



**PLANNING AND ZONING COMMISSION AGENDA**  
REGULAR MEETING | OCTOBER 23, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

**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 August 28, 2025 Regular Meeting.

B. PUBLIC HEARINGS

1. **PZ CASE #25-16** to conduct a public hearing and consider a replat of the properties located at 121 E Kennedale Pkwy, Parcel 42549785, Hammack Creek, BLOCK 1, LOT 2; 129 E Kennedale Pkwy, Parcel 42549840, Hammack Creek BLOCK 1, LOT 3; 109 E Kennedale Pkwy, Parcel 04105273, Renfro, Jesse B Survey Abstract 1260 Tract 3G01; 109 E Kennedale Pkwy, Parcel 04105303, Renfro, Jesse B Survey Abstract 1260 Tract 3G02A; 111 E Kennedale Pkwy, Parcel 04105397, Renfro, Jesse B Survey Abstract 1260 Tract 3G09; 113 E Kennedale Pkwy, Parcel 04105362, Renfro, Jesse B Survey Abstract 1260 Tract 3G06; 125 E Kennedale Pkwy, Parcel 42549793, Hammack Creek BLOCK 2, LOT 2; 131 E Kennedale Pkwy, Parcel 42549858, Hammack Creek BLOCK 2, LOT 3; 133 E Kennedale Pkwy, Parcel 04105206, Renfro, Jesse B Survey Abstract 1260 Tract 3E01; 406 Crestview Dr, Parcel 42549823, Hammack Creek BLOCK 1, LOT 1; 410 Crestview Dr., Parcel 42549831, Hammack Creek BLOCK 2, LOT 1; 220 Kennedale Sublett, Parcel 42549866, Hammack Creek BLOCK 1, LOT 4; 224 Kennedale Sublett, Parcel 42549874, Hammack Creek BLOCK 2, LOT 4 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 OCTOBER 23, 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:** OCTOBER 23, 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:** OCTOBER 23, 2025

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

**SUBJECT**

Approval of the minutes from the August 28, 2025 Regular Meeting.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	2025.08.28 - Meeting Minutes	2025.08.28 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING | AUGUST 28, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

Vice Chair Andrew Malkowski called the meeting to order at 6:01 p.m.

**A. ROLL CALL**

Vice Chair Andrew Malkowski, Place 4 Elfreda Jones, and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

Board Chair Michael Brown and Place 3 Jeff Madrid were absent.

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.

2. Approval of the site plan for property located at 317 S. New Hope Rd.

MOTION by Place 4 Jones, second by Place 5 Martinez, to approve consent agenda items.

**MOTION CARRIED with a unanimous vote.**

**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 Trail., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Malkowski opened the public hearing at 6:03 PM.

No one spoke in favor of or against the replat request.

Vice Chair Malkowski closed the public hearing at 6:03 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by stating that the proposed replat will place existing structures of this industrial site on individual lots. No future roadway, easements, or utilities are required or proposed. Mr. Gonzales concluded by sharing with the Commissioners that the replat meets the city's zoning requirements and has been reviewed

and approved by city staff. Therefore, staff recommends approval of the replat request.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the replat of the property located at 625 Grapevine Trail., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas 76060.

**MOTION CARRIED by a unanimous vote.**

2. **PZ CASE# 25-12** To conduct a public hearing and act upon 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.

Vice Chair Malkowski opened the public hearing at 6:06 PM.

No one spoke in favor of or against the replat request.

Vice Chair Malkowski closed the public hearing at 6:06 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by stating that the proposed replat will the lot into three separate lots for future family expansion. None of the parcels will be landlocked due to an access easement being in place. Mr. Gonzales concluded that staff recommends approval of the replat request.

Commissioner Jones, Malkowski and Martinez had questions regarding placement of fences, future access, and addressing of parcels. Mr. Gonzales gave clear and concise answers.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas 76060.

**MOTION CARRIED by a unanimous vote.**

3. **PZ CASE# 25-13** To conduct a public hearing and act upon a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" of the property located at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Malkowski opened the public hearing at 6:15 PM.

No one spoke in favor of or against the replat request.

Vice Chair Malkowski closed the public hearing at 6:15 PM.

Applicant was not present to answer Commissioner's questions.

Director Gonzales briefed the Commissioners on the case by giving a brief explanation on the nature of the 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. 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. 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. Mr. Gonzales completed his brief by stating that the proposed rezone is consistent with the Comprehensive Plan and staff recommends approval of the rezone request.

Vice-Chair Malkowski confirmed with Director Gonzales that there is concept plan for the proposed development.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the rezone change of the property located at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas 76060 from "UV Urban Village District" to "C2 General Commercial District".

**MOTION CARRIED by a unanimous vote.**

## VI. ADJOURNMENT

There being no further business, Vice Chair Malkowski adjourned the meeting at 6:22 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

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**MEETING DATE:** OCTOBER 23, 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:** OCTOBER 23, 2025

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

**SUBJECT**

**PZ CASE #25-16** to conduct a public hearing and consider a replat of the properties located at 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

**SUMMARY**

This replat consolidates thirteen parcels into two lots. One lot will become the home of AutoZone and the second lot will be for future land use.

The replat meets the city’s zoning requirements and has been reviewed and approved by a third-party engineering firm and by city staff.

**RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

1.	10.23.2025 - Publisher's Affidavit	10.23.2025 - Publisher's Affidavit.pdf
2.	129 E Kennedale Pkwy - Owner's Affidavit	129 E Kennedale Pkwy - Owner's Affidavit.pdf
3.	200' Buffer Map	200' Buffer Map.png
4.	200' Buffer Addresses	200' Buffer Addresses.xlsx
5.	Address Labels	Address Labels.docx
6.	PZ Case 25-16 200' Buffer Letter	PZ Case 25-16 200' Buffer Letter.docx
7.	KENNDAL_PARKWAY_TGX_TaxCert_1757624024239	KENNDAL_PARKWAY_TGX_TaxCert_1757624024239.pdf
8.	AutoZone Kennedale TX10658 Replat Application 9-9-25	AutoZone Kennedale TX10658 Replat Application 9-9-25.pdf
9.	Approved Replat	Approved Replat.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 25-15

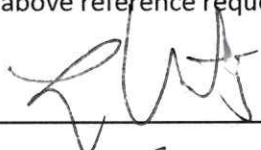
Property Address: 129 E. Kennedale Parkway

Legal Description: \_\_\_\_\_

Applicant: AutoZone Parts, Inc.

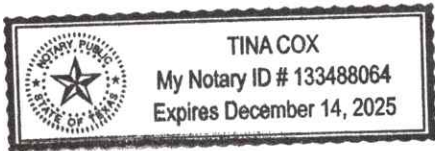
Type of PZ request: Replat

I, LARRY WALTHER, 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: 

Date: 5-21-25

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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0277904	Legal Ad - IPL0277904		1.0	79.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bdahl@cityofkennedale.com;tcx@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. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:  
 10/01/25 Print

[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, October 23, 2025 AT 6:00 PM for the following caseS in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the caseS WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON november 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-15 to conduct a public hearing and consider a replat of the propertIEs located at 836 VALLEY LN, PARCEL 06021670, TRIANGLE BUSINESS PARK ADDN, BLOCK 1, LOT 3R AND 838 VALLEY LN, PARCEL 06021689, TRIANGLE BUSINESS PARK BLOCK 1, LOT 4-R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

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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) 985-2105.  
 IPL0277904  
 Oct 1 2025

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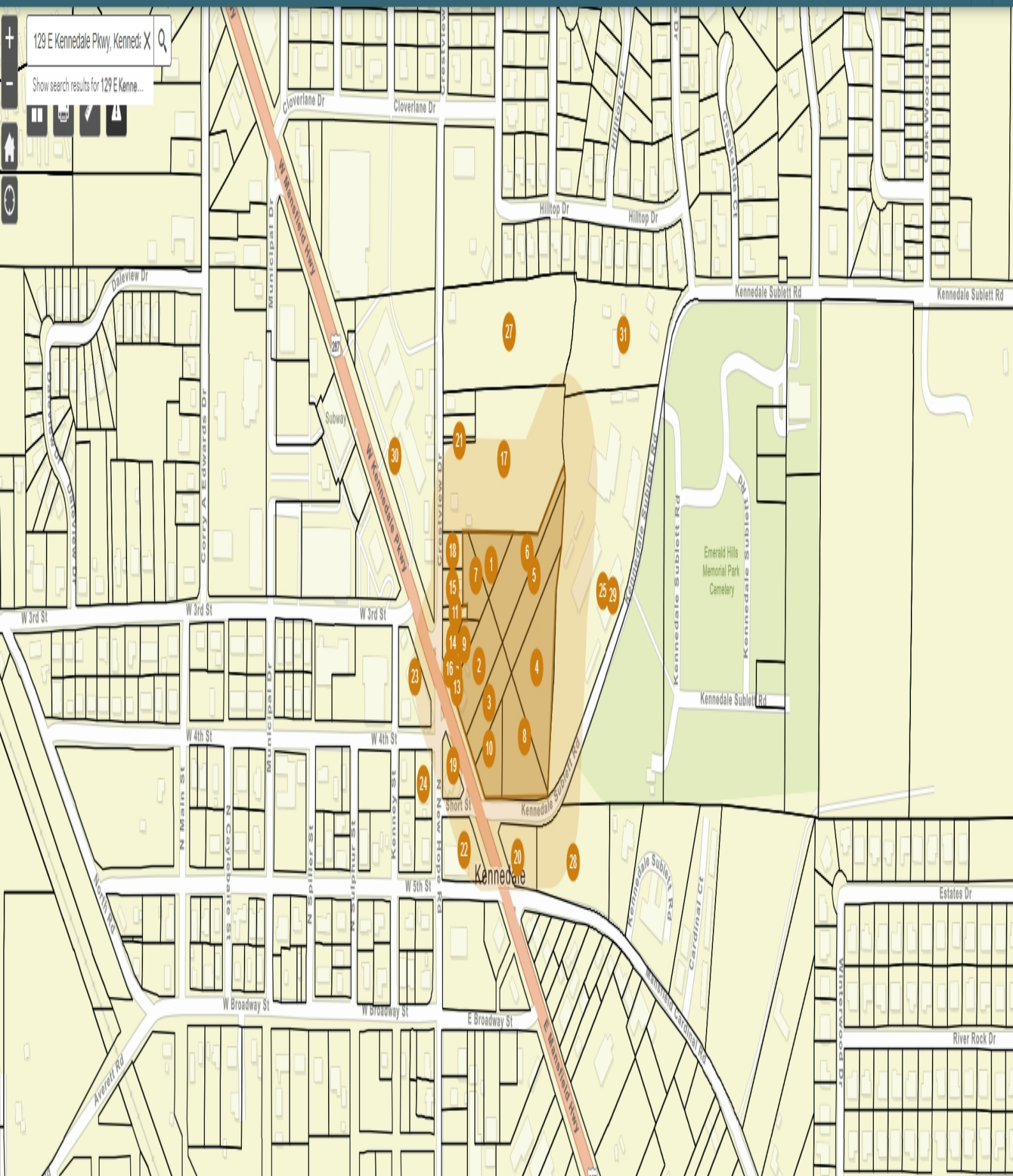
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IPL0277904

Oct 1 2025



<p>DOWNLOAD CSV</p>	<p>1 Feet: 170.2 WALTHER LARRY 410 CRESTVIEW DR</p>	<p>2 Feet: 181.6 WALTHER LARRY 121 E KENNEDALE PKWY</p>	<p>3 Feet: 185.01 WALTHER LARRY M 129 E KENNEDALE PKWY</p>	<p>4 Feet: 209.57 WALTHER LARRY 224 KENNEDALE SUBLETT RD</p>	<p>5 Feet: 214.18 WALTHER LARRY M 131 E KENNEDALE PKWY</p>	<p>6 Feet: 215.05 WALTHER LARRY 125 E KENNEDALE PKWY</p>	<p>7 Feet: 221.47 WALTHER LARRY 406 CRESTVIEW DR</p>	<p>8 Feet: 255.7 WALTHER LARRY 220 KENNEDALE SUBLETT RD</p>
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DISTANCE	displayname	owner	address
170.2038	WALTHER LARRY		222 LINCOLN DR
317.893	KENNEDALE CITY OF		405 MUNICIPAL DR
330.8397	RAMIREZ RIVERA MARIA ELMA		6804 TRAILWOOD DR
342.9061	CALDEC HOLDINGS LLC		909 BUCKNELL DR
370.4936	VERDUSCO RICARDO J		420 CRESTVIEW DR
434.1001	PREMIUM MERCHANDISE & SERVICES LLC		100 E KENNEDALE PKWY
489.6861	BBOX LLC		1117 APACHE LAKE DR
501.8174	WILHELM JASON MICHAEL		504 CRESTVIEW DR
533.2343	NNN REIT INC		450 S ORANGE AVE SUITE 900
572.5658	VRV CORPORATION		PO BOX 425
614.8169	KD HAMMACK CREEK HOUSING LP		5033 BROOKVIEW DR
641.8131	MANN HUE TAM THI		6895 MANSFIELD CARDINAL RD
676.0192	EMERALD HILLS MEMORIAL PARK HOLDINGS LLC		909 FANNIN ST STE 2300
786.2297	KENNEDALE ISD		120 W KENNEDALE PKWY
972.1442	ELAM LINDA		349 KENNEDALE SUBLETT RD

city	state	zip	situsaddress
KENNEDALE	TX	76060	410 CRESTVIEW DR
KENNEDALE	TX	76060	404 CRESTVIEW DR
FORT WORTH	TX	76140	400 CRESTVIEW DR
ARLINGTON	TX	76012	408 CRESTVIEW DR
KENNEDALE	TX	76060	420 CRESTVIEW DR
KENNEDALE	TX	76060	100 E KENNEDALE PKWY
CARROLLTON	TX	75010	201 E KENNEDALE PKWY
KENNEDALE	TX	76060	500 CRESTVIEW DR
ORLANDO	FL	32801	104 SHORT ST
KENNEDALE	TX	76060	105 W KENNEDALE PKWY
DALLAS	TX	75220	KENNEDALE SUBLETT RD
KENNEDALE	TX	76060	516 CRESTVIEW DR
HOUSTON	TX	77010	330 KENNEDALE SUBLETT RD
KENNEDALE	TX	76060	100 W KENNEDALE PKWY
KENNEDALE	TX	76060	349 KENNEDALE SUBLETT RD

WALTHER LARRY  
222 LINCOLN DR  
KENNEDEALE, TX 76060

CALDEC HOLDINGS LLC  
909 BUCKNELL DR  
ARLINGTON, TX 76012

BBOX LLC  
1117 APACHE LAKE DR  
CARROLLTON, TX 75010

VRV CORPORATION  
PO BOX 425  
KENNEDEALE, TX 76060

EMERALD HILLS MEMORIAL PARK  
909 FANNIN ST STE 2300  
HOUSTON, TX 77010

KENNEDEALE CITY OF  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

VERDUSCO RICARDO J  
420 CRESTVIEW DR  
KENNEDEALE, TX 76060

WILHELM JASON MICHAEL  
504 CRESTVIEW DR  
KENNEDEALE, TX 76060

KD HAMMACK CREEK HOUSING LP  
5033 BROOKVIEW DR  
DALLAS, TX 75220

KENNEDEALE ISD  
120 W KENNEDEALE PKWY  
KENNEDEALE, TX 76060

RAMIREZ RIVERA MARIA ELMA  
6804 TRAILWOOD DR  
FORT WORTH, TX 76140

PREMIUM MERCHANDISE & SERVICES  
100 E KENNEDEALE PKWY  
KENNEDEALE, TX 76060

NNN REIT INC  
450 S ORANGE AVE SUITE 900  
ORLANDO, FL 32801

MANN HUE TAM THI  
6895 MANSFIELD CARDINAL RD  
KENNEDEALE, TX 76060

ELAM LINDA  
349 KENNEDEALE SUBLETT RD  
KENNEDEALE, TX 76060



## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

October 1, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, October 23, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-16 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTIES LOCATED AT 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, November 18, 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 Tina Cox at 817-985-2105 or [tcox@cityofkennedale.com](mailto:tcox@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,

Tina Cox  
Deputy City Secretary  
City of Kennedale  
405 Municipal Dr  
Kennedale, TX 76060  
[tcox@cityofkennedale.com](mailto:tcox@cityofkennedale.com)  
(817)985-2105

Issue Date : 09/11/2025	Order Information
GF# : KENNDAL_PARKWAY	Branch : Micro Title Navarro County

**Order Notes**

**ONE OR MORE ACCOUNTS REPORTED BELOW IS ASSESSED AS LAND ONLY. IF YOU KNOW OF ANY IMPROVEMENTS TO THIS PROPERTY, THEN PLEASE BE AWARE THAT THIS PROPERTY MAY BE SUBJECT TO A SUPPLEMENTAL OR TRANSFER OF TAXES.**

**Multi-Parcel Total Taxes Summary for CAD Accounts (3)**

04105206	42549785	42549840				
Collector	Entity	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025
Tarrant County P O Box 961018, Fort Worth,TX, 76161-0018 Phone: 817-884-1100	City of Kennedale	2024	\$571.01	\$0.00	\$0.00	\$0.00
	Kennedale ISD	2024	\$917.90	\$0.00	\$0.00	\$0.00
	Tarrant County	2024	\$151.61	\$0.00	\$0.00	\$0.00
	Tarrant County College	2024	\$90.79	\$0.00	\$0.00	\$0.00
	Tarrant County Hospital	2024	\$147.56	\$0.00	\$0.00	\$0.00
	<b>Subtotal:</b>			<b>\$1,878.87</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Taxes :</b>			<b>\$1,878.87</b>	<b>\$0.00</b>	<b>PAID</b>	<b>PAID</b>

Property Information		Assessment Information		
Geographic ID	: A1260-3E01		<b>2024 Values</b>	<b>2025 Values</b>
Property ID	: 04105206	Land	: \$28,314	\$28,314
Situs	: 133 E KENNEDALE PKWY	Improvement	: \$0	\$0
Assessed Owner(s)	: WALTHER LARRY	Appraised	: \$28,314	\$28,314
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Homestead Cap	: Not Available	Not Available
Deed Reference	:	Assessed	: \$28,314	\$28,314
Subdivision	:	Exemptions	: None	None
Subdivision Code	: N/A	Certified	: Certified	Certified
Acreage	: 0.51990	Estimate W/O Exemptions	: \$657.92	\$657.92
State Codes	: C1C			

**Legal Description**

RENFRO, JESSE B SURVEY Abstract 1260 Tract 3E01

**Tax Bill Summary**

Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00004105206 P O Box 961018, Fort Worth,TX, 76161-0018 Phone: 817-884-1100	2024	\$657.92	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$657.92	\$0.00	\$0.00	\$0.00	
	<b>Total Taxes :</b>	<b>\$657.92</b>	<b>\$0.00</b>	<b>PAID</b>	<b>PAID</b>	

**Issue Date : 09/11/2025** **Order Information**

GF# : KENNDAL\_PARKWAY Branch : Micro Title Navarro County

**Taxing Jurisdictions - Total Tax Rate: 2.32367**

Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$199.95	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$321.42	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$53.09	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$31.79	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$51.67	\$0.00	\$0.00	\$0.00	09/11/25
Subtotal:			2.32367	\$657.92	\$0.00	\$0.00	\$0.00	
<b>Total:</b>			<b>2.32367</b>	<b>\$657.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Alternate Contact Information**

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

<b>Issue Date : 09/11/2025</b>		<b>Order Information</b>	
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County	

Property Information		Assessment Information			
Geographic ID	: 16957N-1-2	Land	: \$27,873	2024 Values	2025 Values
Property ID	: 42549785	Improvement	: \$0		
Situs	: 121 E KENNEDALE PKWY	Appraised	: \$27,873		
Assessed Owner(s)	: WALTHER LARRY	Homestead Cap	: Not Available		
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Assessed	: \$27,873		
Deed Reference	:	Exemptions	: None		
Subdivision	:	Certified	: Certified		
Subdivision Code	: N/A	Estimate W/O Exemptions	: \$647.68		
Acreage	: 0.85000				
State Codes	: C1C				

**Legal Description**  
HAMMACK CREEK Block 1 Lot 2

Tax Bill Summary						
Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00042549785 P O Box 961018, Fort Worth, TX, 76161-0018 Phone: 817-884-1100	2024	\$647.68	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$647.68	\$0.00	\$0.00	\$0.00	
	<b>Total Taxes :</b>	<b>\$647.68</b>	<b>\$0.00</b>	<b>PAID</b>	<b>PAID</b>	

Taxing Jurisdictions - Total Tax Rate: 2.32367								
Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$196.84	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$316.41	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$52.26	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$31.30	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$50.87	\$0.00	\$0.00	\$0.00	09/11/25
	Subtotal:		2.32367	\$647.68	\$0.00	\$0.00	\$0.00	
	<b>Total:</b>		<b>2.32367</b>	<b>\$647.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Alternate Contact Information**

Issue Date : 09/11/2025		Order Information	
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County	

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

<b>Issue Date : 09/11/2025</b>		<b>Order Information</b>	
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County	

Property Information		Assessment Information			
Geographic ID	: 16957N-1-3	Land	: \$24,671	2024 Values	2025 Values
Property ID	: 42549840	Improvement	: \$0		
Situs	: 129 E KENNEDALE PKWY	Appraised	: \$24,671		
Assessed Owner(s)	: WALTHER LARRY M	Homestead Cap	: Not Available		
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Assessed	: \$24,671		
Deed Reference	:	Exemptions	: None		
Subdivision	:	Certified	: Certified		
Subdivision Code	: N/A	Estimate W/O Exemptions	: \$573.27		
Acreage	: 0.60000				
State Codes	: C1C				

**Legal Description**  
HAMMACK CREEK Block 1 Lot 3

Tax Bill Summary						
Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00042549840 P O Box 961018, Fort Worth, TX, 76161-0018 Phone: 817-884-1100	2024	\$573.27	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$573.27	\$0.00	\$0.00	\$0.00	
	<b>Total Taxes :</b>	<b>\$573.27</b>	<b>\$0.00</b>	<b>PAID</b>	<b>PAID</b>	

Taxing Jurisdictions - Total Tax Rate: 2.32367								
Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$174.22	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$280.07	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$46.26	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$27.70	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$45.02	\$0.00	\$0.00	\$0.00	09/11/25
	Subtotal:		2.32367	\$573.27	\$0.00	\$0.00	\$0.00	
	<b>Total:</b>		<b>2.32367</b>	<b>\$573.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Alternate Contact Information**

<b>Issue Date : 09/11/2025</b>		<b>Order Information</b>	
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County	

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

**CERTIFICATE CONDITIONS, EXCLUSIONS, AND DISCLAIMERS**

This Certificate has been prepared from information obtained by Landover Hills Property Tax Service from the applicable taxing jurisdiction(s) or its appraisal district(s) and is subject to the limitations, restrictions, and exclusions set forth in any service agreement with Landover Hills Property Tax Service, as such agreement now exists or as it may be modified or amended from time to time. The Certificate contains tax, exemption, and valuation information for the respective lot, parcel, or tract up as of the date of the Certificate and does not include any additional assessments, exemptions, changes in taxable value, protest determinations, supplements, payments, or credits which may have been incurred or applied after the date of the Certificate. Prior to closing of the transaction or event for which the Certificate was requested, you are strongly encouraged to order an updated current Certificate.

It is expressly understood that this Certificate does not constitute a report or contain information on any property relating to (a) the status of title, (b) any liens or encumbrances, (c) any mineral interests (whether working or royalty interests), leases, or operating agreements, (d) any personal property including Mobile Homes, or (e) any form of taxes or assessments not relating to real property. Homeowner association assessments or maintenance information that may be included is a courtesy and is not guaranteed. This Certificate is non-transferable and may only be relied upon by the party to whom the Certificate has been issued.

# City of Kennedale Replat Application

APPLICANT NAME: AutoZone Parts, Inc. DATE: 9-9-25  
CURRENT LEGAL DESCRIPTION: Part of: Lot 2 and Lot 3, Block 1, Hammack Creek ACRES: 1.4+/-  
CURRENT ZONING: C-2, BUSINESS 287 CCOD PROPOSED ZONING: No change  
BEING PLATTED AS: SUBDIVISION NAME AutoZone #10658 Subdivision  
LOTS: 2 BLOCKS: 1 PHASES: 1

PROPERTY ADDRESS: 129 E. Kennedale Parkway  
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: AutoZone Parts, Inc.  
123 S. Front Street, 3rd Floor, Memphis TN 38103

## PROJECT CONTACT INFORMATION

OWNER OF RECORD: Larry Walther  
ADDRESS: 222 Lincoln Drive PHONE: \_\_\_\_\_  
(mailing)  
CITY: Streetman STATE: TX ZIP: 75859

SURVEYOR: US Surveyor  
ADDRESS: 4929 Riverwind Point Drive PHONE: 812-402-7001  
(mailing)  
CITY: Evansville STATE: IN ZIP: 47715

ENGINEER: Wesley R Berlin, PE, for Spartan Engineering Solution, LLC  
ADDRESS: 2583 Pine Bluffs Court PHONE: 810-746-9928  
(mailing)  
CITY: Highland STATE: MI ZIP: 48357

DEVELOPER: AutoZone Parts, Inc. C/O Jason Meserve  
ADDRESS: 123 S. Front Street, 3rd Floor PHONE: 901-495-8916  
(mailing)  
CITY: Memphis STATE: TN ZIP: 38103

**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 \_\_\_\_\_ Email \_\_\_\_\_
- Developer      Phone \_\_\_\_\_ Email \_\_\_\_\_
- Surveyor      Phone \_\_\_\_\_ Email \_\_\_\_\_
- Engineer      Phone 810-746-9928      Email wberlin@spartan-es.com

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

Proposed replat is for development of a new AutoZone auto parts retail sales store.

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APPLICANT SIGNATURE: Jason Meserwe For AutoZone Parts, Inc.      DATE: 9-9-25

OWNER SIGNATURE: \_\_\_\_\_      DATE: \_\_\_\_\_

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

ENGINEER SIGNATURE: Wesley R. Berlin      DATE: 9-9-25

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

