposition to the zoning change request.

Mike Watson, 412 Coker Valley Dr., Spoke in Opposition to the zoning change

request.

James Conner, 501 W. 3rd St., Spoke in Opposition to the zoning change request.

Frank Morris, 5300 Independence Ave., Spoke in Opposition to the zoning change request.

Chair Brown closed the public hearing at 8:15 p.m.

Community Development Director Nathan Gonzales addressed the board giving an overview of the project. Mr. Gonzales advised that the goal of the staff was to find a solution to update and improve the quality of life in the area subjected to the zoning change. Mr. Gonzales added that the development is proposing additional trees, moving the dumpsters, and addressing any flooding concerns, which had all been a source of concern from residents in the area. Mr. Gonzales advised that the staff is recommending approval of the project.

Dallas Cothrum representing MasterPlan and the applicant for the project addressed the board advising of updates that have been achieved and are currently in the development on the property at the behest of the neighbors. Mr. Cothrum advised that the property is currently zoning legal non-conforming and that the proposed zoning change to a Planned Development would allow the property to come into compliance with the cities building regulations.

Place 4 Favela motioned to table PZ Case #24-10 the proposed zoning change request for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd., City of Kennedale, Tarrant County, Texas.

Place 1 Malkowski seconded the motion.

Place 3 Guo opposed. No abstentions

Vote: The motion carried: 4-1

PRESENT0

2. PZ Case #24-11 to conduct a public hearing and consider a proposed zoning change from "AG-Agricultural District" to a "PD-Planned Development" for approximately 19.4 acres for Lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108, and 1110 Kennedale Sublett Rd, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant County, Texas, 76060.

Chair Brown opened the public hearing at 8:19 p.m.

The following members of the public registered opposed to the zoning change.

Joyceinne Williams, 1320 Tucker Lane

Anthrone Pullman, 1316 Tucker Lane

The following members of the public signed in to speak.

James Conner, 501 W. 3rd St., Spoke in Opposition to the zoning change.

Eric Elam, 349 Kennedale Sublett Rd., Spoke in Favor of the zoning change.

The Board President read the following emails into the record opposing the zoning change.

Eric and Melissa Carbary, 1316 Samuel Ct.
Daniel and Christina Fowler, 1356 Collett Sublett Rd.
Chris and Linda Albery
Lauren Grothe, 1325 Tucker Ln.
Garrison and Krista Lewis
Betty Usry
Lee and Liz Verheyen
Tilly Perry, 1300 McLellan Ct.

The public hearing was closed at 8:50 p.m.

Community Development Director Nathan Gonzales reviewed the application of a zoning change with the Planning and Zoning Commission. Mr. Gonzales advised that the zoning change would allow for the development of 95 homes on parcels ranging in sizes up to 70' lots. Mr. Gonzales noted that the lot development is providing a second exit from the development as well as a Senorsory park.

Applicant Mr. Carl Crawley addressed the commission advising that the development does comply with the City of Kennedale's Comprehensive Land use Plan. Mr. Crawley advised that all drainage concerns would be addressed in the drainage study prior to the property being developed.

Place 1 Malkowski motioned to recommend approval of PZ Case #24-11 the proposed zoning change request for approximately 19.4 acres for Lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108, and 1110 Kennedale Sublett Rd, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant County, Texas.

Place 4 Favela seconded the motion.
None opposed. Place 5 Martinez abstained
Vote: The motion carried: 4-1

3. PZ Case #24-12 to conduct a public hearing and receive public comment on the proposed Comprehensive Plan for the City of Kennedale and to consider a recommendation for approval to the City Council.

Chair Brown opened the public hearing at 9:32 p.m.
No comments were made during the public hearing.
The public hearing was closed 9:32

Community Development Director Nathan Gonzales presented the updated draft Comprehensive Plan to the Planning and Zoning Commission. Mr. Gonzales advised that the plan re-envision the cities focus on land use, infrastructure, parks and transportation. Mr. Gonzales added that once approved city staff will work with Dunaway Associates to update the Development Code to be consistent with the Comprehensive Plan.

Steven Cook, Senior Associate with Dunaway Associates, presented to the commission stating the plan reflects the input from the residents as many public hearings and meetings were held in order to hear more from the community. Mr. Cook advised that the draft plan's objective was to achieve a space where community members could work, live, worship, and play. Mr. Cook noted areas of improvement to pedestrian access and addressing floodplain areas in the plan.

Vice Chair Malkowski motioned to approve the proposed Comprehensive Plan for the City of Kennedale and to recommend approval to the City Council.

Place 4 Favela seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

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

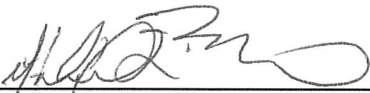
V. ADJOURNMENT

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 9:56 p.m.

APPROVED:



PRESIDING OFFICER

ATTEST:



BOARD OR COMMISSION SECRETARY