



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION

AGENDA

COMMISSIONERS - REGULAR MEETING

July 18, 2013

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

- A. Discuss use of form-based codes in implementing the comprehensive land use plan, including use at Bowman Springs/Dick Price & Kennedale Pkwy and on city-owned and EDC-owned property in Oak Crest
- B. Comments from the Planning & Zoning Commission about possible future development on property located on Little School Rd.
- C. Discuss Old Town zoning district regulations
- D. Discuss item(s) for future consideration
 - 1. Zoning standards for the Oak Crest area
 - 2. Green / environmental regulations

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of the minutes from the June 20, 2013 Planning & Zoning Commission meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the July 18, 2013, Planning and Zoning Commission agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in black ink that reads "Amethyst G. Cirno". The signature is written in a cursive, flowing style.

Amethyst G. Cirno, City Secretary



Date: July 18, 2013

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss use of form-based codes in implementing the comprehensive land use plan, including use at Bowman Springs/Dick Price & Kennedale Pkwy and on city-owned and EDC-owned property in Oak Crest

II. Originated by:

III. Summary:

As part of the effort to create a form-based code for the urban village in the Bowman Springs/Kennedale Pkwy area, city staff recently sought advice from a consultant who has extensive experience in developing form-based codes. During the meeting, we discussed with her the city's long-term vision and various areas in the city that might benefit from a form-based code. The result of the discussion was the realization that while the Bowman Springs/ Kennedale Pkwy area is an important location, another part of the city has a more urgent need for code revisions to be developed quickly: namely, the Oak Crest area, and specifically the properties owned by the EDC and by the city, located along Kennedale Pkwy & High Ridge. The EDC owns several properties along Kennedale Pkwy, making it easier to develop a new code from a stakeholder perspective, as only one or two owners will have property subject to a new code.

In addition, it is critical to focus first on setting standards for this area because the area is under tremendous development pressure. The EDC has been in discussions with several companies interested in this location, and the properties have the potential to be sold by the end of the year. Because of the immediate possibility for development, it is critical to get appropriate standards in place as soon as possible. While the city can control when development occurs in that it could choose not to sell, it is not in a position to postpone selling the properties. If the code for these properties cannot be established soon, it will have to be established after the property is sold, with different stakeholders who have different long-term objectives, and possibly after new development has occurred.

The city will be working with Livable Plans to develop a form-based code for a portion of Oak Crest. As part of developing the code, the chair and vice-chair will be asked to meet with the consultant along with members of council and the EDC to provide input. Later, the city hopes to develop new standards for the rest of Oak Crest, which will be a longer process involving input from multiple stakeholders (including Oak Crest community members). But for this first project, the code work will focus only on properties now under development pressure and owned by the city or EDC. This work can serve as a pilot project to determine what kind of form-based code works in Kennedale and as a demonstration project to help city leaders, staff, and community members become familiar with this new type of code.

Staff are looking forward to working with Livable Plans. The work done through this first project will help us move more quickly in developing and adopting standards for the urban villages. And please note that moving forward with plans for a portion of Oak Crest is not intended to prevent the Planning & Zoning Commission from working on a form-based code for the urban village. However, the urban village standards should not be

finalized and sent to Council for review until after the Oak Crest standards have been adopted. We expect that the pilot project in Oak Crest will enable us to have a better understanding of what should be included in the codes for the urban villages and will also allow us to move the proposed codes through the public process more quickly than we would otherwise be able to do, since by that time the community will be more comfortable with the form-based code concept.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: July 18, 2013

Agenda Item No: WORK SESSION - B.

I. Subject:

Comments from the Planning & Zoning Commission about possible future development on property located on Little School Rd.

II. Originated by:

III. Summary:

The developer who has the Harper property under contract is currently doing due diligence to prepare an application for development by meeting with property owners who live near the site in order to get an idea of their concerns about any future development. We would like to thank the Commission for also taking time to give him your concerns. Your comments and the comments gathered during the developer's meeting with property owners will help him prepare plans that should align more closely with the comprehensive plan than current zoning allows.

It has been several years since new residential developments have come to Kennedale, and in addition, we've had no new residential development since the comprehensive plan was adopted. We look forward to seeing what the developer will propose and to bringing you an application to review. Since no application for development or for rezoning has been submitted, we have not invited the developer for another discussion. When an application has been submitted, we will ask the developer to come to a work session so the Commission can give feedback on what is proposed.

In the meantime, if you have additional comments about development at this site, the Commission can discuss them under this agenda item. Please keep in mind that since we have no application under consideration, all comments should be broad in nature. Although the developer mentioned several ideas he had when he was at your work session, those ideas will not necessarily be reflected in his application. At this point in the discussion, therefore, it would be most helpful to the developer to know what your general concerns are so that he can address them through his plans.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: July 18, 2013

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss Old Town zoning district regulations

II. Originated by:

III. Summary:

The Commission asked for this item to be placed on the work session agenda so it can begin discussion of the topic. In addition to the concerns previously raised, the Commission should consider how zoning standards developed for Old Town could work with or support a historic district designation for parts of the neighborhood.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: July 18, 2013

Agenda Item No: WORK SESSION - D.

I. Subject:

Discuss item(s) for future consideration

1. Zoning standards for the Oak Crest area
2. Green / environmental regulations

II. Originated by:

III. Summary:

The Commission maintains a list of topics it would like to address under a future agenda. These items are not intended for discussion at this time, but the Commission may discuss these topics in terms of when they will be added as regular work session agenda items and the scope of the future discussion.

1. Zoning standards for the Oak Crest area
2. Green/Environmental Regulations

We will be able to address the first item on the list, zoning standards for Oak Crest, partly through the work to be done with Livable Plans & Codes. Once that project has been completed, the Commission will be in an excellent position to move forward with developing standards for the rest of Oak Crest, and this agenda item should be moved up to a regular work session item accordingly at that time.

The Commission has had brief discussions about what should be covered when you begin looking at the second item, environmental regulations. When you are ready to move this item up as a work session agenda item, it will be helpful for me in preparing your information packets to know in more detail what your concerns about environmental regulations are. For example, are you more concerned with permitting new environmental innovations in land use and buildings (e.g., new kinds of solar panels or wind turbines), or are you more concerned with the attractiveness or compatibility of environmentally-friendly products within the built environment (e.g., preventing noise from wind turbines or prohibiting turbines entirely)? You have touched on this topic before, but only briefly, and before you begin discussion as a work session item, I would like to understand your priorities better.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: July 18, 2013

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from the June 20, 2013 Planning & Zoning Commission meeting

II. Originated by:

III. Summary:

The minutes from the June 20th Planning & Zoning Commission meeting are attached to this message for your review and consideration for approval.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	06.20.2013 PZ Minutes	06.20.2013 PZ Minutes FINAL.doc
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
June 20, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Chairman Harvey called the work session to order at 6:03 P.M.

II. ROLL CALL

Ms. Roberts called roll. A quorum was present with four (4) members when roll was taken. Mr. Rawe arrived at 6:04 PM, and Mr. Pirtle arrived at 6:45 P.M.

Commissioners present: Ernest Harvey, Michael Herring, Thomas Pirtle, Carolyn Williamson, Donald Rawe (alternate). Commissioners absent: Ray Cowan, Adrienne Kay, Martin Young (alternate)
Staff present: Rachel Roberts, James Cowey.

III. WORK SESSION

A. Discussion of Planned Development District concept for undeveloped property on Little School Rd

Ms. Roberts said she had met with a developer interested in developing a property on Little School Road. She said the property is zoned R-2 Residential, but that zoning category doesn't fit the direction in land development called for in the comprehensive plan, so she had asked the developer to consider applying for a Planned Development District. She asked the developer to come to the work session to get input from the Commission before submitting an application.

Mr. Harvey suggested that Ms. Roberts should look at the city's watershed plans for that area to make sure storm water was handled in accordance with city plans.

Mr. Terrence Jobe, 3526 Routh St, Dallas, Texas and Mr. Dayton Macatee, 3519 Miles Street, Dallas, Texas addressed the Commission and described preliminary ideas they had for the site. Mr. Jobe also described his past experience with development, saying that he and his partners have developed over 14,000 lots in the Houston and Fort Worth areas.

Mr. Jobe said they intended to take care of a lot of the drainage issues at the site, and he and Mr. Macatee described preliminary ideas to address drainage. Mr. Jobe added that they intended to design the drainage system to serve as an amenity, and they planned to set aside an area for a civic/community space as called for in the comprehensive plan.

Mr. Harvey asked Mr. Jobe if he would be interested in getting input from the public, and Mr. Jobe said he would be. Mr. Harvey also asked about Mr. Jobe's timeframe. Mr. Jobe said they'd want to start designing plans within a few months.

The work session closed at 7:19 P.M.

B. Discuss zoning at Bowman Springs Rd intersection with Kennedale Pkwy

The Commission did not have time to discuss this item.

C. Creation or modification of zoning districts to implement comprehensive plan

The Commission did not have time to discuss this item.

D. Discuss Old Town zoning district regulations

The Commission did not have time to discuss this item.

E. Discuss item(s) for future consideration

1. Zoning standards for the Oak Crest area
2. Green / environmental regulations

The Commission did not have time to discuss this item.

IV. REGULAR SESSION

V. CALL TO ORDER

Chairman Harvey called the regular session to order at 7:19 P.M.

VI. ROLL CALL

Ms. Roberts called roll. A quorum was present.

Commissioners present: Ernest Harvey, Michael Herring, Thomas Pirtle, Carolyn Williamson, Donald Rawe (alternate). Commissioners absent: Ray Cowan, Adrienne Kay, Martin Young (alternate).

Staff present: Rachel Roberts. Staff absent: James Cowey.

VII. MINUTES APPROVAL

A. Review and consider approval of minutes from the May 16, 2013 Planning & Zoning Commission meeting

Mr. Pirtle motioned to approve the minutes, seconded by Mr. Rawe. The motion passed unanimously.

VIII. VISITOR/CITIZENS FORUM

No one registered to speak.

IX. REGULAR ITEMS

There were no regular items.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said city hall would be closed for July 4th. She said the city had begun preparing the budget for the next fiscal year and also that Arlington's portion of Bowman Springs Road might be going to bid in late fall.

XI. ADJOURNMENT

Mr. Pirtle made a motion to adjourn, seconded by Mr. Herring. The motion passed unanimously.

The meeting adjourned at 7:29 P.M.

ATTEST:

Ernest Harvey, Chair

Rachel Roberts, Board Secretary

Date

Date