



## PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | AUGUST 28, 2025 AT 6:00 PM

CITY COUNCIL CHAMBERS | 405 MUNICIPAL DR, KENNEDALE, TEXAS 76060-2249

### I. CALL TO ORDER

#### A. ROLL CALL

### II. PUBLIC COMMENT

*The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.*

### III. REGULAR SESSION

#### A. CONSENT AGENDA

*These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.*

1. Approval of the minutes from the July 24, 2025 Regular Meeting.
2. Approval of site plan for property located at 317 S New Hope Rd, Kennedale, TX 76060.

#### B. PUBLIC HEARINGS

1. **PZ Case #25-11** to conduct a public hearing and take action on a replat of the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.
2. **PZ Case #25-12** To conduct a public hearing and take action on a replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.
3. **PZ Case #25-13** To conduct a public hearing and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

### IV. ADJOURNMENT

*Tina Cox*

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Tina Cox,  
Board Secretary

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE AUGUST 28, 2025 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

**STAFF REPORT  
TO THE PLANNING AND ZONING COMMISSION**

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**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.A.

**SUBJECT**  
CONSENT AGENDA

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

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**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.A.1.

**SUBJECT**

Approval of the minutes from the July 24, 2025 Regular Meeting.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	2025.07.24 - Meeting Minutes	2025.07.24 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING | JULY 24, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

Board Chair Michael Brown called the meeting to order at 6:00 p.m.

**A. ROLL CALL**

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 3 Jeff Madrid, Place 4 Elfreda Jones, and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

The Community Development Director and Board Secretary 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 April 24, 2025 Regular Meeting.

MOTION by Place 4 Jones, second by Place 3 Madrid, to approve meeting minutes.

**MOTION PASSED with a unanimous vote.**

**B. PUBLIC HEARINGS**

1. **PZ CASE# 25-09** To conduct a public hearing and consider a proposed zoning change from "C-2 GENERAL COMMERCIAL DISTRICT" and "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" to an "I – INDUSTRIAL DISTRICT" for the properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 of the CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Chairman Brown opened the public hearing at 6:03 PM.

No one spoke in favor of or against the preliminary plat request.

Chairman Brown closed the public hearing at 6:03 PM.

Chuck Marsh with Weaver Consultants Group as well as Gary Bartels with Waste Connections gave a presentation regarding the rezone request and were available to answer the

Commissioners questions.

Director Gonzales briefed the Commissioners on the case by stating that the properties operated by the Texas Regional Landfill Company consist of (5) separate parcels, currently zoned C-2 and R-3 (See Exhibit A). These parcels will be replatted into one lot, following a successful zoning change. Although the current zoning of C-2 and R-3 exists, the site operates as an entrance and staging area, with scales and a small operations office. The operators have plans to expand the landfill further into the ETJ and Tarrant County areas. This future expansion, however, is not planned to occur within the corporate city limits, and the operators do not have any plans to annex their property into the city. The portion of their property that falls within the city limits may later be used as a customer drop-off station, or transfer station, in the future. A zoning change to Industrial would permit this specific use under a Special Exception, if granted by the Board of Adjustment. The operators plan to relocate their entrance further north, while also removing one entrance to the south. By doing so, traffic visibility in the area would be improved as the current entrance is located near a slope in the road with limited visibility. Mr. Gonzales concluded by sharing with the Commissioners that the proposed zoning change is compatible with the surrounding adjacent uses as well as being consistent with the Future Land Use Plan and Comprehensive Plan. Therefore, staff recommends approved of the rezone request.

MOTION by Vice-Chair Malkowski, second by Place 4 Jones, to recommend to the City Council to approve the rezone of properties located at 426 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53S CITY BOUNDARY SPLIT; 500 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53H & 53N CITY BOUNDARY SPLIT; 516 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53Q CITY BOUNDARY SPLIT; 520 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53F, 53F1, 53F2, 53L & 53 P; 606 S DICK PRICE RD, SHELBY COUNTY SCHOOL LAND SURV ABSTRACT 1375 TRACT 53E, 53E1, 53H1, 53M & 53M1 of the CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060 from "C-2 GENERAL COMMERCIAL DISTRICT" and "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" to an "I – INDUSTRIAL DISTRICT".

**MOTION CARRIED by a unanimous vote.**

## **VI. ADJOURNMENT**

There being no further business, Chair Brown adjourned the meeting at 7:21 p.m.

**APPROVED:**

**ATTEST:**

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PLANNING AND ZONING CHAIR

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BOARD OR COMMISSION SECRETARY



**STAFF REPORT  
TO THE PLANNING AND ZONING COMMISSION**

**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.A.2.

**SUBJECT**

Approval of site plan for property located at 317 S New Hope Rd, Kennedale, TX 76060.

**ORIGINATED BY NATHAN GONZALES**

**SUMMARY**

The RMC Business Park, developed by RMC Capital, LLC, will be the newest and one of the largest commercial sites developed in the City of Kennedale to date. The property is currently zoned I-Industrial. The project will create 15 new lots to support approximately 150,000 square feet of commercial flex space. Each lot is slated to have a 10,000 square foot building built upon it. The engineering review for the site has been completed and approved.

A final plat will be submitted once the site’s water and sewer infrastructure has been installed and accepted by the city. These will be the only public improvements on the site. The stormwater facilities will remain private, and the roadway through the site will be considered a fire-apparatus access road and easement, with the maintenance being the responsibility of the developer.

**RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

1.	Site Plan	Site Plan.pdf
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**STAFF REPORT  
TO THE PLANNING AND ZONING COMMISSION**

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**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.B.

**SUBJECT**  
PUBLIC HEARINGS

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**STAFF REPORT  
 TO THE PLANNING AND ZONING COMMISSION**

**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.B.1.

**SUBJECT**

**PZ Case #25-11** to conduct a public hearing and consider a replat of the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY NATHAN GONZALES**

**SUMMARY**

The proposed replat will place existing structures of this industrial site on individual lots. No future roadway, easements, or utilities are required or proposed.

The replat meets the city’s zoning requirements and has been reviewed and approved by city staff.

**RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

1.	Owner's Affidavit	Owner's Affidavit.pdf
2.	08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13	08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13.pdf
3.	200' Buffer Map	200' Buffer Map.png
4.	Address List	Address List.xlsx
5.	Address Labels	Address Labels.docx
6.	PZ Case 25-11 200' Buffer Letter Draft	PZ Case 25-11 200' Buffer Letter Draft.docx
7.	625 Grapevine - DRAINAGE	625 Grapevine - DRAINAGE.pdf
8.	625 Grapevine Tr Approved Re PLAT-7-21-25	625 Grapevine Tr Approved Re PLAT-7-21-25.pdf
9.	625 Grapevine Tr Replat App	625 Grapevine Tr Replat App.pdf



**KENNEDALE**  
Planning Department  
www.cityofkennedale.com

CITY OF KENNEDALE  
PLANNING & ZONING  
OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ # 25-000486 Replat

Property Address: 625 Grapevine Trail

Legal Description: Lot B-R, Block 13, Oak Crest Addition

Applicant: Grant Engineering, Inc., John A. Grant, III,

Type of PZ request: Replat

I, Zach Etheredge, current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

Owner Signature: ZACH ETHEREDGE

Date: 6-25-25

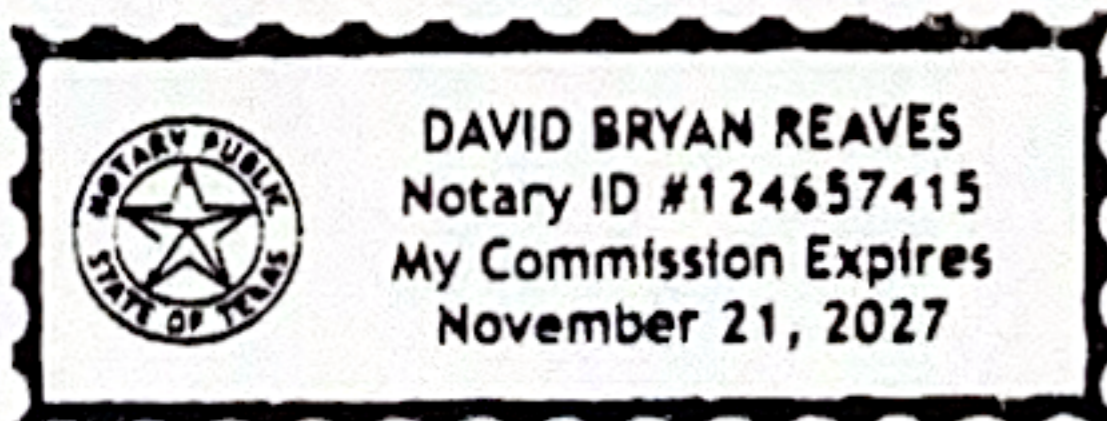
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SWORN TO and Subscribed before me by Zach Etheredge

ON THIS 25<sup>th</sup> DAY OF June, 2025

David Bryan Reaves

Notary Public, Tarrant County, Texas



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0259967	Legal Ad - IPL0259967	P&Z Aug.28	1.0	58.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

THE STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1.0 insertion(s) published on:  
 08/03/25 Print

**CITY OF KENNEDALE**

**NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.  
 IPL0259967  
 Aug 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before me on



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

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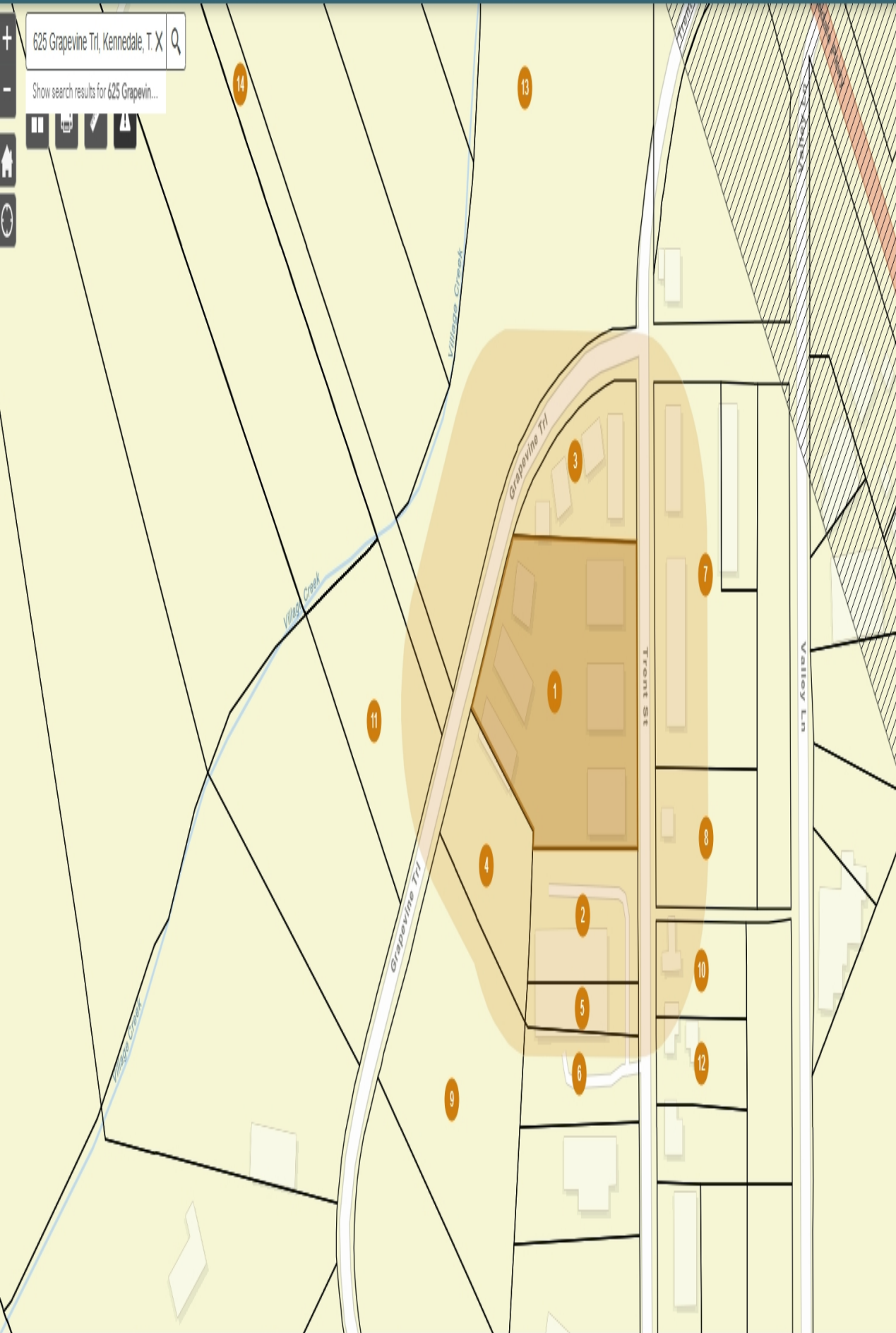
INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IFL0259967

Aug 3 2025

625 Grapevine Trl, Kennedale, T. X

Show search results for 625 Grapevin...



## Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- KennedaleCityLimits
- TAD Parcels
- Aerials2019

DOWNLOAD CSV

1 Feet: 1.03

BLAIR ANN D  
625 GRAPEVINE TR

2 Feet: 227.37

GUTMAN GREG  
837 TRENT ST

3 Feet: 228.94

VARGAS J REFUGIO  
847 TRENT ST

4 Feet: 252.89

U M ABRASIVES INC  
831 TRENT ST

5 Feet: 311.13

GUTMAN GREG  
847 TRENT ST

6 Feet: 371

GUTMAN GREG  
847 TRENT ST

7 Feet: 441.01

VARGAS J REFUGIO  
844 TRENT ST

8 Feet: 450.09

OROPEZA DELIA KATYRA  
840 TRENT ST

situsaddress	displayname
625 GRAPEVINE TR	BLAIR ANN D
6727 OAK CREST DR E	FORT WORTH CITY OF
811 W KENNEDALE PKWY	SCALIA PROPERTIES LLC
831 TRENT ST	U M ABRASIVES INC
834 TRENT ST	TOBAR MARIA D B
836 TRENT ST	BENITEZ MARIA TOBAR
837 TRENT ST	GUTMAN GREG
840 TRENT ST	OROPEZA DELIA KATYRIA VELEZ
847 TRENT ST	VARGAS J REFUGIO
851 GRAPEVINE TR	RIG PROPERTIES LLC
	CITY OF KENNEDALE

owner address	city	state	zip
2075 TRAILWOOD DR W	BURLESON	TX	76028
200 TEXAS ST	FORT WORTH	TX	76102-6311
3419 WESTMINSTER #346	DALLAS	TX	75205
PO BOX 15097	SCOTTSDALE	AZ	85267
834 TRENT ST	KENNEDALE	TX	76060
1937 NW DALLAS ST	GRAND PRAIRIE	TX	75050
6211 W NORTHWEST HWY # 2605	DALLAS	TX	75225
532 W BOYCE AVE	FORT WORTH	TX	76115
6209 FOX RUN RD	ARLINGTON	TX	76016
1455 W TRINITY MILLS RD	CARROLLTON	TX	75006
405 MUNICIPAL DR	KENNEDALE	TX	76060

BLAIR ANN D  
2075 TRAILWOOD DR W  
BURLESON, TX 76028

U M ABRASIVES INC  
PO BOX 15097  
SCOTTSDALE , AZ 85267

GUTMAN GREG  
6211 W NORTHWEST HWY # 2605  
DALLAS, TX 75225

RIG PROPERTIES LLC  
1455 W TRINITY MILLS RD  
CARROLLTON, TX 75006

FORT WORTH CITY OF  
200 TEXAS ST  
FORT WORTH, TX 76102-6311

TOBAR MARIA D B  
834 TRENT ST  
KENNEDEALE, TX 76060

OROPEZA DELIA KATYRIA VELEZ  
532 W BOYCE AVE  
FORT WORTH, TX 76115

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

SCALIA PROPERTIES LLC  
3419 WESTMINSTER #346  
DALLAS, TX 75205

BENITEZ MARIA TOBAR  
1937 NW DALLAS ST  
GRAND PRAIRIE, TX 75050

VARGAS J REFUGIO  
6209 FOX RUN RD  
ARLINGTON, TX 76016



## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

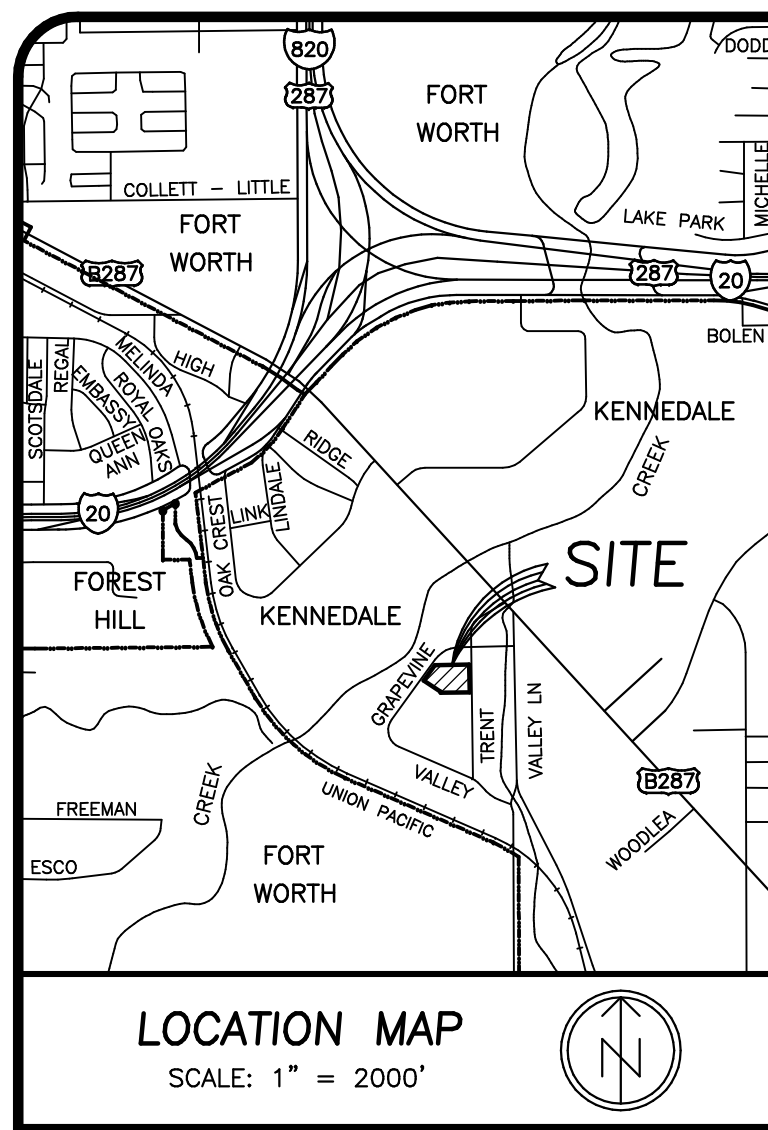
A second public hearing for this case will be held before City Council on Tuesday, September 16, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or [ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

Nathan Gonzales  
Director of Community Development  
City of Kennedale  
405 Municipal Dr  
Kennedale, TX 76060  
[ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135



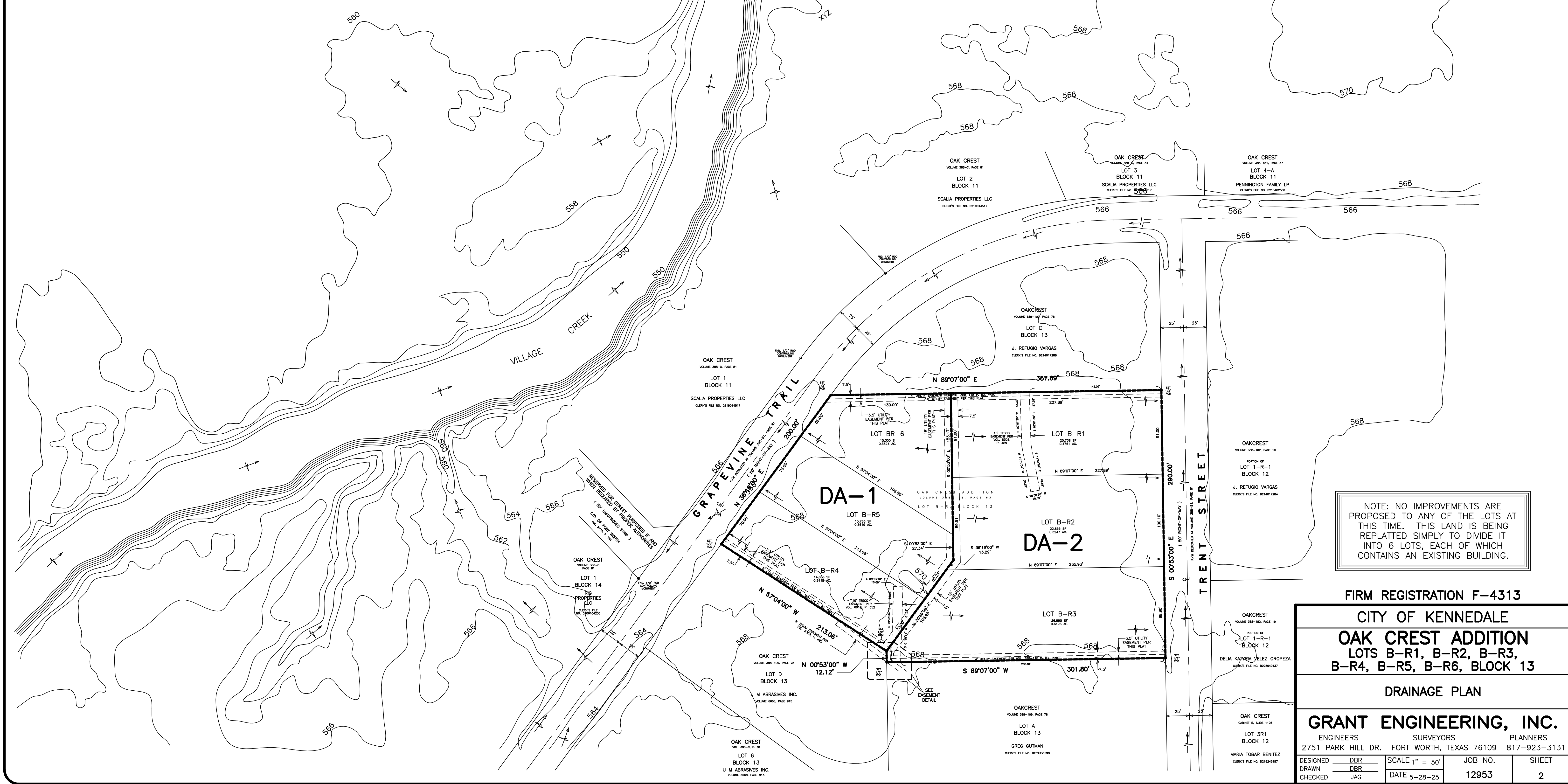
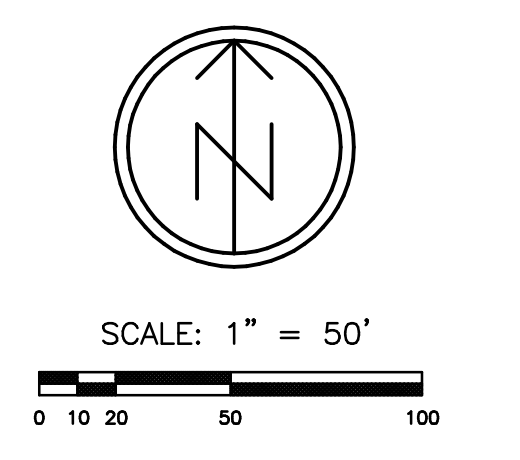
PRE DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA	C	AREA acres	t <sub>c</sub> minutes	i <sub>5</sub> in/hr	i <sub>25</sub> in/hr	i <sub>100</sub> in/hr	Q <sub>5</sub> cfs	Q <sub>25</sub> cfs	Q <sub>100</sub> cfs	COMMENTS
1	0.65	1.056	10	5.71	7.50	9.14	3.92	5.15	6.27	
2	0.62	1.620	10	5.71	7.50	9.14	5.74	7.53	9.18	
							9.66	12.68	15.45	Rainfall Intensities based on Table A-9, Johnson County, per Iswm design Manual

POST DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA	C	AREA acres	t <sub>c</sub> minutes	i <sub>5</sub> in/hr	i <sub>25</sub> in/hr	i <sub>100</sub> in/hr	Q <sub>5</sub> cfs	Q <sub>25</sub> cfs	Q <sub>100</sub> cfs	COMMENTS
1	0.65	1.056	10	5.71	7.50	9.14	3.92	5.15	6.27	
2	0.62	1.620	10	5.71	7.50	9.14	5.74	7.53	9.18	
							9.66	12.68	15.45	Rainfall Intensities based on Table A-9, Johnson County, per Iswm design Manual

NOTE: NO IMPROVEMENTS ARE PROPOSED TO ANY OF THE LOTS AT THIS TIME. THIS LAND IS BEING REPLATTED SIMPLY TO DIVIDE IT INTO 6 LOTS, EACH OF WHICH CONTAINS AN EXISTING BUILDING.



FIRM REGISTRATION F-4313

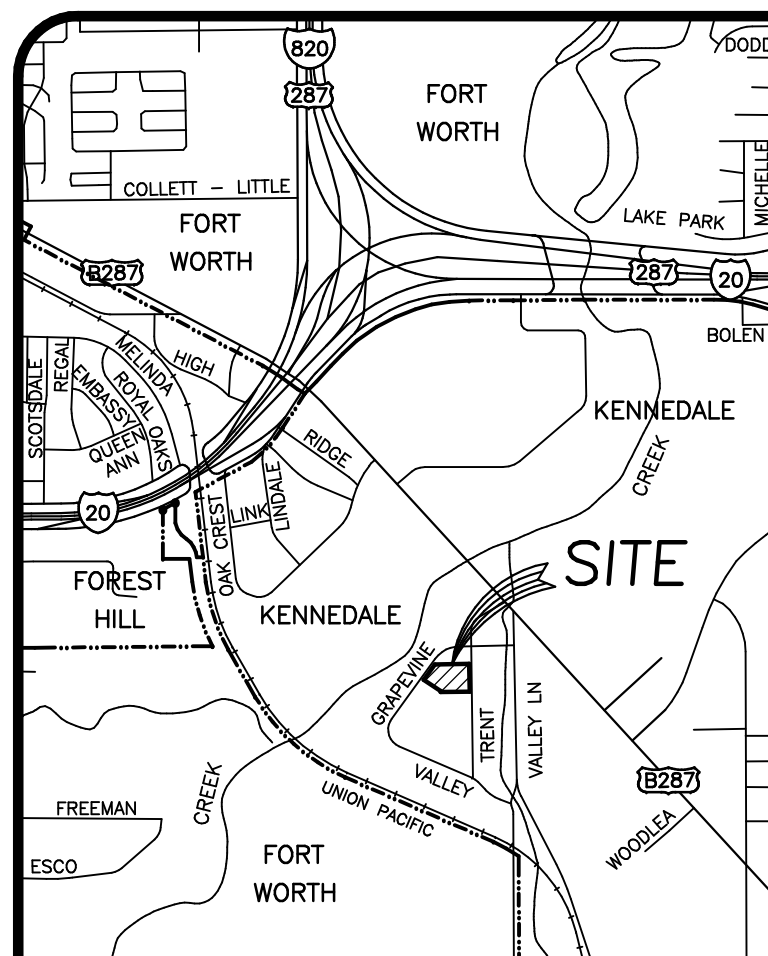
CITY OF KENNEDALE

**OAK CREST ADDITION**  
 LOTS B-R1, B-R2, B-R3,  
 B-R4, B-R5, B-R6, BLOCK 13

DRAINAGE PLAN

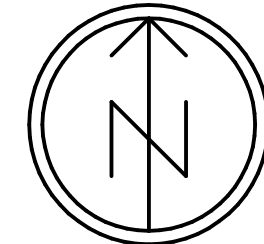
**GRANT ENGINEERING, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 2751 PARK HILL DR. FORT WORTH, TEXAS 76109 817-923-3131

DESIGNED	DBR	SCALE	1" = 50'	JOB NO.	SHEET
DRAWN	DBR	DATE	5-28-25	12953	2
CHECKED	JAG				



LOCATION MAP  
SCALE: 1" = 2000'

**GENERAL PLAT NOTES**  
 THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 388-C, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
 THE PURPOSE OF THIS REPLAT IS TO CREATE SIX (6) LEGAL LOTS OF RECORD FROM ONE PREVIOUSLY PLATTED LOT.  
**FLOODPLAIN STATEMENT:**  
 ALL OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE AE, COMMUNITY PANEL 48439C0340K, EFF. DATE 09-25-09  
**CONTROLLING MONUMENTS:**  
 1/2" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 14  
 5/8" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 14  
 1/2" STEEL ROD AT THE POINT OF CURVATURE IN THE SOUTHEAST LINE OF LOT 1, BLOCK 11  
 TESCO DENOTES TEXAS ELECTRIC SERVICE COMPANY



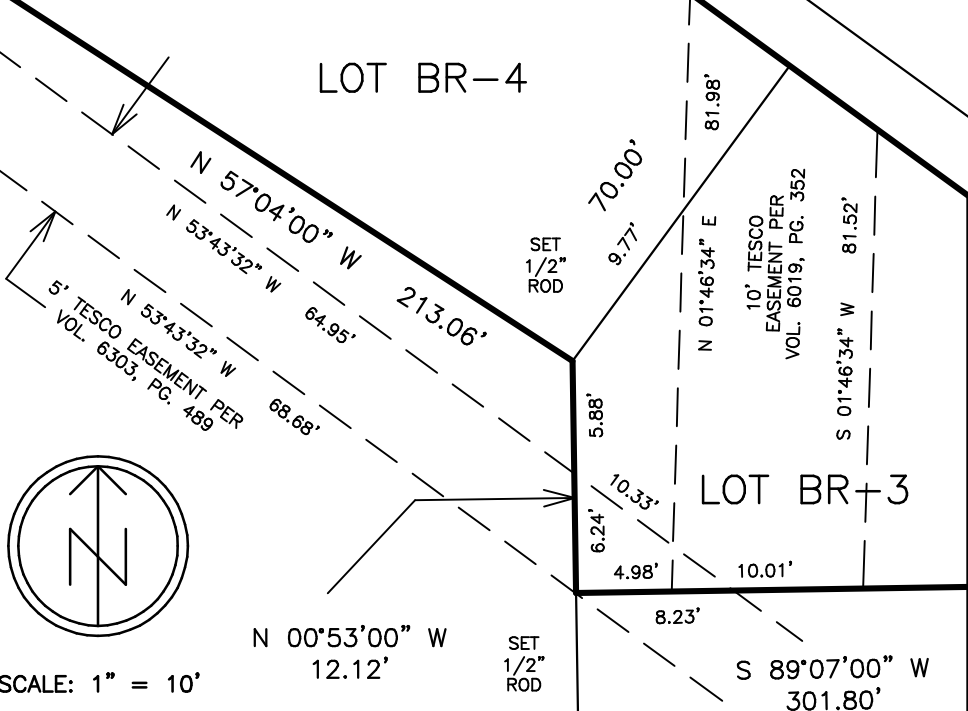
SCALE: 1" = 30'  
 0 10 20 50 100

**OWNER:**  
 VALLEY LANE INDUSTRIAL PARK, LLC  
 1635 ROGERS ROAD  
 FORT WORTH, TEXAS 76107  
 817-533-6040  
 ZACH ETHEREDGE, PARTNER

**SURVEYOR:**  
 GRANT ENGINEERING, INC.  
 2751 PARK HILL DRIVE  
 FORT WORTH, TEXAS 76109  
 817-923-3131 VOICE  
 817-923-4141 FAX  
 jagrant3@aol.com

OAK CREST  
 VOLUME 388-C  
 PAGE 81  
 LOT 1  
 BLOCK 14  
 RIG PROPERTIES LLC  
 CLERK'S FILE NO. D206104233

**EASEMENT DETAIL**



SCALE: 1" = 10'

OAK CREST  
 VOLUME 388-C, PAGE 81  
 LOT 1  
 BLOCK 11  
 SCALIA PROPERTIES LLC  
 CLERK'S FILE NO. D219014517

**GRAPEVINE TRAIL**  
 R/W DEDICATED AT VOLUME 388-81, PAGE 81  
 (50' RIGHT-OF-WAY)  
 N 36°19'00" E 200.00'

N 57°04'00" W 213.06'  
 S 57°04'00" E 213.06'

OAK CREST  
 VOLUME 388-109, PAGE 78  
 LOT D  
 BLOCK 13  
 U M ABRASIVES INC.  
 VOLUME 6668, PAGE 915

OAK CREST  
 VOL. 388-C, P. 81  
 LOT 6  
 BLOCK 13  
 U M ABRASIVES INC.  
 VOLUME 6668, PAGE 915

OAK CREST  
 VOLUME 388-C, PAGE 81  
 LOT 2  
 BLOCK 11  
 SCALIA PROPERTIES LLC  
 CLERK'S FILE NO. D219014517

OAKCREST  
 VOLUME 388-109, PAGE 78  
 LOT C  
 BLOCK 13  
 J. REFUGIO VARGAS  
 CLERK'S FILE NO. D214017288

OAK CREST  
 VOLUME 388-C, PAGE 81  
 LOT 3  
 BLOCK 11  
 SCALIA PROPERTIES LLC  
 CLERK'S FILE NO. D219014517

OAK CREST  
 VOLUME 388-181, PAGE 37  
 LOT 4-A  
 BLOCK 11  
 PENNINGTON FAMILY LP  
 CLERK'S FILE NO. D213182500

**OWNER'S DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 KNOW ALL MEN BY THESE PRESENTS THAT VALLEY LANE INDUSTRIAL PARK, LLC, ZACH ETHEREDGE, PARTNER, IS THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND:  
 BEING ALL OF LOT B-R, BLOCK 13, OAK CREST ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-118, PAGE 63, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
 AND DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:  
 LOTS BR-1, BR-2, BR-3, BR-4, BR-5, & BR-6, BLOCK 13  
 OAK CREST ADDITION  
 AN ADDITION TO THE CITY OF KENNEDALE  
 TARRANT COUNTY, TEXAS  
 AND DOES HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VALLEY LANE INDUSTRIAL PARK, LLC  
 ZACH ETHEREDGE, PARTNER

**ACKNOWLEDGMENT**  
 STATE OF TEXAS  
 COUNTY OF TARRANT  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ZACH ETHEREDGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
 STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN AUGUST, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR 4151

OAKCREST  
 VOLUME 388-182, PAGE 19  
 PORTION OF  
 LOT 1-R-1  
 BLOCK 12  
 J. REFUGIO VARGAS  
 CLERK'S FILE NO. D214017284

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE OF THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

**REPLAT**  
**LOTS B-R1, B-R2, B-R3,**  
**B-R4, B-R5, & B-R6, BLOCK 13**  
**OAK CREST ADDITION**

OAKCREST  
 VOLUME 388-182, PAGE 19  
 PORTION OF  
 LOT 1-R-1  
 BLOCK 12  
 DELIA KATYRIA VELEZ OROPEZA  
 CLERK'S FILE NO. D225040437

TO THE  
**CITY OF KENNEDALE**  
**TARRANT COUNTY, TEXAS**  
 A REVISION OF  
 LOT B-R, BLOCK 13  
 OAK CREST ADDITION  
 AS RECORDED IN  
 VOLUME 388-118, PAGE 63  
 PLAT RECORDS, TARRANT COUNTY, TEXAS

MAY, 2025  
 2.6764 ACRES  
 6 LOTS

**Grant Engineering, Inc.**

Engineers Surveyors Planners  
 2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131  
 Firm Registration No. 100919-00

25' 25'

25' 25'

25' 25'

25' 25'

TRENT STREET  
 (50' RIGHT-OF-WAY)

91.00'

91.00'

98.90'

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143.09'

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235.93'

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301.80'

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# City of Kennedale Replat Application

APPLICANT NAME: Grant Engineering, Inc. DATE: 5-19-2025  
 CURRENT LEGAL DESCRIPTION: Lot B-R, Block 13, Oak Crest Addition ACRES: 2.6764  
 CURRENT ZONING: I PROPOSED ZONING: I  
 BEING PLATTED AS: SUBDIVISION NAME OAK CREST ADDITION  
 LOTS: \_\_\_\_\_ BLOCKS: 13 PHASES: \_\_\_\_\_  
Lots B-R1, B-R2, B-R3, B-R4, B-R5, B-R6  
 PROPERTY ADDRESS: 625 Grapevine Trail  
 APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: Grant Engineering, Inc.  
2751 Park Hill Drive, Fort Worth, TX 76109

### PROJECT CONTACT INFORMATION

OWNER OF RECORD: Valley Lane Industrial Park, L.L.C. Zack Etheredge,  
Partner  
 ADDRESS: 1635 Rogers Road PHONE: 817-533-6040  
 (mailing)  
 CITY: Fort Worth STATE: TX ZIP: 76107

SURVEYOR: Grant Engineering, Inc. John A. Grant, III, R.P.L.S. 4151  
 ADDRESS: 2751 Park Hill Drive PHONE: 817-923-3131  
 (mailing)  
 CITY: Fort Worth STATE: TX ZIP: 76109

ENGINEER: Grant Engineering, Inc. John A. Grant, III, P.E. 48538  
 ADDRESS: 2751 Pa PHONE: 817-923-3131  
 (mailing)  
 CITY: Fort Worth STATE: TX ZIP: 76109

DEVELOPER: NO PROPOSED IMPROVEMENTS  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 (mailing)  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

**Who is the primary contact for this project?**

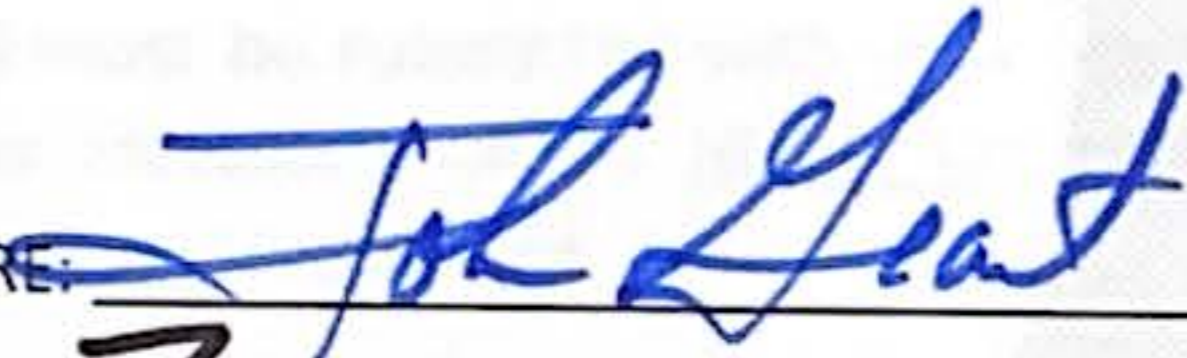
*All communication regarding this plat application will be made with the primary contact.*

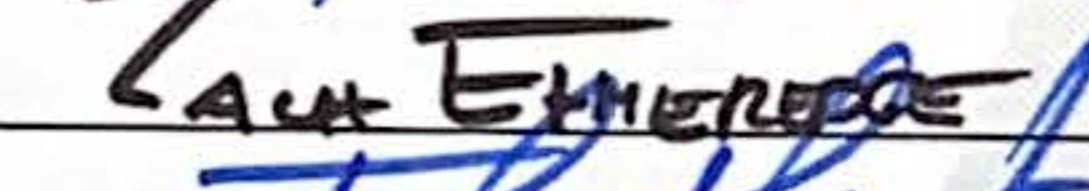
*Select only ONE primary contact.*


- Owner      Phone 210-393-6734      Email ZACH@MOPACMANAGEMENT.COM
- Developer      Phone \_\_\_\_\_      Email \_\_\_\_\_
- Surveyor      Phone 817-923-3131      Email jagrnt3@aol.com
- Engineer      Phone \_\_\_\_\_      Email \_\_\_\_\_


DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

OWNER WANTS TO SUBDIVIDE LOT B-R INTO 6 LOTS, EACH OF WHICH  
WILL CONTAIN ONE OF SIX EXISTING BUILDINGS. THERE ARE NO  
PLANS FOR CONSTRUCTION. LAND USE WILL NOT CHANGE.

APPLICANT SIGNATURE:       DATE: \_\_\_\_\_

OWNER SIGNATURE:       DATE: 2/24/25

SURVEYOR SIGNATURE:       DATE: \_\_\_\_\_

ENGINEER SIGNATURE:       DATE: \_\_\_\_\_

DEVELOPER SIGNATURE: \_\_\_\_\_      DATE: \_\_\_\_\_

## Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

**The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.**

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments **before** resubmitting the plans for review.

	Items to be submitted
✓	1) <b>Final plat application</b> (this document) – <u>One copy shall be submitted.</u> The application must include the property owner's signature.
✓	2) <b>Final plat drawing</b> – <u>Six folded paper copies and a PDF version shall be submitted for review by city staff.</u> The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
✓	3) <b>Taxes and liens paid certificates</b> – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. <u>NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.</u>
✓	4) <b>Drainage study</b> – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. <u>Two paper copies and a PDF version of the drainage study should be submitted.</u>
NA	5) <b>Engineering/construction drawings</b> – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. <b>Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.</b>
NA	6) <b>City-developer agreement, if required</b> – This agreement shall be negotiated between the city and the developer.
IN PROGRESS	7) <b>Sign-off from Oncor and Atmos</b> – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
NA	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.

# City of Kennedale Replat Check List

## GENERAL INFORMATION

**Map Sheet Size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

**Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

**North Arrow & graphic scale in close proximity**

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

**Vicinity Map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

**Title includes City, County, State, Survey Name, Total Gross Acreage**

**Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

**Appropriate Title, i.e. "Replat of ..."**

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

**Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner**

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

**NA** **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

**Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

\_\_\_\_\_  
Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

Phone Number \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Affix Seal)

**Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to recommend approval of this Plat by the City Council.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Attest: Secretary, Planning and Zoning Commission

**ADJACENT PROPERTY (within 100')**

**Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

**Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

\_\_\_\_\_ **Permanent structure encroachments.**

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

\_\_\_\_\_ **Existing Street Right of Way dimensioned**

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

## **PROPOSED INFORMATION**

✓ \_\_\_\_\_ **Sub-division boundary in heavy lines**

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

\_\_\_\_\_ **Drainage & Utility Easements labeled and dimensioned**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

✓ \_\_\_\_\_ **Lot and Blocks labeled in consecutive order**

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

\_\_\_\_\_ **Setback lines labeled or noted**

\_\_\_\_\_ Flood Plain Features shown

## **ADDITIONAL INFORMATION**

### \_\_\_\_\_ Plat notes and conditions.

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

### \_\_\_\_\_ Public Use Areas.

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

### ✓ \_\_\_\_\_ Street names.

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

### \_\_\_\_\_ Metes and bounds description.

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

### ✓ \_\_\_\_\_ Lot dimensions.

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

### ✓ \_\_\_\_\_ Lot areas.

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

### ✓ \_\_\_\_\_ Irregular side lot lines.

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

### \_\_\_\_\_ Drainage easements.

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

### ✓ \_\_\_\_\_ County certification.

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

### ✓ \_\_\_\_\_ Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

\_\_\_\_\_  
Signature of Owner

STATE OF TEXAS }  
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Tarrant County

My commission expires: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to approve of this Plat for filing of record.

\_\_\_\_\_  
Mayor, City of Kennedale

\_\_\_\_\_  
Attest: City Secretary



# TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcountytx.gov  
In God We Trust

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004473310  
AD NUMBER: 30390 13 BR  
CERTIFICATE NO : 143167579

DATE : 5/28/2025  
FEE : \$10.00

**COLLECTING AGENCY**

RICK D. BARNES  
PO BOX 961018  
FORT WORTH TX 76161-0018

**PROPERTY DESCRIPTION**

OAK CREST ADDITION BLOCK 13 LO  
T BR

0000625 GRAPEVINE TR  
2.803 ACRES

**REQUESTED BY**

BLAIR ANN D

**PROPERTY OWNER**

BLAIR ANN D

4924 TANGLEWOOD DR  
BURLESON TX 760281215

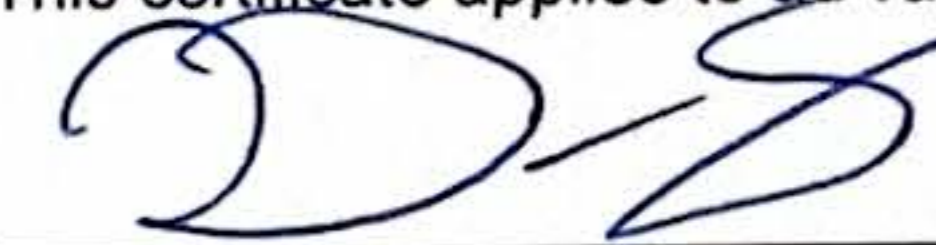
4924 TANGLEWOOD DR  
BURLESON TX 760281215

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF KENNEDALE	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : BLAIR ANN D  
ACCOUNT NUMBER: 00004473310  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

  
Deputy





## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.B.2.

### SUBJECT

**PZ Case #25-12** To conduct a public hearing and take action on a replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

### ORIGINATED BY

### SUMMARY

### RECOMMENDATION

### ATTACHMENTS

1.	08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13	08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13.pdf
2.	200' Buffer Map	200' Buffer Map.png
3.	200' Addresses	200' Addresses.xlsx
4.	Address Labels	Address Labels.docx
5.	PZ Case 25-12 200' Buffer Letter Draft	PZ Case 25-12 200' Buffer Letter Draft.docx
6.	220 Spring Branch Tax Certificate	220 Spring Branch Tax Certificate.pdf
7.	RUIZ ADDITION REPLAT 8-11-25	RUIZ ADDITION REPLAT 8-11-25.pdf

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0259967	Legal Ad - IPL0259967	P&Z Aug.28	1.0	58.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

THE STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1.0 insertion(s) published on:  
 08/03/25 Print

**CITY OF KENNEDALE**

**NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0259967  
 Aug 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

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IFL0259967

Aug 3 2025



### Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- KennedaleCityLimits
- TAD Parcels
- Aerials2019

Parcel ID	Area (Feet)	Owner	Address
1	0.22	RUIZ LIVING TRUST	220 SPRING BRANCH LN
2	154.44	McCLOUD HENREDON G	300 SPRING BRANCH LN
3	159.11	LTR INVESTMENTS LLC	221 SPRING BRANCH LN
4	189.28	McCLOUD HENREDON G	302 SPRING BRANCH LN
5	223.96	SOLARES JASSON	304 SPRING BRANCH LN
6	252.01	GARCIA ANGELICA	301 SPRING BRANCH LN
7	258.84	SMITH DOUGLAS GAYLE	306 SPRING BRANCH LN
8	282.43	FOLMAR ZOLA MAE	214 ARTHUR DR

situsaddress	displayname	address
114 ARTHUR DR	RUIZ LIVING TRUST	114 ARTHUR DR
208 ARTHUR DR	VILLAIRE GLORIA M	208 ARTHUR DR
210 ARTHUR DR	GREENFIELD FAMILY TRUST THE	210 ARTHUR DR
214 ARTHUR DR	FOLMAR ZOLA MAE	214 ARTHUR DR
216 ARTHUR DR	PUCKETT PAMELA J	216 ARTHUR DR
218 ARTHUR DR	RAMOS CAMILO	218 ARTHUR DR
300 ARTHUR DR	GOSSETT SANDRA FAYE	PO BOX 1
221 SPRING BRANCH LN	LTR INVESTMENTS LLC	2312 VAUGHN BLVD
300 SPRING BRANCH LN	MCCLLOUD HENREDON G	6750 BRIAR RD
301 SPRING BRANCH LN	GARCIA ANGELICA	301-303 SPRING BRANCH LN
304 SPRING BRANCH LN	SOLARES JASSON	2318 BONNER LN
305 SPRING BRANCH LN	BLIND LIVING TRUST THE	1904 SAIL FISH DR
306 SPRING BRANCH LN	SMITH DOUGLAS GAYLE	306 SPRING BRANCH LN
310 SPRING BRANCH LN	WILLIAMS TINA K	308 SPRING BRANCH LN
930 CORY A EDWARDS DR	KENNEDALE ISD	120 W KENNEDALE PKWY
	CITY OF KENNEDALE	405 MUNICIPAL DR

city	state	zip
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
FORT WORTH	TX	76105
AZLE	TX	76020
KENNEDALE	TX	76060
ARLINGTON	TX	76014
MANSFIELD	TX	76063
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060
KENNEDALE	TX	76060

RUIZ LIVING TRUST  
114 ARTHUR DR  
KENNEDEALE, TX 76060

VILLAIRE GLORIA M  
208 ARTHUR DR  
KENNEDEALE, TX 76060

GREENFIELD FAMILY TRUST THE  
210 ARTHUR DR  
KENNEDEALE, TX 76060

FOLMAR ZOLA MAE  
214 ARTHUR DR  
KENNEDEALE, TX 76060

PUCKETT PAMELA J  
216 ARTHUR DR  
KENNEDEALE, TX 76060

RAMOS CAMILO  
218 ARTHUR DR  
KENNEDEALE, TX 76060

GOSSETT SANDRA FAYE  
PO BOX 1  
KENNEDEALE, TX 76060

LTR INVESTMENTS LLC  
2312 VAUGHN BLVD  
FORT WORTH, TX 76105

MCCLOUD HENREDON G  
6750 BRIAR RD  
AZLE, TX 76020

GARCIA ANGELICA  
301-303 SPRING BRANCH LN  
KENNEDEALE, TX 76060

SOLARES JASSON  
2318 BONNER LN  
ARLINGTON, TX 76014

BLIND LIVING TRUST THE  
1904 SAIL FISH DR  
MANSFIELD, TX 76063

SMITH DOUGLAS GAYLE  
306 SPRING BRANCH LN  
KENNEDEALE, TX 76060

WILLIAMS TINA K  
308 SPRING BRANCH LN  
KENNEDEALE, TX 76060

KENNEDEALE ISD  
120 W KENNEDEALE PKWY  
KENNEDEALE, TX 76060

CITY OF KENNEDEALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060



## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK AQ, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or [ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

Nathan Gonzales  
Director of Community Development  
City of Kennedale  
405 Municipal Dr  
Kennedale, TX 76060  
[ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135



# TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcountytx.gov  
In God We Trust

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040389995  
AD NUMBER: 36736 A 1R  
CERTIFICATE NO : 142919380

DATE : 5/2/2025  
FEE : \$10.00

**PROPERTY DESCRIPTION**

RUIZ ADDITION BLOCK A LOT 1R

**COLLECTING AGENCY**

RICK D. BARNES  
PO BOX 961018  
FORT WORTH TX 76161-0018

0000220 SPRING BRANCH LN  
0.88 ACRES

**PROPERTY OWNER**

RUIZ LIVING TRUST

**REQUESTED BY**  
RUIZ LIVING TRUST

114 ARTHUR DR  
KENNE DALE TX 76060

114 ARTHUR DR  
KENNE DALE TX 76060

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF KENNEDALE	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	KENNEDALE ISD	\$0.00
2024	Tarrant County	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
TOTAL		\$0.00

ISSUED TO : RUIZ LIVING TRUST  
ACCOUNT NUMBER: 00040389995  
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

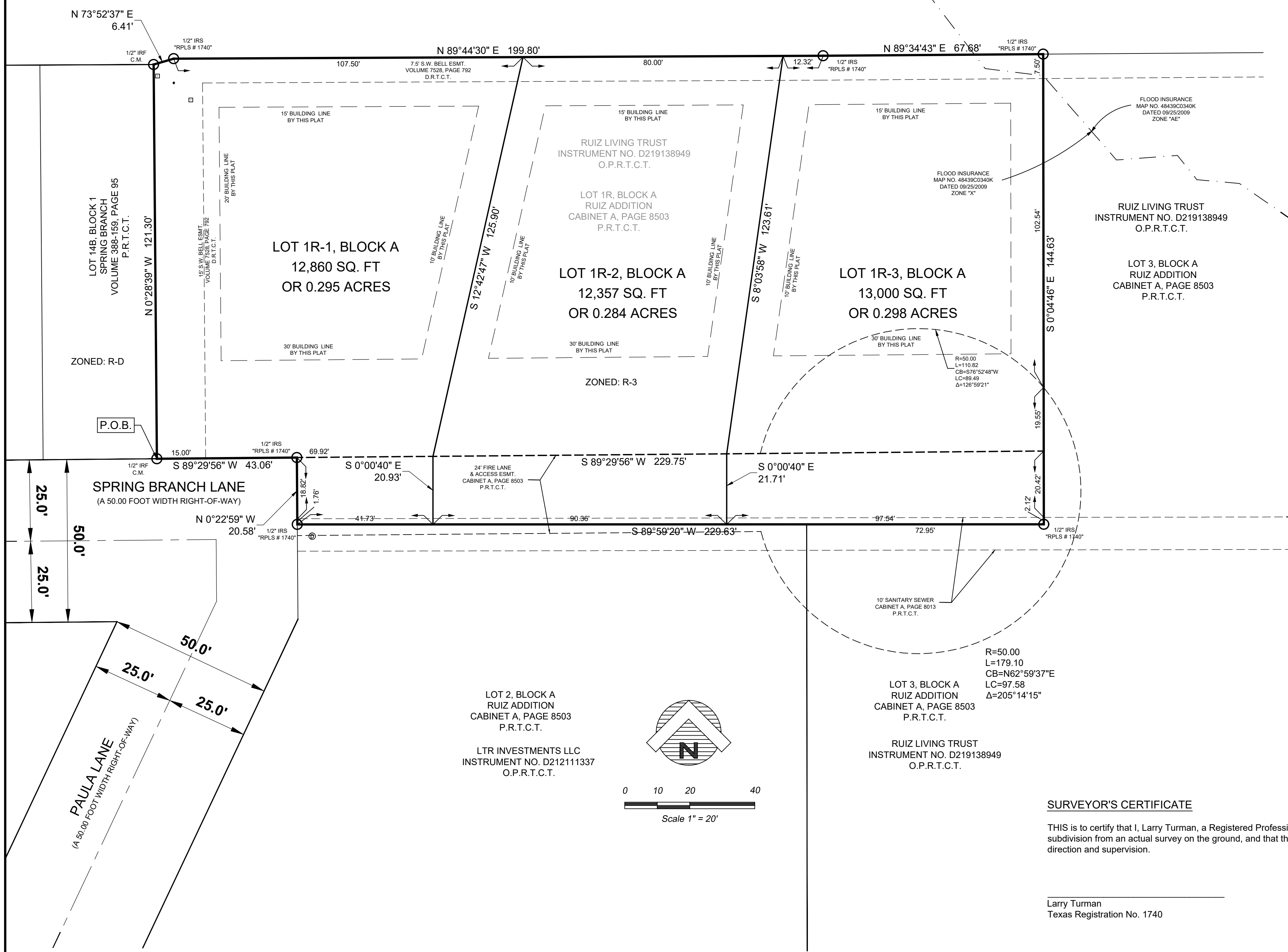
This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

  
Deputy



LOT 1, BLOCK 1  
KENNEDALE JUNIOR HIGH  
INSTRUMENT NO. D224117059  
O.P.R.T.C.T.

ZONED: R-1



**OWNER'S CERTIFICATE**

WHEREAS, Ruiz Living Trust, is the sole owner of a 0.882 acre tract of land out of the E. R. Mings Survey, Abstract No. 1075 in the City of Kennedale, Tarrant County, Texas, being a portion of those tracts of land conveyed to Ruiz Living Trust, by Warranty Deed as recorded in Instrument No. D219138949, Official Public Records, Tarrant County, Texas, being all of Lot 1R, Block A, Ruiz Addition, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 8503, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the southeast corner of Lot 14B, Block 1, Spring Branch, an addition to the City of Arlington, according to the plat thereof recorded in Volume 388-159, Page 95, Plat Public Records, Tarrant County, Texas, said point being in the most westerly southwest corner of said Lot 1R, Block A, same point also being in the north right-of-way line of Spring Branch Lane (a 50.0 foot width public right-of-way);

THENCE North 00 degrees 28 minutes 39 seconds West, departing the north right-of-way line of said Spring Branch Lane and along the common line of said Lot 1R, Block A, and said Lot 14B, Block 1, a distance of 121.30 feet to a 1/2 inch iron rod with found for corner, said point being the northeast corner of said Lot 14B, Block 1, same point being at the northwest corner of said Lot 1R, Block A, Ruiz Addition, said point also being in the south line of Lot 1, Block 1, Kennedale Junior High, an addition to the City of Kennedale, according to the plat thereof recorded in Instrument No. D224117059, Official Public Records, Tarrant County, Texas;

THENCE North 73 degrees 52 minutes 37 seconds East, along the common line of said Lot 1, Block 1, Kennedale Junior High, and said Lot 1R, Block A, Ruiz Addition, a distance of 6.41 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being an angle point of said Lot 1, Block 1, Kennedale Junior High, same point being an angle point of said Lot 1R, Block A, Ruiz Addition;

THENCE North 89 degrees 44 minutes 30 seconds East, continuing along the common line of said Lot 1, Block 1, Kennedale Junior High, and said Lot 1R, Block A, Ruiz Addition, a distance of 199.80 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner;

THENCE North 89 degrees 34 minutes 43 seconds East, continuing along the common line of said Lot 1, Block 1, Kennedale Junior High, and said Lot 1R, Block A, Ruiz Addition, a distance of 67.68 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the northeast corner of said Lot 1R, Block A, Ruiz Addition, same point being the northwest corner of Lot 3, Block A, Ruiz Addition, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 8503, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 04 minutes 46 seconds East, departing the common line of said Lot 1, Block 1, Kennedale Junior High, and said Lot 1R, Block A, Ruiz Addition and along the common of said Lot 1R, Block A, Ruiz Addition and said Lot 3, Block A, Ruiz Addition, a distance of 144.63 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the southeast corner of said Lot 1R, Block A, Ruiz Addition, same point being an angle point of said Lot 3, Block A, Ruiz Addition;

THENCE South 89 degrees 59 minutes 20 seconds West, along the common of said Lot 1R, Block A, Ruiz Addition and said Lot 3, Block A, Ruiz Addition, passing at a distance of 229.63 feet to the most westerly northwest corner of said Lot 3, Block A, Ruiz Addition, same point being the northeast corner of Lot 2, Block A, Ruiz Addition, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 8503, Plat Records, Tarrant County, Texas and continuing at a total distance of 229.63 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner, said point being the northwest corner of said Lot 2, Block A, Ruiz Addition, same point being in the east right-of-way line of Paula Lane (a 50.00 foot width right-of-way);

THENCE North 00 degrees 22 minutes 59 seconds West, along the east right-of-way line of said Paula Lane, a distance of 20.58 feet to a 1/2 inch iron rod set with cap stamped "RPLS No. 1740" for corner;

THENCE South 89 degrees 29 minutes 56 seconds West, along the north right-of-way line of said Spring Branch Lane, a distance of 43.06 feet to the POINT OF BEGINNING and containing 38,445 square feet and 0.822 acre of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Ruiz Living Trust, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public use: the streets, alleys, right-of-way, easements, and any other public areas shown on the plat.

Louie Ruiz

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Louie Ruiz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for  
The State of Texas

My Commission expires: \_\_\_\_\_

Maria Antonia Ruiz

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Maria Antonia Ruiz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for  
The State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Larry Turman  
Texas Registration No. 1740

**NOTES:**

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set
3. C.M. - Controlling Monument
4. Basis of Bearing - All bearings are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
5. Purpose of this replat is to convert one residential lot into 3 lots.

**FLOOD CERTIFICATE**

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0345K subject lot is located in Zone X & ZONE AE (BASE FLOOD ELEVATION).

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

**CITY COUNCIL CERTIFICATE OF APPROVAL**

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF KENNEDALE

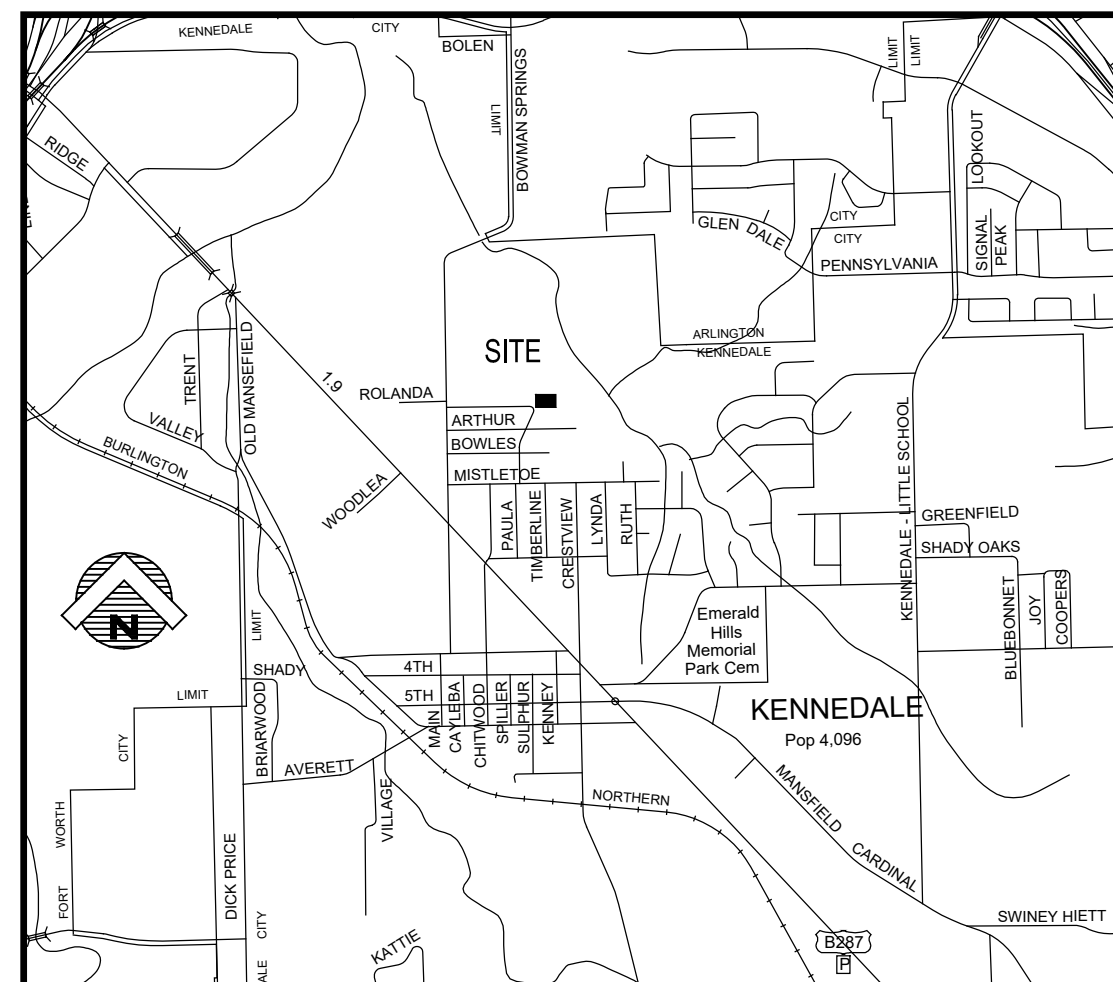
ATTEST: CITY SECRETARY

**CERTIFICATE OF APPROVAL**

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION



REPLAT  
OF  
LOTS 1R-1, 1R-2 AND 1R-3, BLOCK A  
RUIZ ADDITION  
BEING A REPLAT OF  
LOT 1R, BLOCK A  
RUIZ ADDITION  
CABINET A, PAGE 8503  
PLAT RECORDS, TARRANT COUNTY, TEXAS  
E. R. MINGUS SURVEY, ABSTRACT NO. 1075  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

DATE 4/20/2025

THIS PLAT RECORDED IN \_\_\_\_\_

SHEET: 1 OF 1

NO.	DATE	REVISION
1.		
2.		
3.		

<p><b>LARRY TURMAN, RPLS #1740</b> TBPS No. 10194928</p>		JOB NO.:	25-013P
		DATE:	April 20, 2025
<p>1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063</p>		SCALE:	1" = 20'
		DRAWN BY:	RM



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

**MEETING DATE:** AUGUST 28, 2025

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.B.3.

### SUBJECT

**PZ Case #25-13** To conduct a public hearing and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY** NATHAN GONZALES

### SUMMARY

<b>BACKGROUND AND OVERVIEW</b>	
<b>Request</b>	Zoning Change from "UV-Urban Village" to "C-2 Commercial District"
<b>Applicant</b>	Darrell Hull, Kennedale Economic Development Corp.
<b>Location</b>	600 W Kennedale Pkwy
<b>Surrounding Uses</b>	Commercial, Industrial, Residential
<b>Surrounding Zoning</b>	C-2, OT-4, I-Industrial, R1, R3
<b>Future Land Use Plan Designation</b>	Entertainment District

### **CURRENT STATUS OF PROPERTY**

The property at 600 W Kennedale Pkwy is a narrow piece of undeveloped land, currently zoned UV-Urban Village. The property was previously zoned as C-2 Commercial; however, the zoning was changed to UV after the city received a proposal for a mixed-use site at the same location. The property was never developed as such and has sat in the same condition for many years (See Exhibit A).

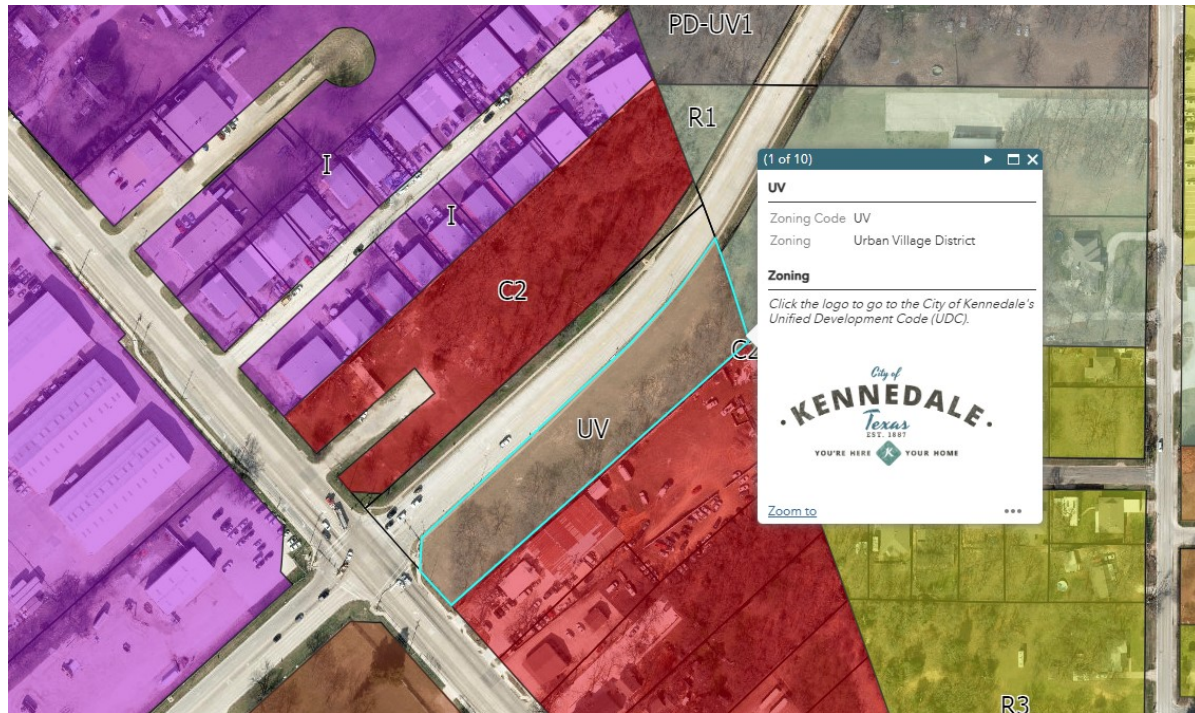


Exhibit A- 600 W Kennedale Parkway

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property is surrounded by a variety of zoning districts. To the south is a commercial automotive business, zoned C-2. To the southwest is a large undeveloped parcel owned by a church and zoned OT-4. Across the street to the north is an undeveloped parcel zoned C-2. To the northwest sits Driver Pipeline at the corner, zoned I-Industrial. The east and northeast, adjacent to the subject property, are two residential properties zoned R-1 and R-3, with the R-1 property consisting of the nearby church.

## **STAFF REVIEW**

### **ZONING REVIEW**

The city's EDC is currently negotiating the sale and 380-agreement with a local developer who plans to build three separate buildings with retail and restaurant offerings. One of the buildings closer to the parkway will contain a drive-through service. A concept plan has been provided for your review. The current UV-Urban Village zoning would not permit a drive-through, and the site itself would need to contain a village center, something difficult to provide given the irregularity of the narrow strip of land. A rezone to C-2 would allow for drive-through, among many other offerings. If the zoning change is approved, a variance will be sought to reduce the rear and side yard setbacks, allowing the site to be developed while providing enough room for required fire lanes along Bowman Springs.

### **LAND USE COMPATIBILITY**

As the properties to the south and north are similarly zoned C-2, a rezone to C-2 at the subject property would be compatible with surrounding uses. The popular intersection of Kennedale Parkway, Bowman

Springs, and Dick Price Road is an ideal location for retail and restaurant land uses, including drive-through service.

**COMPREHENSIVE PLAN CONSISTENCY**

The city’s unanimously adopted Comprehensive Plan recommends redeveloping areas surrounding TownCenter and along Kennedale Parkway to provide more retail opportunities (See Page 57):

**OBJECTIVE 2:** Redevelop TownCenter and the surrounding areas including Old Town and property along Kennedale Parkway (BUS 287) to include more retail opportunities.

Similarly, the city’s Future Land Use Plan envisions the area where the subject property is located to fall within the limits of a future Entertainment District, where retail and restaurant lands would be compatible (See Page 56):



600 W Kennedale Parkway

Staff finds the proposed rezone to be consistent with the Comprehensive Plan.

**STAFF RECOMMENDATION**

Staff recommends approval.

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0259967	Legal Ad - IPL0259967	P&Z Aug.28	1.0	58.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

THE STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1.0 insertion(s) published on:  
 08/03/25 Print

**CITY OF KENNEDALE  
 NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.  
 IPL0259967  
 Aug 3 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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IFL0259967

Aug 3 2025

# City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

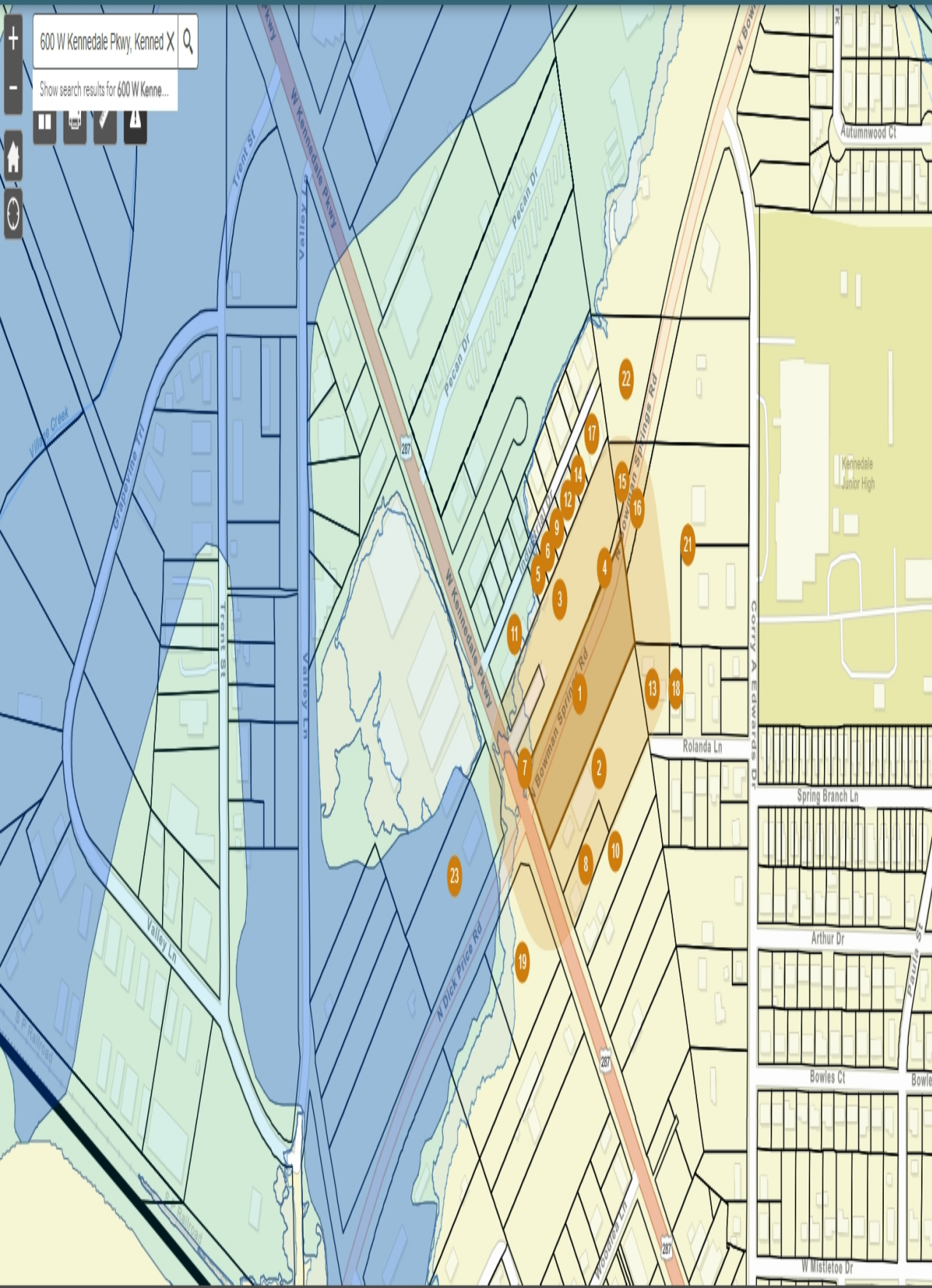
600 W Kennedale Pkwy, Kenned X

Show search results for 600 W Kenne...

Map navigation controls: Home, Back, Forward, Refresh, Print, Full Screen, Help

### Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- KennedaleCityLimits
- TAD Parcels
- Aerials2019



Parcel Number	Area (Feet)	Owner/Entity	Address
1	1.02	KENNEDALE ECONOMIC DE...	600 W KENNEDALE PKWY
2	181.98	SILVER TRIANGLE LLC	536 W KENNEDALE PKWY
3	213.86	TRAN BEN VAN	616 W KENNEDALE PKWY
4	282.39	KENNEDALE CITY OF	W KENNEDALE PKWY
5	327.61	KENNEDALE INDUSTRIAL PAR...	108 INDUSTRIAL DR
6	331.93	GALVAN COATING LLC	110 INDUSTRIAL DR
7	334.07	KENNEDALE CITY OF	W KENNEDALE PKWY
8	341.84	NGO TIEN THOI	532 W KENNEDALE PKWY

displayname

BUI NGOC D & NGOCANH T TRAN REVOCABLE LIVING TRUST  
DALMAN PROPERTY LLC  
DRIVER RE KENNEDALE LLC  
GALVAN COATING LLC  
KENNEDEALE CITY OF  
KENNEDEALE ECONOMIC DEVELOPMENT CORP  
KENNEDEALE INDUSTRIAL PARTNERS LLC  
MCA FINANCIAL SOLUTIONS LLC  
MCKUIN RON  
MINISTERIOS LA FAMILIA  
NEW MILLENNIUM MINISTRIES INC  
NGO TIEN THOI  
NGUYEN HIEP  
PLYMOUTH HOLDINGS LLC  
SILVER TRIANGLE LLC  
TRAN BEN VAN

address

410 ROLANDA LN  
528 W KENNEDALE PKWY  
1200 N UNION BOWER RD  
2730 SW HULEN ST  
405 MUNICIPAL DR  
405 MUNICIPAL DR  
6839 CASA LOMA AVE  
2500 DALLAS PKWY SUITE 533  
6800 RICKEY LN  
700 NORTH RD  
PO BOX 172637  
6444 WALNUT HILL LN  
4115 SRUFSIDE CT  
PO BOX 540308  
410 ROLANDA ST  
825 PENNSYLVANIA AVE

city	state	zip code	situsaddress
KENNEDALE	TX	76060	410 ROLANDA LN
KENNEDALE	TX	76060	528 W KENNEDALE PKWY
IRVING	TX	75061	615 W KENNEDALE PKWY
BURLESON	TX	76028	110 INDUSTRIAL DR
KENNEDALE	TX	76060	W KENNEDALE PKWY
KENNEDALE	TX	76060	600 W KENNEDALE PKWY
DALLAS	TX	75214	108 INDUSTRIAL DR
PLANO	TX	75093	120 INDUSTRIAL DR
ARLINGTON	TX	76001	112 INDUSTRIAL DR
KENNEDALE	TX	76060	537 W KENNEDALE PKWY
ARLINGTON	TX	76003	929 CORRY A EDWARDS DR
DALLAS	TX	75230	532 W KENNEDALE PKWY
ARLINGTON	TX	76016	933 BOWMAN SPRINGS RD
GRAND PRAIRIE	TX	75054	114 INDUSTRIAL DR
KENNEDALE	TX	76060	536 W KENNEDALE PKWY
KENNEDALE	TX	76060	616 W KENNEDALE PKWY



BUI NGOC D & NGOCANH T TRAN  
410 ROLANDA LN  
KENNEDEALE, TX 76060

DALMAN PROPERTY LLC  
528 W KENNEDALE PKWY  
KENNEDEALE, TX 76060

DRIVER RE KENNEDALE LLC  
1200 N UNION BOWER RD  
IRVING, TX 75061

GALVAN COATING LLC  
2730 SW HULEN ST  
BURLESON, TX 76028

KENNEDALE CITY OF  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE ECONOMIC DEVELOPMENT  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE INDUSTRIAL PARTNERS LLC  
6839 CASA LOMA AVE  
DALLAS, TX 75214

MCA FINANCIAL SOLUTIONS LLC  
2500 DALLAS PKWY SUITE 533  
PLANO, TX 75093

MCKUIN RON  
6800 RICKEY LN  
ARLINGTON, TX 76001

MINISTERIOS LA FAMILIA  
700 NORTH RD  
KENNEDEALE, TX 76060

NEW MILLENNIUM MINISTRIES INC  
PO BOX 172637  
ARLINGTON, TX 76003

NGO TIEN THOI  
6444 WALNUT HILL LN  
DALLAS, TX 75230

NGUYEN HIEP  
4115 SRUFSIDE CT  
ARLINGTON, TX 76016

PLYMOUTH HOLDINGS LLC  
PO BOX 540308  
GRAND PRAIRIE, TX 75054

SILVER TRIANGLE LLC  
410 ROLANDA ST  
KENNEDEALE, TX 76060

TRAN BEN VAN  
825 PENNSYLVANIA AVE  
KENNEDEALE, TX 76060



## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 2025, at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or [ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

Nathan Gonzales  
Director of Community Development  
City of Kennedale  
405 Municipal Dr  
Kennedale, TX 76060  
[ngonzales@cityofkennedale.com](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135

**CITY OF KENNEDALE**  
**A ZONING CHANGE**  
**IS REQUESTED**  
**FOR THIS SITE**  
**FOR INFORMATION, CALL:**  
**817-985-2135**



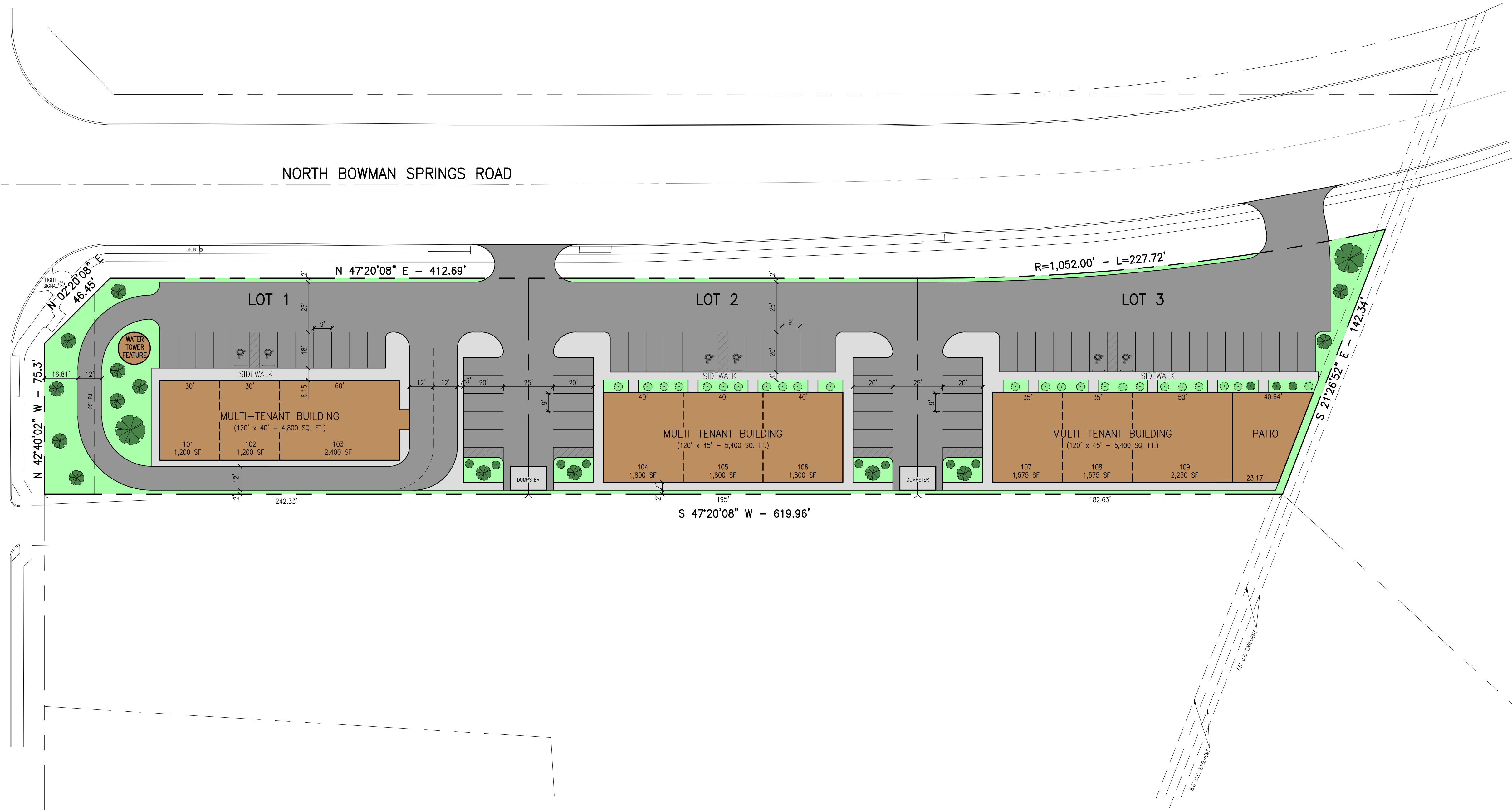
# SITE PLAN 1- (DT 1)



0 30 60  
 GRAPHIC SCALE IN FEET  
 SCALE: 1"=30'

WEST KENNEDALE PARKWAY

NORTH BOWMAN SPRINGS ROAD



**LYNNENGINEERING**



1705 WEST NW HWY. STE. 255  
 GRAPEVINE, TEXAS 76051  
 PH: (469) 283-2625

KENNEDALE MULTI-TENANT  
 BUILDING LAYOUT  
 600 WEST KENNEDALE PARKWAY  
 KENNEDALE, TEXAS 76060

SITE PLAN - ALTERNATE A

PROJECT NAME:

