



PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | NOVEMBER 20, 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 October 23, 2025 Regular Meeting.

B. PUBLIC HEARINGS

1. **PZ CASE #25-18** to conduct a public hearing and consider a replat of the properties located at 116 Brown Lane, Parcel 00241253, Boaz, CA Subd of J B Renfro Lot 6B1A & 6C3 and 440 Mansfield Cardinal Rd, Parcel 00241237, Boaz, CA Subd OF J B Renfro Lot 6B of the City of Kennedale, Tarrant County, Texas, 76060.
2. **PZ CASE #25-17** to conduct a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

IV. ADJOURNMENT

Tina Cox,
Board Secretary

CERTIFICATION: I DO HEREBY CERTIFY THAT THE NOVEMBER 20, 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, 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

MEETING DATE: NOVEMBER 20, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



**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

Chair Andrew Malkowski called the meeting to order at 6:00 p.m.

A. ROLL CALL

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

The City Manager 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 August 28, 2025 Regular Meeting.
MOTION by Vice-Chair Brown, second by Place 3 Jones, to approve meeting minutes.
MOTION PASSED by a unanimous vote.

B. PUBLIC HEARINGS

1. **PZ CASE# 25-16** To conduct a public hearing and consider a replat of 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.

Chair Malkowski opened the public hearing at 6:05 PM.
No one spoke in favor of or against the replat request.
Chair Malkowski closed the public hearing at 6:05 PM.

City Manager, Darrell Hull, briefed the Commissioners on the case by stating that the proposed replat will consolidate thirteen parcels into two lots. One lot will become the home of AutoZone and the remaining lot will be for future land use. No future roadway, easements, or utilities are required or proposed. Mr. Hull 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.

Wesley Berlin, with Spartan Engineering Solutions, representing Auto Zone, along with property owner, Larry Walther, were present to answer the Commissioner's questions.

Chair Malkowski asked City Manager Hull to clarify the size and future use of Lot 2, to which Mr. Hull replied that the remaining lot would be roughly seven acres and there are no future plans at the moment.

MOTION by Place 4 Jones, second by Vice-Chair Brown, to recommend to the City Council to approve the replat of 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.

MOTION CARRIED by a unanimous vote.

VI. ADJOURNMENT

There being no further business, Chair Malkowski adjourned the meeting at 6:10 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: NOVEMBER 20, 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: NOVEMBER 20, 2025

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

SUBJECT

PZ CASE #25-18 to conduct a public hearing and consider a replat of the properties located at 116 Brown Lane, Parcel 00241253, Boaz, CA Subd of J B Renfro Lot 6B1A & 6C3 and 440 Mansfield Cardinal Rd, Parcel 00241237, Boaz, CA Subd OF J B Renfro Lot 6B of the City of Kennedale, Tarrant County, Texas, 76060.

SUMMARY

This replat will consolidate two lots into one as well as establishing a utility easement and a fire lane.

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.	11.20.2025 - Publisher's Affidavit
2.	440 Mansfield Cardinal Notarized Owner Affidavit Form
3.	Replat Application updated Nov 2016 (1)
4.	440 Mansfield Cardinal 200' Buffer Map
5.	440 Mansfield Cardinal 200' Buffer Addresses
6.	440 Mansfield Cardinal Address Labels
7.	PZ Case 25-18 200' Buffer Letter
8.	116 Brown Tax certificate - Acct 241253
9.	440 Mansfield Cardinal Tax certificate - Acct 241237

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0286884	Legal Ad - IPL0286884	11 20 25 NOPH	1.0	48.0L

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:
 11/02/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

City of kennedale Notice of Public Hearing

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, November 20, 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 december 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

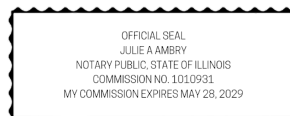
PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from "MF – multi-family" to a "pd – planned development" for the property located at 3100 Joplin RD, PARCEL 42979020, vaquero coker addition, block 1, lot 2r1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-18 to conduct a public hearing and consider a replat of the propertIES located at 116 brown lane, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF 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) 985-2105

IPL0286884
 Nov 2 2025

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, November 20, 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 december 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from "MF – multi-family" to a "pd – planned development" for the property located at 3100 Joplin RD, PARCEL 42979020, vaquero coker addition, block 1, lot 2r1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-18 to conduct a public hearing and consider a replat of the propertIES located at 116 brown lane, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF 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) 985-2105

IFL0286884

Nov 2 2025



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 25-000827

Property Address: 440 MANSFIELD CARDINAL ROAD

Legal Description: BOAZ, CA SUBD OF J B RENFRO Lot 6B AND 6C

Applicant: GODSWILL GIADOLOR, SR.

Type of PZ request: REPLAT

I, ROPO-TUSIN EBENEZER OLUWAFIROPO, 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: ROPO-TUSIN

Date: 10-31-25

SWORN TO and Subscribed before me by _____

ON THIS October DAY OF 31st, 2025

Saniya Parker

Notary Public, Tarrant County, Texas



City of Kennedale Replat Application

APPLICANT NAME: GODSWILL GIADOLOR, SR. DATE: 9/30/2025
CURRENT LEGAL DESCRIPTION: BOAZ, CA SUBD OF J B RENFRO Lot 6B AND 6C ACRES: 0.93
CURRENT ZONING: C-2 PROPOSED ZONING: C-2
BEING PLATTED AS: SUBDIVISION NAME BOAZ, CA SUBD OF J B RENFRO
LOTS: 6R BLOCKS: - PHASES: -
PROPERTY ADDRESS: 440 MANSFIELD CARDINAL ROAD
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 1307 FRIENDSHIP DR, DALLAS, TEXAS, 75217

PROJECT CONTACT INFORMATION

OWNER OF RECORD: ROPO TUSIN
ADDRESS: 780 TURNER WARNELL ROAD PHONE: (871) 401-6866
(mailing)
CITY: MANSFIELD STATE: TEXAS ZIP: 76063

SURVEYOR: PANNS SRIBHEN, P.E.
ADDRESS: 17819 DAVENPORT ROAD, SUITE 215 PHONE: (972) 248-9651
(mailing)
CITY: DALLAS STATE: TEXAS ZIP: 75252

ENGINEER: PANNS SRIBHEN, P.E.
ADDRESS: 17819 DAVENPORT ROAD, SUITE 215 PHONE: (972) 248-9651
(mailing)
CITY: DALLAS STATE: TEXAS ZIP: 75252

DEVELOPER: STELLAR DIVISIONS, LLC
ADDRESS: 1307 FRIENDSHIP DR PHONE: (469) 233-1133
(mailing)
CITY: DALLAS STATE: TEXAS ZIP: 75217

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 (972) 248-9651 Email PANNS@PSAENGR.COM

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

New site, civil improvement and one 10-bay 5,050 sq. ft. mechanical shop

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: ROPO TUSIN _____ DATE: 9/30/2025

SURVEYOR SIGNATURE: _____ DATE: 9/30/2025

ENGINEER SIGNATURE: _____ DATE: 9/30/2025

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) Final plat application (this document) – <u>One copy shall be submitted.</u> The application must include the property owner’s signature.
✓	2) Final plat drawing – <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) Taxes and liens paid certificates – 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) Drainage study – 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>
✓	5) Engineering/construction drawings – 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. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.
	6) City-developer agreement, if required – This agreement shall be negotiated between the city and the developer.
	7) Sign-off from Oncor and Atmos – 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.
	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.

_____ **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: _____ / _____ / _____



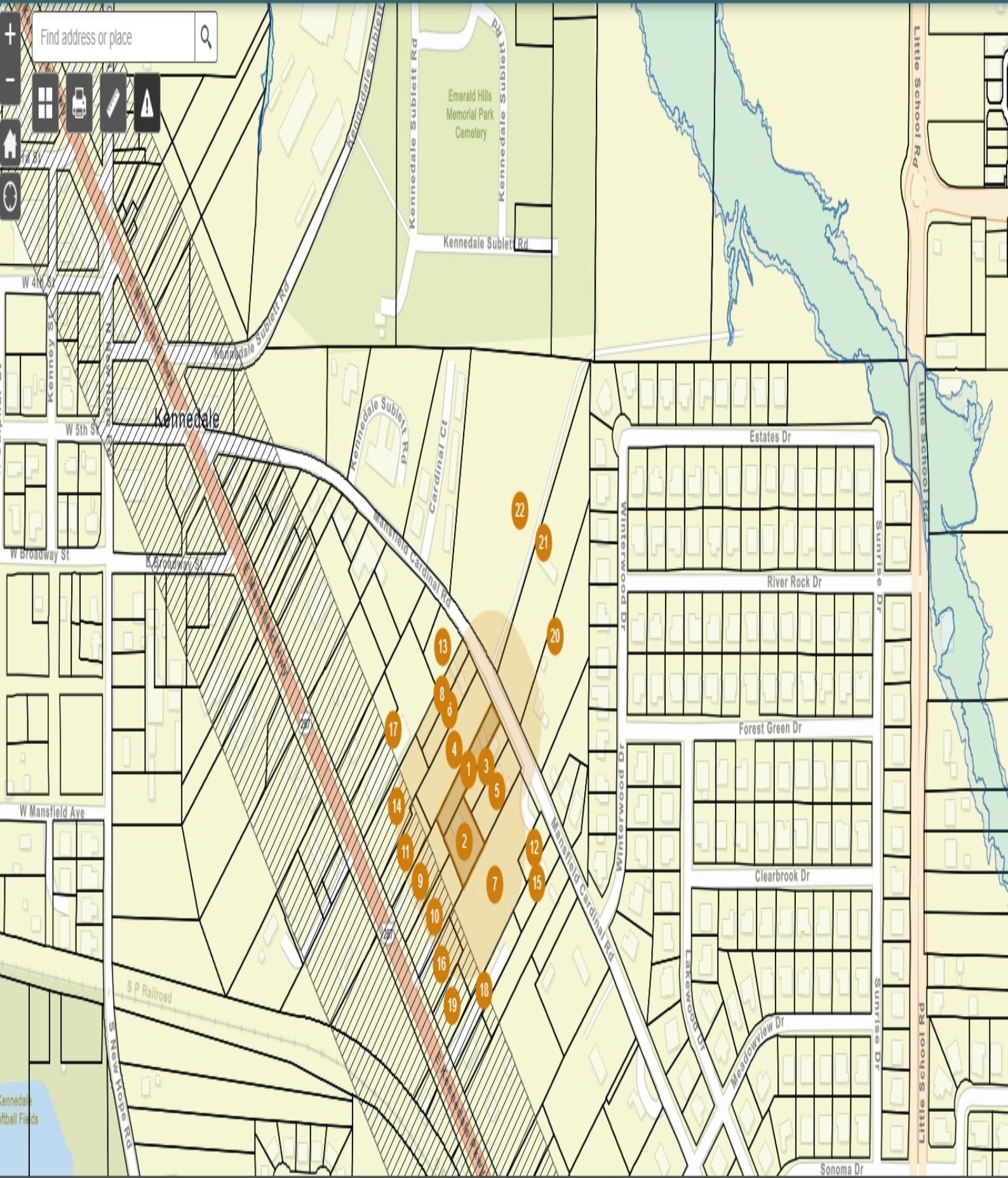
City council approval certification.

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



DOWNLOAD CSV

1 Feet: 54.09
 ROPO-TUSIN EBENEZER OLU...
 440 MANSFIELD CARDINAL RD

2 Feet: 102.1
 ROPO-TUSIN EBENEZER OLU...
 116 BROWN LN

3 Feet: 104.74
 RICO MARIA
 444 MANSFIELD CARDINAL RD

4 Feet: 120.11
 ALLEN-ROJO INVESTMENT G...
 438 MANSFIELD CARDINAL RD

5 Feet: 137.77
 HERNANDEZ ANGELICA
 452 MANSFIELD CARDINAL RD

6 Feet: 204.68
 BRIAN NORA LLC SERIES KE...
 426 MANSFIELD CARDINAL RD

displayname	owner address	city
A1 AFFORDABLE MOTORS INC	6829 WANDA LN	FORT WORTH
ADEYEYE EDWARD	4302 MERIDEN CT	GRAND PRAIRIE
AJIBOLA ATANDA	540 WINDY KNOLL RD	BURLESON
ALLEN-ROJO INVESTMENT GROUP LLC	PO BOX 10395	FORT WORTH
ALSAFI EMAD	8103 TIN CUP DR	ARLINGTON
BRIAN NORA LLC SERIES KENNEDALE	4219 GLENGATE DR	ARLINGTON
CARUTHERS ADRIAN ALAN	449 MANSFIELD CARDINAL RD	KENNEDALE
CCBW-KENNEDALE LLC	701 HIGHLANDER STE 350	ARLINGTON
HERNANDEZ ANGELICA	452 MANSFIELD CARDINAL RD	KENNEDALE
INDUSTRIAL INVESTMENTS SQUARE INC	343 N BOWEN ST	ARLINGTON
displayname	451 MANSFIELD CARD RD	KENNEDALE
R&A LEGACY CONSTRUCTION LLC	1309 GLASGOW RD	FORT WORTH
RICO MARIA	5101 IVYCREST TR	ARLINGTON
ROPO-TUSIN EBENEZER OLUWAFIROPO	780 TURNER WARNELL RD	MANSFIELD
ROSA POTTERY AND MORE LLC	1114 DELAWARE DR	MANSFIELD
TRINH HUNG D	108 S NEW HOPE RD	KENNEDALE
WIMP MOZELLE T EST	PO BOX 1014	HURST

state	zip	situsaddress
TX	76140	505 E KENNEDALE PKWY
TX	75052	453 E KENNEDALE PKWY
TX	76028	449 E KENNEDALE PKWY
TX	76114	438 MANSFIELD CARDINAL RD
TX	76001	504 MANSFIELD CARDINAL RD
TX	76016	426 MANSFIELD CARDINAL RD
TX	76060	449 MANSFIELD CARDINAL RD
TX	76015	439 MANSFIELD CARDINAL RD
TX	76060	452 MANSFIELD CARDINAL RD
TX	76112	441 E KENNEDALE PKWY
TX	76060	displayname
TX	76134	416 MANSFIELD CARDINAL RD
TX	76017	444 MANSFIELD CARDINAL RD
TX	76063	440 MANSFIELD CARDINAL RD
TX	76063	457 E KENNEDALE PKWY
TX	76060	445 E KENNEDALE PKWY
TX	76053	503 E KENNEDALE PKWY

A1 AFFORDABLE MOTORS INC
6829 WANDA LN
FORT WORTH, TX 76140

ADEYEYE EDWARD
4302 MERIDEN CT
GRAND PRAIRIE, TX 75052

AJIBOLA ATANDA
540 WINDY KNOLL RD
BURLESON, TX 76028

ALLEN-ROJO INVESTMENT GROUP LLC
PO BOX 10395
FORT WORTH, TX 76114

ALSAFI EMAD
8103 TIN CUP DR
ARLINGTON, TX 76001

BRIAN NORA LLC SERIES KENNEDALE
4219 GLENGATE DR
ARLINGTON, TX 76016

CARUTHERS ADRIAN ALAN
449 MANSFIELD CARDINAL RD
KENNEDEALE, TX 76060

CCBW-KENNEDALE LLC
701 HIGHLANDER STE 350
ARLINGTON, TX 76015

HERNANDEZ ANGELICA
452 MANSFIELD CARDINAL RD
KENNEDEALE, TX 76060

INDUSTRIAL INVESTMENTS SQUARE
343 N BOWEN ST
ARLINGTON, TX 76112

PEEL VIRGINIA
451 MANSFIELD CARD RD
KENNEDEALE, TX 76060

R&A LEGACY CONSTRUCTION LLC
1309 GLASGOW RD
FORT WORTH, TX 76134

RICO MARIA
5101 IVYCREST TR
ARLINGTON, TX 76017

ROPO-TUSIN EBENEZER OLUWAFIROPO
780 TURNER WARNELL RD
MANSFIELD, TX 76063

ROSA POTTERY AND MORE LLC
1114 DELAWARE DR
MANSFIELD, TX 76063

TRINH HUNG D
108 S NEW HOPE RD
KENNEDEALE, TX 76060

WIMP MOZELLE T EST
PO BOX 1014
HURST, TX 76053

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060



NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

October 31, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, November 20, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-18 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTIES LOCATED AT 116 BROWN LANE, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A decision regarding this case will be made by the City Council on Tuesday, December 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 Tina Cox at 817-985-2105 or tcox@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

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



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 : 00000241253
AD NUMBER: 2930 6B1A20
CERTIFICATE NO : 144691981

DATE : 10/29/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY
RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
BOAZ, CA SUBD OF J B RENFRO LO
T 6B1A & 6C3

0000116 BROWN LN
0.4747 ACRES

REQUESTED BY
ROPO-TUSIN EBENEZER
OLUWAFIROPO

PROPERTY OWNER
ROPO-TUSIN EBENEZER
OLUWAFIROPO

780 TURNER WARNELL RD
MANSFIELD TX 76063

780 TURNER WARNELL RD
MANSFIELD TX 76063

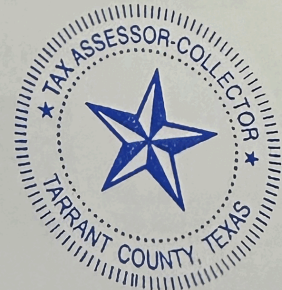
Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2025 taxes for City of Kennedale, Tarrant County, JPS Health Network, Tarrant County College, and Kennedale ISD, with a total of \$708.11.

ISSUED TO : ROPO-TUSIN EBENEZER OLUWAFIROPO
ACCOUNT NUMBER: 00000241253
TOTAL CERTIFIED TAX: \$708.11

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.

Signature of Lena Gamal, Deputy





TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00000241237
AD NUMBER: 2930 6B
CERTIFICATE NO : 144689922

DATE : 10/28/2025
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

BOAZ, CA SUBD OF J B RENFRO LO
T 6B

0000440 MANSFIELD CARDINAL RD
0.5 ACRES

REQUESTED BY

ROPO-TUSIN EBENEZER
OLUWAFIROPO

PROPERTY OWNER

ROPO-TUSIN EBENEZER
OLUWAFIROPO

780 TURNER WARNELL RD
MANSFIELD TX 76063

780 TURNER WARNELL RD
MANSFIELD TX 76063

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include 2025 entries for CITY OF KENNEDALE, Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, KENNEDALE ISD, and a TOTAL row.

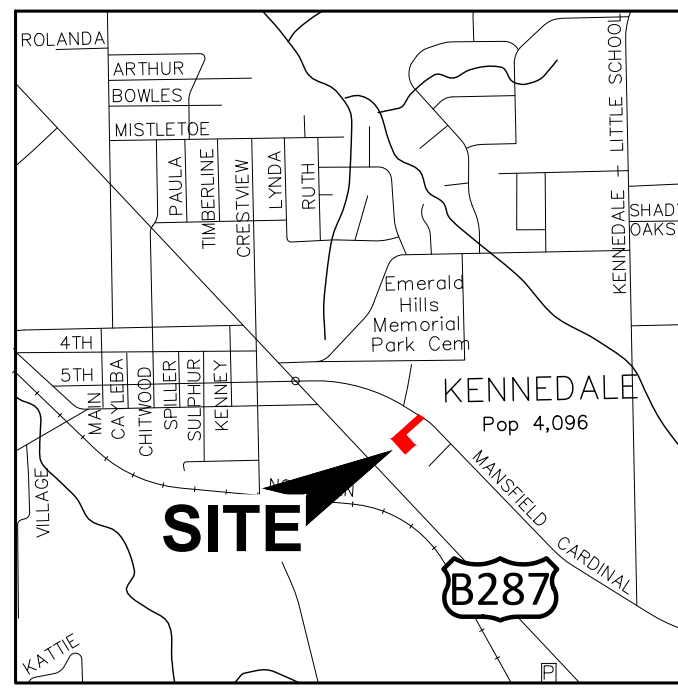
ISSUED TO : ROPO-TUSIN EBENEZER OLUWAFIROPO
ACCOUNT NUMBER: 00000241237
TOTAL CERTIFIED TAX: \$745.84

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.

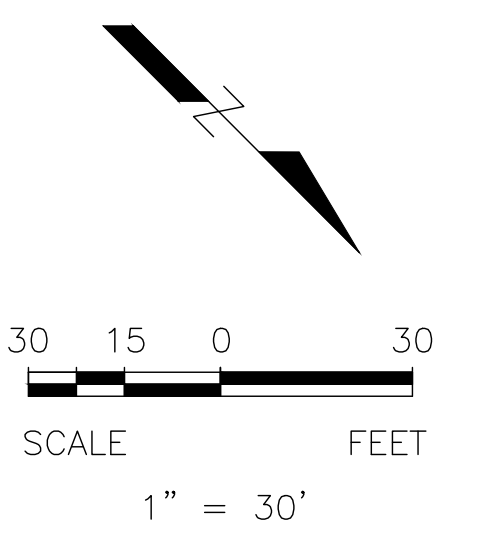
This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

[Signature] Deputy



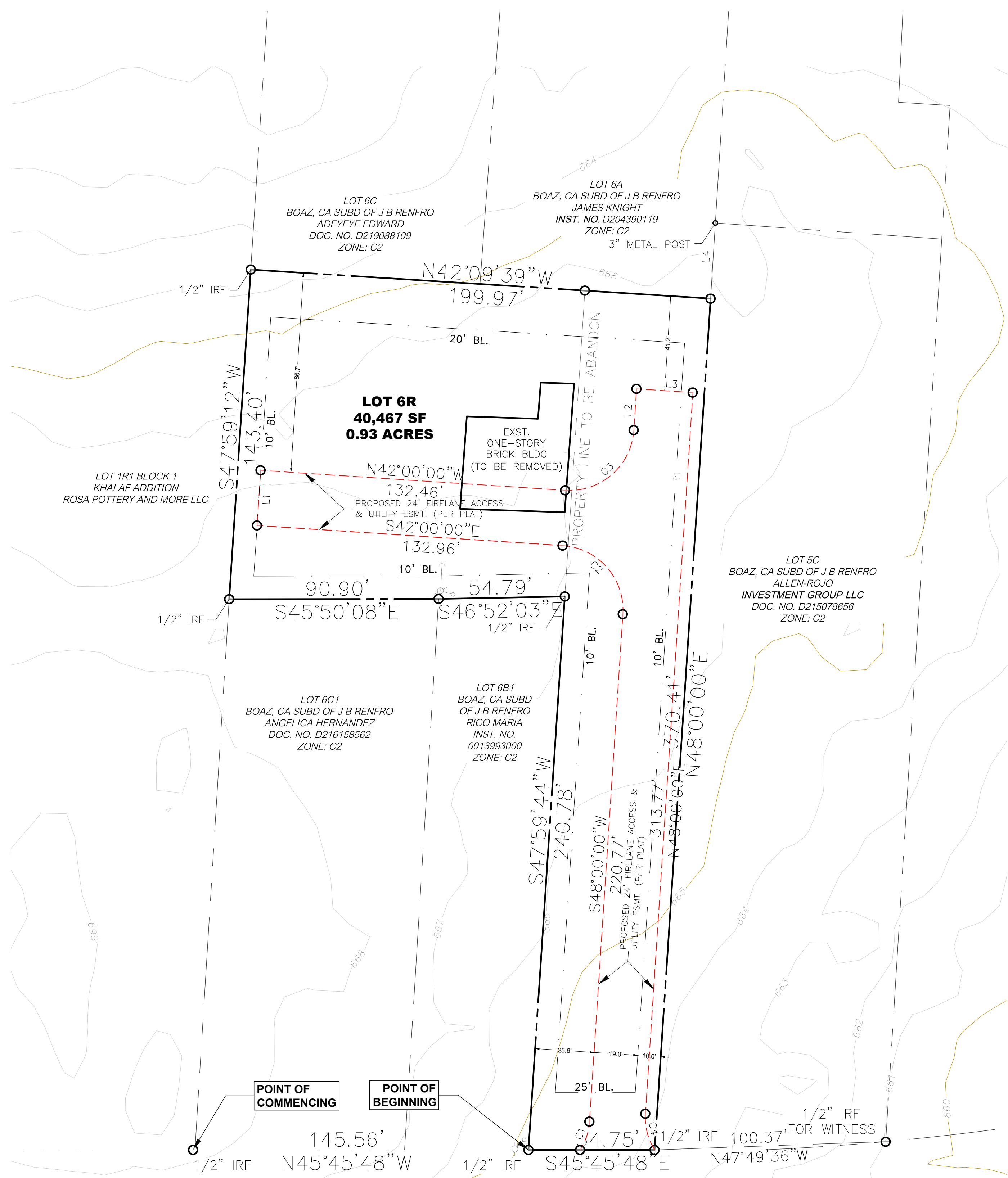


VICINITY MAP
1:2000



LEGEND		ABBREVIATIONS	
---	PROPERTY LINE	BLK	BLOCK
- - -	EASEMENT LINE	DOC.	DOCUMENT NUMBER
20' B.S.	BUILDING SETBACK LINE	INST. NO.	INSTRUMENT NUMBER
○	PROPERTY CORNER	P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
○	LOT & ROAD ALIGNMENT POINT OF CURVATURE/TANGENCY	D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
1/2" IRF	LOT & ROAD ALIGNMENT POINT OF CURVATURE/TANGENCY	R.O.W.	RIGHT-OF-WAY

FLOODPLAIN NOTE:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 29229C0377D, EFFECTIVE DATE NOVEMBER 2, 2023, ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.



CURVE TABLE						
CURVE #	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	28°48'56"	26.00'	6.68'	13.08'	12.94'	S 62°24'28" W
C2	90°00'00"	28.00'	28.00'	43.98'	39.60'	S 3°00'00" W
C3	90°00'00"	28.00'	28.00'	43.98'	39.60'	S 87°00'00" E
C4	36°20'32"	26.00'	8.53'	16.49'	16.22'	N 29°49'44" E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.00'	S48°00'00.00"W
L2	18.00'	S48°00'00.00"W
L3	24.50'	N42°00'00.00"W
L4	32.91'	S47°49'25.19"W

MANSFIELD CARDINAL ROAD(OLD FORT WORTH-MANSFIELD ROAD)
(50' PUBLIC R.O.W)

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
PANNS@PSAENGR.COM
(972) 248-9651 FAX (972) 248-9681
T.B.P.L.S. FIRM REGISTERED NO. 100433
T.B.P.E. FIRM LICENSED NO. F-6974

DEVELOPER
STELLAR DIVISIONS, LLC
GODWILL O. GIADOLOR, SR.
1307 FRIENDSHIP DR, DALLAS, TEXAS 75217
GODWILLI@STELLAR DIVISIONS.COM
(469)-233-1133

REPLAT
FOR
LOTS 6B1A, 6C3
TO BE
LOT 6R
BOAZ'S SUBDIVISION
0.93-ACRE TRACT SITUATED IN THE
J.B. RENFRO SURVEY, ABSTRACT NO. 1260
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS
NOVEMBER 11, 2025
SHEET 1 OF 2

METES & BOUNDS DESCRIPTION

440 Mansfield Cardinal Road

Being a portion of Lot 6B1A and 6C3 of the Boaz's Subdivision of a part of the J.B. Renfro Survey, Abstract No. 1260, in Tarrant County, Texas, same being a tract of land conveyed to Albert Lewis Mantell and Betty Lou Mantell, by deeds recorded in Volume 10706, Page 219 and Volume 5877, Page 903, Deed Records, Tarrant County, Texas: hereafter to be known as Lot 6R.

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Angelica Hernandez, by deed recorded in Document No. D21 6158562, Official Public Records, Tarrant County, Texas, and being along the Northwest line of that tract of land conveyed to Mazen Khalaf, by deed recorded in Document No. D215007 487, Official Public Records, Tarrant County, Texas, and being the Southwest line of Mansfield Cardinal Road (public right-of-way);

THENCE North 45 degrees 45 minutes 48 seconds West, along the Southwest line of said Mansfield Cardinal Road, a distance of 145.56 feet to a 1/2 inch iron rod found, said corner being the POINT OF BEGINNING of herein described tract;

THENCE South 47 degrees 59 minutes 44 seconds West, a distance of 240.78 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 52 minutes 03 seconds East, a distance of 54. 79 feet to a point for corner, said corner being the West corner of said Hernandez tract;

THENCE South 45 degrees 50 minutes 08 seconds East, along the Southwest line of said Hernandez tract, a distance of 90.90 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Hernandez tract, and being along said Northwest line of said Khalaf tract;

THENCE South 47 degrees 59 minutes 12 seconds West, along said Northwest line of said Khalaf tract, a distance of 143.40 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to Felix Gyebi DBA Dollar Pound Investment, by deed recorded in Document No. D211265411, Official Public Records, Tarrant County, Texas;

THENCE North 42 degrees 09 minutes 39 seconds West, along the Northeast line of said Gyebi tract, and passing a tract of land conveyed to James Knight, by deed recorded in Document No. D204390119, Official Public Records, Tarrant County, Texas, a distance of 199.97 feet to a point for corner, said corner being the North corner of said Knight tract, and along the Southeast line of that tract of land conveyed to Allen-Rojo Investment, by deed recorded in Instrument No. D215078656, Official Public Records, Tarrant County, Texas, from which a 3 inch metal post found bears South 47 degrees 52 minutes 25 seconds West 32.91 feet:

THENCE North 48 degrees 00 minutes 00 seconds East, along the Southeast line of said Allen-Rojo tract, a distance of 370.41 feet to a 1/2 inch iron rod found for corner, said corner being along the Southwest line of said Mansfield Cardinal Road, from which a 1/2 inch iron rod found bears North 47 degrees 49 minutes 36 seconds West 100.37 feet;

THENCE South 45 degrees 45 minutes 48 seconds East, along the Southwest line of said Mansfield Cardinal Road, a distance of 54. 75 feet to the POINT OF BEGINNING and containing 40,467 square feet or 0.93 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

- The streets, roads, avenues and alleys are dedicated for street, road and avenue purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and /or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated.
- No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat, except that landscape improvements may be placed in landscape easements if approved by the City of Kennedale.
- Provided any private improvements are placed in said rights-of-way, dedications and/or easements, in accordance with all applicable ordinances, rules, and regulations of the City of Kennedale, such improvements shall be placed at no risk or obligation to the public and/or the City of Kennedale, Tarrant County, Texas, and the City shall have no responsibility to repair or replace such improvements in, under or over any rights-of-way, dedications and/or easements if they are damaged or destroyed in the utilization of these rights-of-way, dedications and/or easements.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Kennedale's use thereof.
- The City of Kennedale and any public or private utility shall have the right: (1) to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone.
- The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.
- All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, clean outs, fire hydrants, water services and wastewater services from the main to the curb or pavement line.
- Further, the understand owners agree for themselves, their heirs and assigns to indemnify and hold the City of Kennedale, Tarrant County Texas, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage or surface or sub-surface water flows within this short subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided this waiver and indemnification shall not be construed as releasing the City of Kennedale, Tarrant County, Texas its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or in part from the negligence of the City of Kennedale, Tarrant County, Texas, its successors or assigns.
- The City of Kennedale, Tarrant County, Texas, its officers, employees, agents, successors, assigns and its contractors, are hereby granted a perpetual easement with a right of immediate entry and continued access for the construction, improvement, maintenance and repair of storm drainage, water and sanitary sewer pipes, manholes and other utility structures over, under and across the easements shown on the face of the plat.
- All modifications to this document shall be by means of plat and approved by the City of Kennedale.
- Unless otherwise agreed to in writing, the City of Kennedale and Developer agree that if the above-described property lies within the sewer and/or water Certificate of Convenience and Necessity (CCN) area of an entity other than the City of Kennedale, Developer shall reimburse the City of Kennedale of any and all costs associated with the City of Kennedale obtaining the CCN to service the above-described property with water and/or sewer.
- The undersigned covenants and agrees that he (they) shall construct upon the access and fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City of Kennedale standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City of Kennedale standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City of Kennedale standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

OWNER'S CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That, I, Ropo Tusin 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 _____, 2025.

Notary Public in and for Tarrant County

My commission expires: _____ / _____ / _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS: That I, Pansak Sribhen, 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.

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

Date _____

Phone Number (972) 248-9651



09.10.25

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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.

Given upon my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expire on _____

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2025, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: _____
CITY SECRETARY

CITY COUNCIL CERTIFICATE OF APPROVAL

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2025, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF KENNEDALE

ATTEST: _____
CITY SECRETARY

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
PANNS@PSAENGR.COM
(972) 248-9651 FAX (972) 248-9681
T.B.P.L.S. FIRM REGISTERED NO. 100433
T.B.P.E. FIRM LICENSED NO. F-6974

FLOODPLAIN NOTE:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 29229C0377D, EFFECTIVE DATE NOVEMBER 2, 2023, ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

DEVELOPER
STELLAR DIVISIONS, LLC
GODWILL O. GIADOLOR, SR.
1307 FRIENDSHIP DR, DALLAS, TEXAS 75217
GODWILLI@STELLAR DIVISIONS.COM
(469)-233-1133

REPLAT
FOR
LOTS 6B1A, 6C3
TO BE
LOT 6R
BOAZ'S SUBDIVISION
0.93-ACRE TRACT SITUATED IN THE
J.B. RENFRO SURVEY, ABSTRACT NO. 1260
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS
NOVEMBER 11, 2025
SHEET 2 OF 2

MEETING DATE: NOVEMBER 20, 2025

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

SUBJECT

PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from “MF – MULTI-FAMILY” to a “PD – PLANNED DEVELOPMENT” for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

SUMMARY

This zoning change request was heard by the Planning and Zoning Commission on July 25, 2024 where a recommendation to approve the request was sent to City Council. Subsequently, on November 19, 2024, Kennedale City Council held a public hearing in which many of the residents voiced their opposition to the rezone request. The motion to approve the zoning change request failed by a 3-2 vote.

After waiting the required year, the applicant has returned with the same zoning change request. The applicant will be giving a presentation detailing the changes that have been made since the case was presented in July 2024. Below is former Community Development Director Nathan’s Gonzalez’s summary and recommendation:

CURRENT STATUS OF PROPERTY

The subject property is approximately 10.27 acres and has been developed as the 287 Alta Landing Apartments. The current zoning for the property is MF-Multifamily District. The owners and applicant have requested a zoning change to a PD-Planned Development.

The property owners of Alta Landing requested a zoning change to a Planned Development in February 2024. The motion to approve failed by a vote of 2-2. A motion to deny was not given nor were there any motions to deny with or without prejudice. Before the case could be taken to the City Council for consideration, the applicants withdrew their request to have more time to speak with residents who previously voiced their opposition. The applicants have since held meeting with residents and have since revised their proposal to accommodate the wishes of neighboring residents. Carports previously proposed have been removed and the relocating of dumpster enclosures to the east side of the property, away from the bordering residents has been included as requested. The PD includes increased landscaping requirements as well as the guard rail addition.

STAFF REVIEW

ZONING REVIEW

In the Spring of 2023, the City Council changed the maximum density from 16 units an acre to 8 units an acre in the MF-Multifamily District in the Spring of 2023. This in and of itself created a nonconformity regarding the density at Alta Landing which sits at 27 units an acre, meeting the intent of an Urban Village envisioned by the city’s adopted Future Land Use Plan. **To be clear, no new apartment units or buildings are being proposed.** The density noted in the PD Development Standards set the limit at what exists today at 27. Another benefit of the proposed

rezoning is that the **PD would establish an adopted site plan that delineates the location of guard rails, the new dumpster enclosure locations, and required landscaping over and above what the current zoning district requires.** The rezone to a Planned Development would assist in addressing zoning nonconformities that exist at the location (density, building height, lot coverage) while at the same time improving the quality of life for residents who have noted their concerns.

LAND USE COMPATIBILITY

A point of discussion previously raised during the previous public hearing was the reasoning for wanting to rezone to PD. The proposed PD aims to improve compatibility with adjacent uses as noted in Section 9.1 of the Unified Development. A major complaint raised by nearby residents was the current location of the dumpsters and the noise the trash trucks create during pickup times. The current MF zoning does not include any requirements for refuse container locations. The UDC briefly discusses refuse containers in Section 10.11 but simply prohibits them located in a front or side yard and requires them to be screened from view. However, Planned Developments specifically prohibit waste receptacles to be placed along the perimeter of the PD as noted in Section 9.2 (D). If the PD is approved, the owners would be required to relocate the dumpsters. The site plan included within the PD would cement their locations via city ordinance.

Although it may not be preferable to some, multi-family residential and single-family residential are compatible with one another in that they are both residential uses by nature and by right. As the existing land use will remain the same, staff has found the proposed PD *consistent* with land use compatibility in the area.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Urban Village* (See Figure A). Sample development types include lofts/apartments, retail, restaurants, and plazas.

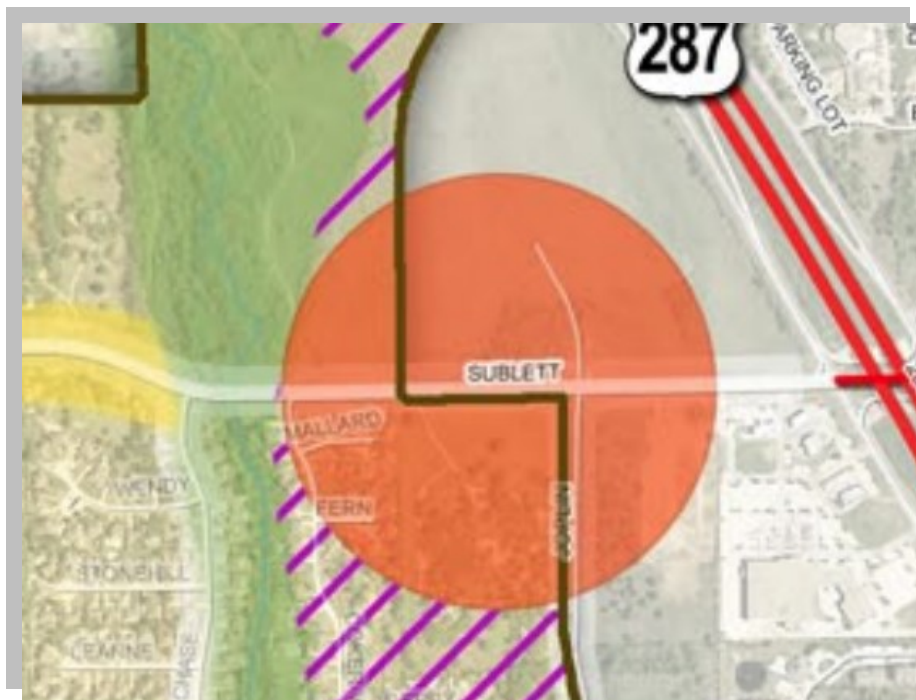


Figure A- Future Land Use Plan

Since the construction of Alta Landing, the urban village concept has taken shape in the built environment at this exact location, spurring the construction of nearby retail and restaurant uses.

The proposed rezoning is *consistent* with the Comprehensive Plan and Future Land Use Plan.

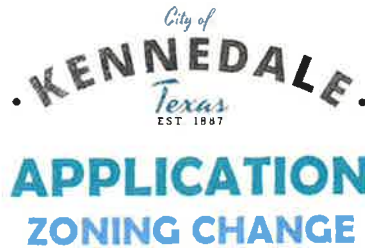
RECOMMENDATION

The applicant’s request for a zoning change to “PD-Planned Development” is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

Land Use Compatibility:	The requested change <i>is compatible.</i>
Comprehensive Plan Consistency:	The requested change <i>is consistent.</i>
Future Land Use Plan Consistency:	The requested change <i>is consistent.</i>
Staff Recommendation:	<i>Approve</i>

ATTACHMENTS

1.	Zoning Application Form Signed
2.	Property Owner Affidavit Signed and Notarized
3.	11.20.2025 - Publisher's Affidavit
4.	3100 Joplin 200' Buffer Map
5.	3100 Joplin 200' Address List
6.	Address Labels
7.	PZ Case 25-17 200' Buffer Letter
8.	PZ Case 24-17 KISD 200' Buffer Letter
9.	Project Narrative
10.	PD Development Standards Alta Landing
11.	Alta Landing - Overall Planting Plan



Permit Number

Requirements

Please review the following requirements. All materials and application must be received by Planning Department at least 35 days prior to the scheduled Planning and Zoning Commission meeting date Your application **will not be accepted** if any of the below items are missing or incomplete.

- Legal description of property identified by metes and bounds as determined by a registered surveyor
- Map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines
- Payment of rezoning fee: \$500.00 for properties less than 10 acres and \$1,500.00 for 10 or more acres
- Project Narrative
- Concept Plan and any proposed elevations/floorplans

Applicant Information

Applicant Name: William S. Dahlstrom, Jackson Walker LLP

Applicant Title: Land Use Attorney

Applicant Address: 2323 Ross Avenue, Suite 600 Dallas, TX 75201

Applicant Phone: 214-953-5932 Applicant Email: wdahlstrom@jw.com

Owner Information (If applicant is not the owner, an affidavit must be submitted by owner)

Owner Name: Ryan Miller, Alta 287 Owner, LLC

Owner Address: 5440 Harvest Hill Road, Suite 206 Dallas, TX 75230

Owner Phone: 469-206-4572 Owner Email: ryan.miller@woodpartners.com

Property Information

Property Address: 3100 Joplin Road

Property Legal Description: Lot 2R, Block 1, Vaquero Coker Addition

Present Use of Property: Multi-family residential complex

Present Zoning of Property: Multi-Family (MF)

Desired Zoning of Property: Planned Development (PD)

Applicant Agreement

By signing below, I acknowledge that I have read and completed all applicable requirements. I understand that if I have submitted an incomplete application or false/inaccurate information, my application may be rejected and any fees may not be refunded.

Please submit to permits@cityofkennedale.com with supporting documents if applicable.
 Planning and Permits · City of Kennedale · 405 Municipal Dr. · Kennedale, TX 76060 · (817) 985-2133

Signature of Applicant: *Kevin Dullite*

Date: 10.16.25

For Office Use Only

Completeness Check

- Application form completely filled and signed? Yes No
- Attached site plan? Yes No
- Attached legal description of property? Yes No
- Fee paid? Yes No

Sign _____ Date _____

Preliminary Planning and Zoning Review

Current zoning: _____ Proposed zoning: _____

- Required attachments are complete and correct? Yes No
- Is proposed use permitted under requested zoning? Yes No

Sign _____ Date _____



OWNER AFFIDAVIT

*Only Required if applicant is applying on behalf of the owner

Property Address: 3100 Joplin Road

Legal Description: Vaquero Coker Addition, Block 1, Lot 2R

Applicant: Bill Dahlstrom, Jackson Walker LLP

Type of P&Z Request: Planned Development (PD) Zoning Request

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

Owner Name: Ryan Miller, Alta 287 Owner, LLC

Owner Signature: *R Miller*

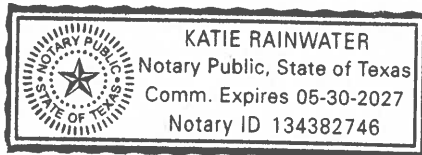
Date: 10/16/25

Sworn To and Subscribed before me by Ryan Miller

ON THIS 16th DAY OF October, 2025

Katie Rainwater

Notary Public, Tarrant County, Texas



Please submit to permits@cityofkennedale.com with supporting documents if applicable.

Planning and Permits · City of Kennedale · 405 Municipal Dr. · Kennedale, TX 76060 · (817) 985-2133

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0286884	Legal Ad - IPL0286884	11 20 25 NOPH	1.0	48.0L

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:
 11/02/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

City of kennedale Notice of Public Hearing

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, November 20, 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 december 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

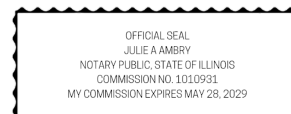
PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from “MF – multi-family” to a “pd – planned development” for the property located at 3100 Joplin RD, PARCEL 42979020, vaquero coker addition, block 1, lot 2r1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-18 to conduct a public hearing and consider a replat of the propertIES located at 116 brown lane, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF 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) 985-2105

IPL0286884
 Nov 2 2025

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, November 20, 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 december 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from "MF – multi-family" to a "pd – planned development" for the property located at 3100 Joplin RD, PARCEL 42979020, vaquero coker addition, block 1, lot 2r1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-18 to conduct a public hearing and consider a replat of the propertIES located at 116 brown lane, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF 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) 985-2105

IFL0286884

Nov 2 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 Name	Address
1	0.35	ALTA 287 OWNER LLC	1406 FERN CT
2	412.71	HARDY CORNELIUS R	1406 FERN CT
3	416.14	LINDSAY CHRISTINA	1411 DERBY DR
4	430.52	MCCARTNEY CLAIRE	1404 FERN CT
5	436.61	MARTIN PRISCILLA	1409 DERBY DR
6	449.88	FILOMENO AND DEBRA SAN...	416 GLENBROOK DR
7	456.33	FILOMENO & DEBRA SANCH...	3208 HAWKINS JOPLIN RD
8	464.03	RESTREPO FABIAN	1407 DERBY DR

displayname	owner address	city
5360 KENNEDALE ROAD LLC	PO BOX 440	SEDALIA
ALFORD PETER	1405 DERBY DR	KENNEDALE
ALTA 287 OWNER LLC	5440 HARVEST HILL RD STE 206	DALLAS
ATCHLEY WILLIAM	1400 FERN CT	KENNEDALE
BINGAMAN REVOCABLE TRUST	1404 DERBY DR	KENNEDALE
CARRASCO THOMAS E	1403 DERBY DR	KENNEDALE
CONLIN MEREDITH	5807 VILLAGE GLEN TR	ARLINGTON
COOK DAHL B	1402 DERBY DR	KENNEDALE
DENNIS KENNETH D	5904 WILLOW VIEW	ARLINGTON
DREW ROBERT JR	1401 FERN CT	KENNEDALE
FILOMENO AND DEBRA SANCHEZ FAMILY TRUST	416 GLENBROOK DR	KENNEDALE
FARRELL TYLER B	1401 MALLARD CT	KENNEDALE
FLORES GILBERT	1409 MALLARD CT	KENNEDALE
GONZALEZ ELIAZAR	1405 MALLARD CT	KENNEDALE
HALL SHARON KAY	1402 MALLARD CT	KENNEDALE
HARDY CORNELIUS R	1406 FERN CT	KENNEDALE
HIVALE JOHN S	418 COKER VALLEY DR	KENNEDALE
KETNER RICHARD L II	1406 MALLARD CT	KENNEDALE
KREIGER VICTOR E	1402 FERN CT	KENNEDALE
LINDSAY CHRISTINA	1411 DERBY DR	KENNEDALE
LIZARRAGA RICHARD KEVIN	1405 FERN CT	KENNEDALE
M & K APARTMENTS INC	14311 BISCAYNE BLVD #2377	MIAMI
MARKS AL	408 COKER VALLEY DR	KENNEDALE
MARTIN PRISCILLA	1409 DERBY DR	KENNEDALE
MCCARTNEY CLAIRE	1404 FERN CT	KENNEDALE
MOORE LISA	1403 FERN CT	KENNEDALE
MOTT CARLOS	414 COKER VALLEY DR	KENNEDALE
MURPHY BRANDON J	3224 JOPLIN RD	KENNEDALE
NICHOLS MATTHEW B	410 COKER VALLEY DR	KENNEDALE
OWENS MILLIE D	1404 MALLARD CT	KENNEDALE
PEREZ DANIEL	1407 FERN CT	KENNEDALE
PISORS JONATHAN	1403 MALLARD CT	KENNEDALE
PS LPT PROPERTIES INVESTORS	701 WESTERN AVE	GLENDALE
RAMIREZ PATRICIA	2131 WATERFIELD CT	GRAND PRAIRIE
RESTREPO FABIAN	1407 DERBY DR	KENNEDALE
RIFFE JOHN	1407 MALLARD CT	KENNEDALE
SALEH NARMEEN AHMAD	1406 DERBY DR	KENNEDALE
SALOMON DEVELOPMENT CO LP	750 B STREET STE 3130	SAN DIEGO
SCHIED BRIAN A	1407 MALLARD CT	KENNEDALE
THE C.A. LAURITZEN III FAMILY TRUST	147 BEEDE WAY	ANTIOCH
WATSON MICHAEL	412 COKER VALLEY DR	KENNEDALE
WEINER STEVEN J	416 COKER VALLEY DR	KENNEDALE

state	zip	situsaddress
CO	80135	5360 KENNEDALE SUBLETT RD
TX	76060	1405 DERBY DR
TX	75230	JOPLIN RD
TX	76060	1400 FERN CT
TX	76060	1404 DERBY DR
TX	76060	1403 DERBY DR
TX	76016	JOPLIN RD
TX	76060	1402 DERBY DR
TX	76017	6309 JOPLIN RD
TX	76060	1401 FERN CT
TX	76060	416 GLENBROOK DR
TX	76060	1401 MALLARD CT
TX	76060	1409 MALLARD CT
TX	76060	1405 MALLARD CT
TX	76060	1402 MALLARD CT
TX	76060	1406 FERN CT
TX	76060	418 COKER VALLEY DR
TX	76060	1406 MALLARD CT
TX	76060	1402 FERN CT
TX	76060	1411 DERBY DR
TX	76060	1405 FERN CT
FL	33181	5330 KENNEDALE SUBLETT RD
TX	76060	408 COKER VALLEY DR
TX	76060	1409 DERBY DR
TX	76060	1404 FERN CT
TX	76060	1403 FERN CT
TX	76060	414 COKER VALLEY DR
TX	76060	3224 JOPLIN RD
TX	76060	410 COKER VALLEY DR
TX	76060	1404 MALLARD CT
TX	76060	1407 FERN CT
TX	76060	1403 MALLARD
CA	91201	6251 JOPLIN RD
TX	75052	1408 DERBY DR
TX	76060	1407 DERBY DR
TX	76060	1407 MALLARD CT
TX	76060	1406 DERBY DR
CA	92101	5320 KENNEDALE SUBLETT RD
TX	76060	1407 MALLARD CT
CA	94509	5350 KENNEDALE SUBLETT RD
TX	76060	412 COKER VALLEY DR
TX	76060	416 COKER VALLEY DR

5360 KENNEDALE ROAD LLC
PO BOX 440
SEDALIA, CO 80135

ALFORD PETER
1405 DERBY DR
KENNEDALE, TX 76060

ALTA 287 OWNER LLC
5440 HARVEST HILL RD STE 206
DALLAS, TX 75230

ATCHLEY WILLIAM
1400 FERN CT
KENNEDALE, TX 76060

BINGAMAN REVOCABLE TRUST
1404 DERBY DR
KENNEDALE, TX 76060

CARRASCO THOMAS E
1403 DERBY DR
KENNEDALE, TX 76060

CONLIN MEREDITH
5807 VILLAGE GLEN TR
ARLINGTON, TX 76016

COOK DAHL B
1402 DERBY DR
KENNEDALE, TX 76060

DENNIS KENNETH D
5904 WILLOW VIEW
ARLINGTON, TX 76017

DREW ROBERT JR
1401 FERN CT
KENNEDALE , TX 76060

FILOMENO AND DEBRA SANCHEZ
416 GLENBROOK DR
KENNEDALE , TX 76060

FARRELL TYLER B
1401 MALLARD CT
KENNEDALE, TX 76060

FLORES GILBERT
1409 MALLARD CT
KENNEDALE, TX 76060

GONZALEZ ELIAZAR
1405 MALLARD CT
KENNEDALE, TX 76060

HALL SHARON KAY
1402 MALLARD CT
KENNEDALE, TX 76060

HARDY CORNELIUS R
1406 FERN CT
KENNEDALE, TX 76060

HIVALE JOHN S
418 COKER VALLEY DR
KENNEDALE, TX 76060

KETNER RICHARD L II
1406 MALLARD CT
KENNEDALE, TX 76060

KREIGER VICTOR E
1402 FERN CT
KENNEDALE, TX 76060

LINDSAY CHRISTINA
1411 DERBY DR
KENNEDALE, TX 76060

LIZARRAGA RICHARD KEVIN
1405 FERN CT
KENNEDALE, TX 76060

M & K APARTMENTS INC
14311 BISCAYNE BLVD #2377
MIAMI, FL 33181

MARKS AL
408 COKER VALLEY DR
KENNEDALE, TX 76060

MARTIN PRISCILLA
1409 DERBY DR
KENNEDALE, TX 76060

MCCARTNEY CLAIRE
1404 FERN CT
KENNEDALE, TX 76060

MOORE LISA
1403 FERN CT
KENNEDALE , TX 76060

MOTT CARLOS
414 COKER VALLEY DR
KENNEDALE , TX 76060

MURPHY BRANDON J
3224 JOPLIN RD
KENNEDALE , TX 76060

NICHOLS MATTHEW B
410 COKER VALLEY DR
KENNEDALE, TX 76060

OWENS MILLIE D
1404 MALLARD CT
KENNEDALE, TX 76060

PEREZ DANIEL
1407 FERN CT
KENNEDEALE, TX 76060

PISORS JONATHAN
1403 MALLARD CT
KENNEDEALE, TX 76060

PS LPT PROPERTIES INVESTORS
701 WESTERN AVE
GLENDALE, CA 91201

RAMIREZ PATRICIA
2131 WATERFIELD CT
GRAND PRAIRIE, TX 75052

RESTREPO FABIAN
1407 DERBY DR
KENNEDEALE, TX 76060

RIFFE JOHN
1407 MALLARD CT
KENNEDEALE, TX 76060

SALEH NARMEEN AHMAD
1406 DERBY DR
KENNEDEALE, TX 76060

SALOMON DEVELOPMENT CO LP
750 B STREET STE 3130
SAN DIEGO, CA 92101

SCHIED BRIAN A
1407 MALLARD CT
KENNEDEALE, TX 76060

THE C.A. LAURITZEN III FAMILY TRUST
147 BEEDE WAY
ANTIOCH, CA 94509

WATSON MICHAEL
412 COKER VALLEY DR
KENNEDEALE, TX 76060

WEINER STEVEN J
416 COKER VALLEY DR
KENNEDEALE, TX 76060



PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

October 31, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, November 20, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-17 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM “MF – MULTI-FAMILY” TO A “PD – PLANNED DEVELOPMENT” FOR THE PROPERTY LOCATED AT 3100 JOPLIN RD, PARCEL 42979020, VAQUERO COKER ADDITION, BLOCK 1, LOT 2R1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, December 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 tcoc@cityofkennedale.com.

The agenda will be posted at least 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Tina Cox
Deputy City secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcoc@cityofkennedale.com
(817)985-2105



PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W. Kennedale Parkway
Kennedale, TX 76060

October 31, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, November 20, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-17 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "MF – MULTI-FAMILY" TO A "PD – PLANNED DEVELOPMENT" FOR THE PROPERTY LOCATED AT 3100 JOPLIN RD, PARCEL 42979020, VAQUERO COKER ADDITION, BLOCK 1, LOT 2R1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

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

We are sending this notification to you in case you 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.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

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

October 17, 2025

Mr. Darrell Hull
City Manager
City of Kennedale
405 Municipal Drive
Kennedale, TX 76060

RE: Project Narrative Letter
Planned Development Request
Alta Landing
3100 Joplin Road

Dear Mr. Hull:

Thank you and Mayor Horton for meeting with us to talk about Alta Landing at 3100 Joplin Road. Per that meeting, we are submitting an application, accompanying this letter, for a Planned Development (PD) District.

Alta Landing is an existing 270-unit, conveniently located multifamily development offering a well-amenitized, high-quality community. Amenities that enhance the living experience at Alta Landing include a swimming pool and tanning deck; an outdoor kitchen grill area and seating; outdoor firepit; dog park; 24/7 fitness center, social clubroom featuring a kitchen, arcade, large TV, and shuffleboard; Wi-Fi lounge space with reservable private office spaces and conference room; coffee bar; bike racks, and more.

It is our understanding, based on previous conversations with City Staff, that the community is considered nonconforming. As noted in our meeting, such a classification could result in significant consequences, and it is best for the property to conform to zoning standards. Therefore, we respectfully request approval of the PD Development Standards included with this application to bring the existing development into conformance.

We propose several modifications as part of our PD application, as shown in the included draft PD Development Standards. Additionally, as an enhancement to the site, we propose additional landscape plantings throughout the property as shown on the included Landscaping Plan.

The proposed PD conforms to the City's Comprehensive Plan and UDC as follows:

- A. Conformance with the City's Comprehensive Plan: The proposal conforms with the City of Kennedale Comprehensive Plan's designation for this Property which is "Residential

(High Density).” The Comprehensive Plan notes, “This land use recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. These units range from duplexes to apartment complexes.” While the complex exceeds the Comprehensive Plan’s recommendation of an 8 units per acre maximum, which was a change adopted after the complex was constructed, the current number of units and density level is appropriate for the site and represents a typical density level for a quality multifamily community located in a suburban location.

B. Appropriate location for MF District: The UDC provides that the MF District “is established to meet the needs for medium to high density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations.” The property is contiguous to retail centers to the north and east. Single family residential uses are to the south and west, so the existing multifamily development serves as a buffer between the higher intensity retail centers and the lower intensity single family residential uses. Further, access in and out of the property is via Joplin Road to W. Sublett Road, a divided Boulevard on the City’s Future Transportation Plan. Traffic from the multifamily development cannot go directly through the adjacent single-family development.

C. Conformance with Section 9.1(B,) Purpose, in the in the Unified Development Code: The proposal meets Section 9.1(B) *Purpose* as follows:

1. *Encourage innovation in land development in terms of variety, design, layout, and type of structures constructed.*

The layout of Alta Landing presents a more urban-style design with shorter building setbacks along the street and street trees. Surface parking is thereby shielded from public view by being located behind the street-lined buildings, providing pedestrians along the public sidewalk with a more enjoyable experience.

7. *Promote efficient provision of public services and utilities.*

Locating a multi-family development on this site such as Alta Landing also provides a more efficient use of utilities and infrastructure by serving a greater number of residents at a single location, as opposed to serving a less dense and more spread-out development.

D. Conformance with Qualifying Conditions (9.2): The proposal conforms to the Qualifying Conditions in the UDC as follows:

1. *Unified Control. The development shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as an integral unit.* The existing multifamily development is under one owner group.

2. Minimum Acreage. *The gross area of a tract of land to be developed in a Planned Development District shall be a minimum of five (5) acres.* The property consists of approximately 11 acres.
3. Recognizable Benefit. The proposal complies with at least four (4) of the Recognizable Benefit criteria outlined in the Unified Development Code including the following per Section 9.2(C):

2. *Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;*

The building edge of Alta Landing along Joplin Road runs close and parallel to the street and sidewalk, with off-street surface parking behind the front, street-facing buildings. This helps to foster a more pedestrian-friendly experience along the sidewalk in front of Alta Landing, with trees provided between the sidewalk and street, and views of the attractive buildings rather than a parking lot.

3. *High quality architectural design beyond the site plan requirements of this article;*

The buildings are constructed of a variety of high-quality materials, varying roof pitches, and architectural fenestration is provided through off-sets between the main portions of the building and balconies and patios.

4. *Extensive landscaping beyond the site plan requirements of this article;*

In addition to the extensive trees and landscaping currently provided on the site, we will plant additional trees above and beyond the minimum requirements, including along the fence lines of the single-family residential properties, helping beautify the property and provide much-welcomed shade to residents and visitors.

7. *Provision of open space or public plazas or features;*

The existing Alta Landing complex contains numerous amenities and generous open space which will remain within the property.

9. *Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;*

There are existing non-residential uses to the east, across Joplin Road, including intensive uses such as a grocery store, drive-through restaurants, and a car wash. Alta Landing is appropriately located between a single-family neighborhood and multiple commercial uses. There is an additional

car wash immediately to the north of the property; Alta Landing helps buffer the effects of the car wash towards several single-family homes to the west and south of the Property.

4. Compatibility with Adjacent Uses. The location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts, and facilities of a similar nature, are not located near the perimeter of the PD so as to negatively impact the residential use of adjacent lands.
 5. Comprehensive Plan. The proposed PD is consistent with the Comprehensive Plan as previously established.
- E. Section 27.7 of the UDC provides Standards of Approval for a PD which the proposal satisfies:
- A. *The proposed PD complies with the Intent and all Qualifying Conditions of Section 9.2, respectively.* We have established that the proposal complies with the Qualifying Conditions in Section 9.2.
 - B. *The uses conducted within the proposed PD, the PD's impact on the community, and other aspects of the PD are consistent with the Comprehensive Plan.* The existing development complies with the Future Land Use Plan which recommends "Residential (High Density)".
 - C. *The proposed PD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development.* The existing development is compatible with the contiguous nonresidential uses and provides a buffer between those uses and the adjacent single family residential uses.
 - D. *The PD shall not change the essential character of the surrounding area.* The development is existing. No changes are proposed to the existing Alta Landing complex.
 - E. *The PD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.* Again, the property is currently developed with a high-quality multifamily community.
 - F. *The PD shall not place demands on public services and facilities in excess of current or anticipated future capacity.* No changes are proposed to the property, so there will be no increased demand on public services.

We trust that with the analysis above, we have demonstrated that the proposal is reasonable and supported under the City's Comprehensive Plan and UDC. We look forward to working with you and the City of Kennedale to resolve the zoning for Alta Landing.

Please let us know if you have further questions or need additional information.

Thank you again for your assistance.

Sincerely,

William S. Dahlstrom, FAICP, JD

**ALTA LANDING
DEVELOPMENT STANDARDS FOR MULTI-FAMILY (MF) RESIDENTIAL
(PLANNED DEVELOPMENT)**

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas (“Property”).

The intent of these planned development district guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional conforming regulations and standards for the existing development. This community features high-quality apartments that are desirable in a higher-density residential area.

- I. **Purpose.** This Property is designed to allow a multi-family development consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The Property owner or Property management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.

- II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site and landscape plans shall prevail.

- III. **Permitted Uses.** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale’s Unified Development Code (“UDC”) except as detailed in this ordinance.

- IV. **Development Regulations.**
 - A) **Development Standards:** All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.
 - 1. The following standards shall apply to the Property:

	Development Standards
Base Zoning	PD
Uses	”MF” , Multi-Family Residential District uses
Lot size (Minimum)	No minimum.
Density (Maximum)	270 dwelling units
Dwelling Unit Size (Minimum)	
Efficiency	582 square feet
One-bedroom	723 square feet

Two-bedroom	1,112 square feet
Three-bedroom	1,520 square feet
Setbacks (Minimum)	As shown on Site Plan
Building Height (Maximum)	45 Feet
Building Stories (Maximum)	3
Building Height – Accessory (Maximum)	26 Feet
Building Stories – Accessory (Maximum)	1
Impervious coverage	75%
Minimum parking setback	30 Feet
Parking (minimum)	400 spaces

2. Setbacks are as shown on the site plan. No internal setbacks for the property apply.
 - a. Stairwells along Joplin are permitted to encroach into the setback as shown on the site plan.
3. Parking and Loading:
 - a. All off-street parking shall be located as depicted and shown in the attached exhibits.
 - b. Loading zone requirements shall be excluded from the development.
 - c. A multi-level parking structure shall not be permitted on site.
4. Signage: The monument sign shall be located as depicted and shown on the Site Plan.

V. Design Standards.

- A) Building Form Standards:. All buildings constructed after the date of passage of this ordinance shall meet, at minimum, the building form and design standards outlined in the Unified Development Code at the time of adoption of this ordinance and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.
- B) Fences/Walls/ Retaining Walls/ Guard Rails:
 1. Fences, screen walls, retaining walls, and guard rails shown on the Site Plan shall be maintained by the owner .
 2. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.
 3. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.
 4. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.
- C) Landscaping: Landscaping shall conform to the Landscaping exhibit and must be maintained by

the owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6 months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property owner.

VI. Annual Meeting and Notices

- A) Annual Meeting. Representatives from the Steeplechase Homeowners Association and the Property owner or the Property management entity shall meet annually on-site, unless both the Steeplechase Homeowners Association and the Property owner or Property management entity agree that such a meeting is not necessary.
- B) Notices. The Property owner or Property management entity will provide the Steeplechase Homeowners Association with at least thirty (30) days prior written notice before submitting an application to change or amend the zoning classification of the Property with the City of Kennedale.



PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Monterey' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Ailee' / Ailee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac

NOTE: PROPOSED TREES ILLUSTRATED ON THIS PLAN ARE A COMBINATION OF SOUTHERN LIVE OAKS AND YAUPON HOLLIES

- PROPOSED TREE LOCATIONS
- EXISTING TREE LOCATIONS

