



MEETING DATE: NOVEMBER 17, 2020

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.G.1.

SUBJECT

CASE #PZ 20-13 — Conduct and public hearing and consider an Ordinance regarding a request by the Kennedale Economic Development Corporation (EDC) for a rezoning from "C2" Commercial to "UV" Urban Village for approximately 3 acres located at 600 W Kennedale Parkway, Lot 8, Block 1, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from C2 Commercial to UV Urban Village
Applicant	Kennedale Economic Development Corporation
Location	600 W Kennedale Parkway
Surrounding Uses	Commercial, light industrial, vacant land, mobile homes, church, single family, schools
Surrounding Zoning	C2, I, R2, R3, OT4
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 3-acre vacant land at the corner of W Kennedale Parkway and Bowman Springs Road. The parcel currently includes a portion of Bowman Springs Road, but is being re-platted to exclude the roadway, leaving approximately 1.7 acres. This unusually-shaped piece of land resulted from the realignment of Bowman Springs, which left this as a long narrow parcel. The Kennedale Economic Development Corporation (EDC) owns the property and now desires to attract a developer.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding properties are quite mixed in use, but immediately adjacent properties are primarily either vacant land or light industrial. Industrial warehouses are located across Kennedale Parkway to the north and an automotive-based use is adjacent to the south. Uses become more residential to the northeast along Bowman Springs Road, including existing subdivisions and a proposed new subdivision. Properties along the Parkway are a mix of retail and light industrial with heavier industrial as you move west along Dick Price Road.

STAFF REVIEW

Future Land Use Plan

The Future Land Use Plan indicates this property as Urban Village.

Related Goals From the Comprehensive Land Use Plan

The comprehensive plan goal related to this rezoning request falls under:

- **PRINCIPLE 1: CONNECTED CITY, SUPPORTING A WALKABLE BUILT ENVIRONMENT.**
As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.
- **PRINCIPLE 2: ECONOMIC PROSPERITY. PROMOTE ACCESS TO HOUSING.**
Providing housing options for people of varying financial means and residential preferences. Provide the

regulatory framework and developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

- **PRINCIPLE 3: THRIVING COMMUNITY. CREATE VIBRANT CENTERS.**
Promote social integration and economic activity through the development of different scale centers throughout the community.

City Council Ends Statements and Goals

- Business uses are compatible with residential areas.
- Financially responsible and sustainable.
- Well-planned community based on principles of a connected city, economic prosperity, and a thriving community.

SUMMARY

The EDC has been in communications with a developer (GBOH, Inc.) regarding the potential development of this property for 16 single family garden homes. This would be a walkable community that would include a pocket park at the corner of Kennedale Parkway and Bowman Springs. This use would be consistent with Urban Village zoning requirements for the site and the proposed Urban Village area, called in the Crossroads Urban Village in the Unified Development Code. It is anticipated that a mix of other uses can be developed on other parcels in the Crossroads Urban Village regulating plan.

At their meeting on Thursday, November 12, the Planning and Zoning Commission unanimously recommended approval of this request with a vote of 6–0.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ACTION BY THE CITY COUNCIL

- **Approval:** Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.
- **Deny:** Based on the information presented, I find that the proposed use does not meet (list standards or requirements not met) and make a motion to deny the request

RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ATTACHMENTS

1.	PZ20-13 600 W Kennedale Parkway	PZ20-13 600 W Kennedale Parkway.pdf
2.	O719_600 W Kennedale Parkway Rezoning	O719_600 W Kennedale Parkway Rezoning.pdf