



**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | DECEMBER 19, 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 4 Elfreda Jones were in attendance, thus constituting a quorum.

Place 3 Kevin Guo and Place 5 Socorro Martinez were absent.

The Community Development Director and Board Secretary were also present.

IV. PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

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

Vice Chair Malkowski motioned to approve all consent agenda.

Place 4, Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

2. Work Session – Discuss Updates to the Unified Development Code (UDC)

Director Nathan Gonzales opened the work session by welcoming Elfreda Jones, Planning and Zoning Commissioner, Place 4.

Mr. Gonzales continued by beginning the discussion regarding the upcoming changes by inviting the commissioners to give their input, Mr. Malkowski replied by stating that he would like to see the UDC “cleaned up”. Mr. Brown and Ms. Jones declined comment at the time.

Director Gonzales spoke on the following points:

1. New Overlay Districts – Transit Oriented District and Entertainment District
Transit Oriented District would be added to Oakcrest Addition as well as the area

where in the Old Town District where Sonora Park is located. The Entertainment District overlay would be added to the Bowman Springs Addition in order to encourage more outdoor recreation. He concluded by stating that the overlays will not change the current zoning districts, but they will create additional uses.

Commissioners Brown and Jones gave positive feedback stating that by adding those overlays it would allow more projects to be built in those areas.

2. Density Concerns

Mr. Gonzales asked the board if they had any concerns with the current density requirements in strategic areas such as the new Transit Oriented Overlay District and what would they consider would be an appropriate level of density for the Overlay Districts.

Chairman Brown expressed that he would like to see more mixed use in those areas along the lines of development in Arlington, Roanoke and Clearfork in Fort Worth. Commissioner Malkowski voiced his approval of the vision that the City has for Kennedale and to make sure that there are design standards in place. He concluded that he would like to see the density levels in the Oakdale Overlay District increase from 8 units per acre to at least 16 units per acre. Commissioner Jones stated that she would like to see the current density level stay the same.

3. Commercial Districts – C-1 and C-2

Director Gonzales inquired of the commissioners what their thoughts would be on mixed uses in these districts with regards to buildings where the upper stories would be residences with the bottom stories being commercial.

Chairman Brown and Commissioners Malkowski and Jones all liked the idea of mixed uses especially in the Town Center area with walkability being the main focus and increasing the tax base along the Parkway.

4. Accessory Dwelling Units (ADU)

Community Development Director Nathan Gonzales gave a brief explanation regarding ADU's and the current requirements in residential zoned districts. He then asked the Commissioners what their thoughts would be on allowing ADU's to be built by right instead of requesting permission from the Board of Appeals.

Chairman Brown suggested that an ADU placement could be dependent on the use of the structure. Commissioner Jones made the comment that she felt that ADU's should be allowed by rights, but with certain stipulations. Commissioner Malkowski's thoughts included that the city's inability to control ADU's, the agreement that a citizen should not have to get permission from the Board of Appeals and he suggested that the number of buildings that can be placed on a property should be dependent on the lot size.

5. Sets of Pre-Approved Building Plans

Mr. Gonzales explained to the Commissioners that the city is no longer allowed to regulate the materials that are used in building, so he is proposing that if there are pre-approved building plans for residential developers to choose from, it will streamline the process and help with encouraging people to build with the same vision as the city in mind. He mentioned that the City of Kennedale would be the

first city in the DFW area to provide this service.

Commissioner Jones voiced her concerns regarding design choices. Chairman Brown gave positive feedback and suggested that the city partner with a design team to help cut through red tape. Commissioner Malkowski suggested that the city limit the plans to target audiences with infill lots and not necessarily developers.

6. A. Opportunities for Green Retail – Agro-Tourism, fruit stands, etc.
- B. Update Residential Designs in Old Town 3 and 4 to Match Old Town 1 and 2 Design Standards – No land use changes at this time.
- C. Define a 3-Family, 4-Family and Multi-Family Dwellings – In order to help land and homeowners as well as staff to understand what is required.
- D. Plat Review Approval – Would like the approval for all plats other than a Preliminary Plat to be approved Administratively.

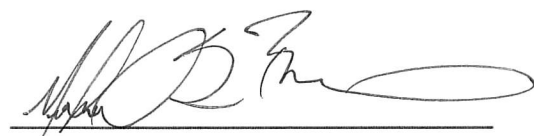
The commissioners had questions regarding multi-family definitions and made suggestions that included standardization of definitions, tie multi-family density to lot size, and review the setback requirements for pools, etc.

VI. ADJOURNMENT

Chairman Brown made a motion to adjourn the meeting.
Place 2 Malkowski seconded the motion.

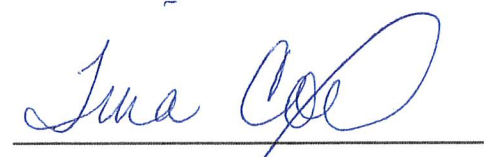
There being no further business, Chair Brown adjourned the meeting at 7:28 p.m.

APPROVED:



PLANNING AND ZONING CHAIR

ATTEST:



BOARD OR COMMISSION SECRETARY