



**PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING | SEPTEMBER 26, 2024 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS 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.**

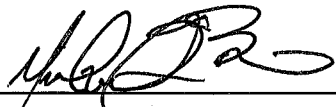
## **VI. ADJOURNMENT**

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:

  
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PLANNING AND ZONING CHAIR

ATTEST:

  
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BOARD OR COMMISSION SECRETARY