



PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | FEBRUARY 26, 2026 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 December 22, 2025 Regular Meeting.

B. PUBLIC HEARINGS

1. **PZ CASE #26-01** to conduct a public hearing and consider a proposed zoning change from "OT-4 OLD TOWN SUB-DISTRICT 4" to "C-2 GENERAL COMMERCIAL DISTRICT" for 444 E Kennedale Pkwy, BOAZ, CA SUBD OF J B RENFRO Lot 31 of the City of Kennedale, Tarrant County, Texas, 76060.

IV. ADJOURNMENT

Tina Cox,
Board Secretary

CERTIFICATION: I DO HEREBY CERTIFY THAT THE FEBRUARY 26, 2026 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 THREE (3) DAYS 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, OR BUILDING BOARD OF APPEALS, MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 26, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 26, 2026

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

SUBJECT

Approval of the minutes from the December 22, 2025 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2025.12.22 - Meeting Minutes	2025.12.22 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION
REGULAR MEETING | DECEMBER 22, 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 6:01 p.m.

A. ROLL CALL

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

The Community Development Director, and Board Secretary were also present.

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the November 20, 2025 Regular Meeting.
MOTION by Place 3 Jones, second by Vice-Chair Brown, to approve meeting minutes.
MOTION PASSED by unanimous vote.

B. PUBLIC HEARINGS

1. **PZ CASE #25-20** to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

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

No one spoke in favor of or against the zoning change request.

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

Community Development Director, Edward McRoy, briefed the Commissioners on the case by stating that the rezone request is being made in order to facilitate the redevelopment of a former shallow sand extraction site. The applicants are proposing a Planned Development that includes a retail/commercial area along the Dick Price Road frontage based on the C-2 District and a manufactured home park presumably based on the MH District for the

remainder of the on the property to the rear. Within the retail/commercial area they have provided a list of uses that they propose being excluded. It is staffs understanding that the proposed manufactured home area would have home sites that will be leased.

Mr. McRoy continued by informing the commission that substantial private park/greenspace/recreational space has been indicated between the commercial and manufactured home areas. In addition to this area, another green space is proposed to the rear of the site. A specific list of amenities/facilities has not been included in the proposal at this time. However, the site plan shows that the proposed streets in the development are to be private.

Director McRoy concluded by informing the Commissioners that the rezone request supports the current comprehensive land use as well as future land use. Therefore, staff recommends approval of the zoning change with the following conditions:

1. Remove Short-term rentals from allowed uses in the MH area.
2. Provide a specific list, map, or narrative of amenities to be provided in any private park, green space common area, or buffer yard space. Such information should include information on the number/type/extent of things to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public pools, community meeting spaces etc.
3. Show and label ROW area to be dedicated to the City for the provision of a future 4-lane boulevard throughfare along the south of this property. A minimum of 65' in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.
4. All private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.
5. All manufactured homes are to be placed on a concrete pad and appropriately secured.
6. Motorized recreational vehicles, modified buses, camper tops, and trailer-mounted campers are prohibited.
7. A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site.

Applicant was present to answer the commissioner's questions.

Chair Malkowski, Vice-Chair Brown, and Place 4 Jones made inquiries to the size of the lots, amenities that would be provided, right of way dedication as well as potential retail spaces. Ross Melton with Westwood Professional Services answered the commissioner's questions.

MOTION by Vice-Chair Brown, second by Place 3 Madrid, to recommend to the City Council to approve with staff recommendations the zoning change request for the properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by unanimous vote.

2. **PZ CASE #25-21** to conduct a public hearing and consider a proposed zoning change from “C2 – GENERAL COMMERCIAL DISTRICT” TO “I – INDUSTRIAL DISTRICT” for the property located at 7205 Hudson Village Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.

Chair Malkowski opened the public hearing at 6:34 PM.
No one spoke in favor of or against the zoning change request.
Chair Malkowski closed the public hearing at 6:34 PM.

Community Development Director Edward McRoy gave a brief synopsis regarding the case: The proposal is a straight zoning request for Industrial District designation. Staff has determined that the request is in conformance with the City's Comprehensive Plan and Future Land Use. Mr. McRoy concluded his presentation by stating that staff recommends approval of the zoning change request as presented.

Applicant was present to answer the commissioner's questions.

MOTION by Place 4 Jones, second by Place 5 Martinez, to recommend to the City Council to approve the zoning change request for the property located at 7205 Hudson Village Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.

MOTION CARRIED by a unanimous vote.

3. **PZ CASE #25-22** to conduct a public hearing and consider a proposed zoning change from “OT 4 – OLD TOWN SUB-DISTRICT 4” TO “PD – PLANNED DEVELOPMENT” for the property located at 429 W. Kennedale Pkwy., Parcel 43121546, WOODLEA ACRES ADDITION, Block 2, Lot 5R1R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Chair Malkowski opened the public hearing at 6:38 PM.
No one spoke in favor of or against the zoning change request.
Chair Malkowski closed the public hearing at 6:38 PM.

Edward McRoy, Community Development Director delivered a comprehensive case analysis, outlining three distinct options for the Commissioners to review. He shared that the proposal is that a rezone to a Planned Development would be granted in order to accommodate the establishment of a fence company operation on the property site that previously housed an RV sales and service business. A Planned Development creates a unique standard for the area being rezoned. The primary proposed uses would include an inside area for retail sales and office functions, inside and outside storage areas for various types of finished fencing product inventory, a small area for fabrication of customized fencing panels, gates and misc. parts, loading and unloading spaces, and parking. Although the type of use is related to construction activities in general, the nature of the business appears to be more akin to that of a retail establishment with some fabrication specifically for customized product sales. The zoning change request appears to be generally compatible with nearby land uses and with the Comprehensive Plan with certain accommodations/standards. The following accommodations were presented:

- Remove the Special Exception requirement currently required for a "Manufacturing, processing and packaging - light and associate retail sales use and list this as an allowed principal use at/as:
 - Option A @ 100%
 - Option B @ < 100%

- Option C shown on a Concept or Site Plan approved by the City Council Note the authorized use could be further limited to more specifically if desired.
- Add "General offices and services building and construction services indoor storage" as an allowable principal or accessory use at/as {Same Options A/B/C as #1 above}
- Add "General offices and services building and construction services outdoor storage" as an allowable principal or accessory use at/as {Same Options A/B/C as #1 above}
- For clarity "Warehousing" should be defined in this PD to clarify if pass-through storage of various materials not being utilized by a principal site user or for sale to an end user shall be allowed.
- If outside storage is approved at an amount > 33%, add language noting that Section 11.25A of the UDC limiting coverage to 33% of a site does not apply.
- Establish allowed Hours or Operations

Director McRoy concluded his presentation by stating that staff recommends approval with the following:

1. Remove the Special Exception requirement currently required for a "Manufacturing, processing and packaging - light and associate retail sales use and list this as an allowed principal use at/as:
Option B @ 25% maximum coverage or as indicated on City Council approved site plan.
2. Add "General offices and services building and construction services indoor storage" as an allowable accessory use at/as:
Option B @ 80% maximum cumulative area of all buildings or as indicated on a City Council approved Site Plan.
3. Add "General offices and services building and construction services outdoor storage" as an allowable accessory use at/as:
Option B @ 50% maximum site coverage or as indicated on a City Council approved Site Plan.
4. Hours of Operation as determined by the Commission/Council.
5. Exterior lighting to be shielded and directed downward so that glare and direct illumination of outside properties is prohibited.
6. All drives accessing Kennedale Parkway (US Business Hwy 287) shall be right-in/ right-out only with applicable signage and markings.

The applicants and their representative were present to answer the commissioner's questions.

Chair Malkowski, Vice-Chair Brown, Chair 3 Madrid, Place 4 Jones and Place 5 Martinez made inquiries regarding future land use plans, employment statistics, traffic concerns, as well as the type of manufacturing that would be commencing, sourcing of materials and the hours of operation. Palmer Thomas, First Fence representative, along with owner Vinny Kotecha

responded to the commissioner's questions.

MOTION by Vice-Chair Brown, second by Place 3 Madrid, to recommend to the City Council to substantially approve Planning and Zoning case 25-22 with the special exception requirement removed for the property located at 429 W. Kennedale Pkwy., Parcel 43121546, WOODLEA ACRES ADDITION, Block 2, Lot 5R1R1 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 7:50 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 26, 2026

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



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 26-000018

Property Address: 444 E. Kennedale PKWY

Legal Description: _____

Applicant: James McCormick

Type of PZ request: Zoning Change

I, Kimberly Herdman, 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: [Signature] Manager

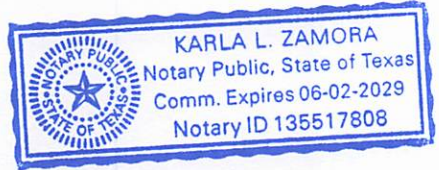
Date: 2/2/20

SWORN TO and Subscribed before me by Karla Zamora

ON THIS 2nd DAY OF February, 2020

[Signature]

Notary Public, Tarrant County, Texas



BEING LOT 31, BOAZ'S SUBDIVISION OF THE J. B. RENFRO SURVEY IN
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN
VOLUME 389-A PAGE 97, PLAT RECORDS, TARRANT COUNTY, TEXAS
And commonly known as **444 E Kennedale Pkwy., Kennedale, TX 76060.**

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	93778	Legal Ad - IPL0310613	Public Hearings	1.0	40.0L

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

City of Kennedale Notice of Public Hearings

The Kennedale PLANNING AND ZONING COMMISSION will hold public hearing(s) for the following case(s) on Thursday, February 26, 2026 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, SUBSEQUENT PUBLIC HEARINGS for these case(s) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON MARCH 17, 2026 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #26-01 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "OT-4 OLD TOWN Sub-district 4" TO "C-2 General Commercial District" for 444 E Kennedale Pkwy, BOAZ, CA SUBD OF J B RENFRO LOT 31 OF THE CITY OF KENNEDALE, Tarrant County, Texas, 76060.

Interested persons are encouraged to attend the public hearing(s) to offer public comments or provide written comments prior to the meeting to: Community Development Department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

IPL0310613
 Feb 4 2026

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:
 02/04/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
 me on



**City of Kennedale
Notice of Public Hearings**

The Kennedale PLANNING AND ZONING COMMISSION will hold public hearing(s) for the following case(s) on Thursday, February 26, 2026 at 6 PM. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, SUBSEQUENT PUBLIC HEARINGS for these case(s) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON MARCH 17, 2026 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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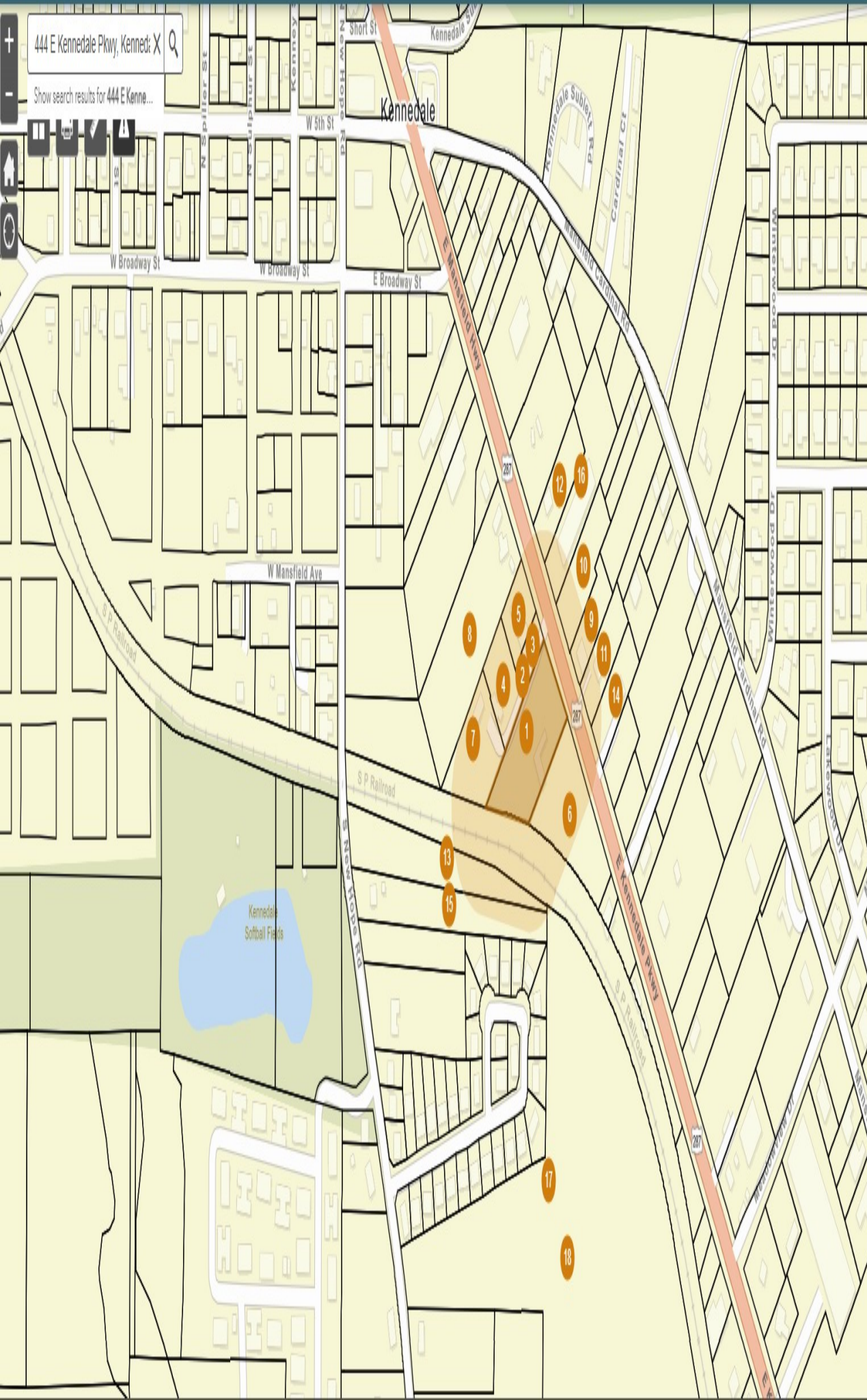
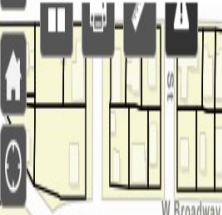
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IPL0310613
Feb 4 2026

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

444 E Kennedale Pkwy, Kenned: X

Show search results for 444 E Kenne...



Layer List

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

displayname	owner address	city	state	zip
TKRS PROPERTIES LLC	1367 FM 66 PO BOX 147	ITASCA	TX	76055
LEE JOONG, LEE YUN SUN	416 E KENNEDALE PKWY	KENNEDALE	TX	76060
LEE JOONG, LEE YUN SUN	416 E KENNEDALE PKWY	KENNEDALE	TX	76060
RIDDLE CHRISTIAN M	432 E KENNEDALE PKWY	KENNEDALE	TX	76060
LEE JOONG, LEE YUN SUN	416 E KENNEDALE PKWY	KENNEDALE	TX	76060
JAMIL MOHMMAD	917 DUNKIRK	ARLINGTON	TX	76017
LITTLEJOHN CYNTHIA G	436 E KENNEDALE PKWY	KENNEDALE	TX	76060
515 CORSICANA PROPERTIES LLC	515 W 7TH AVE	CORSICANA	TX	75110
TRINH HUNG D	108 S NEW HOPE RD	KENNEDALE	TX	76060
INDUSTRIAL INVESTMENTS SQUARI	373 N BOWEN ST	ARLINGTON	TX	76112
AJIBOLA ATANDA	540 WINDY KNOLL RD	BURLESON	TX	76028
INDUSTRIAL INVESTMENTS SQUARI	108 S NEW HOPE RD	KENNEDALE	TX	76060
KENNEDALE CITY OF	405 MUNICIPAL RD	KENNEDALE	TX	76060
ADEYEYE EDWARD	4302 MERIDEN CT	GRAND PRAIRIE	TX	75052
HERNANDEZ JOSE, HERNANDEZ M/	5330 N HAMPSHIRE BLVD	FORT WORTH	TX	76112
INDUSTRIAL INVESTMENTS SQUARI	108 S NEW HOPE RD	KENNEDALE	TX	76060
SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA	NE	68179
RMC CAPITAL LLC C/O RONNIE MC	4801 ESCO DR	FORT WORTH	TX	76140
KENNDALD ISD	120 W KENNEDALE PKWY	KENNEDALE	TX	76060

Parcel #	situsaddress
00241784	444 E KENNEDALE PKWY
04874137	426 E KENNEDALE PKWY
00241814	420 E KENNEDALE PKWY
06771572	432 E KENNEDALE PKWY
04984293	
00241776	446 E KENNEDALE PKWY
00241806	436 E KENNEDALE PKWY
42785659	
00241210	445 E KENNEDALE PKWY
00241199	441 E KENNEDALE PKWY
00241229	
00241164	
41450760	221 S NEW HOPE RD
00241261	
04104919	225 S NEW HOPE RD
07285604	
06239617	213 S NEW HOPE RD
04104897	317 S NEW HOPE RD

TKRS PROPERTIES LLC
1367 FM 66 PO BOX 147
ITASCA, TX 76055

LEE JOONG, LEE YUN SUN
416 E KENNEDALE PKWY
KENNEDEALE, TX 76060

RIDDLE CHRISTIAN M
432 E KENNEDALE PKWY
KENNEDEALE, TX 76060

JAMIL MOHMMAD
917 DUNKIRK
ARLINGTON, TX 76017

LITTLEJOHN CYNTHIA G
436 E KENNEDALE PKWY
KENNEDEALE, TX 76060

515 CORSICANA PROPERTIES LLC
515 W 7TH AVE
CORSICANA, TX 75110

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

INDUSTRIAL INVESTMENTS SQUARE
373 N BOWEN ST
ARLINGTON, TX 76112

AJIBOLA ATANDA
540 WINDY KNOLL RD
BURLESON, TX 76028

KENNEDEALE CITY OF
405 MUNICIPAL RD
KENNEDEALE, TX 76060

ADEYEYE EDWARD
4302 MERIDEN CT
GRAND PRAIRIE, TX 75052

HERNANDEZ JOSE, MARTHA
5330 N HAMPSHIRE BLVD
FORT WORTH, TX 76112

SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179

RMC CAPITAL LLC C/O RONNIE
MCGLOTHLIN
4801 ESCO DR
FORT WORTH, TX 76140

KENNDAL ISD
120 W KENNEDALE PKWY
KENNEDEALE, TX 76060



PLANNING AND ZONING NOTICE OF PUBLIC HEARING

February 6, 2026

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, February 26, 2026 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #26-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "OT-4 OLD TOWN SUB-DISTRICT 4" TO "C-2 GENERAL COMMERCIAL DISTRICT" FOR 444 E KENNEDALE PKWY, BOAZ, CA SUBD OF J B RENFRO Lot 31 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, March 17, 2026 at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

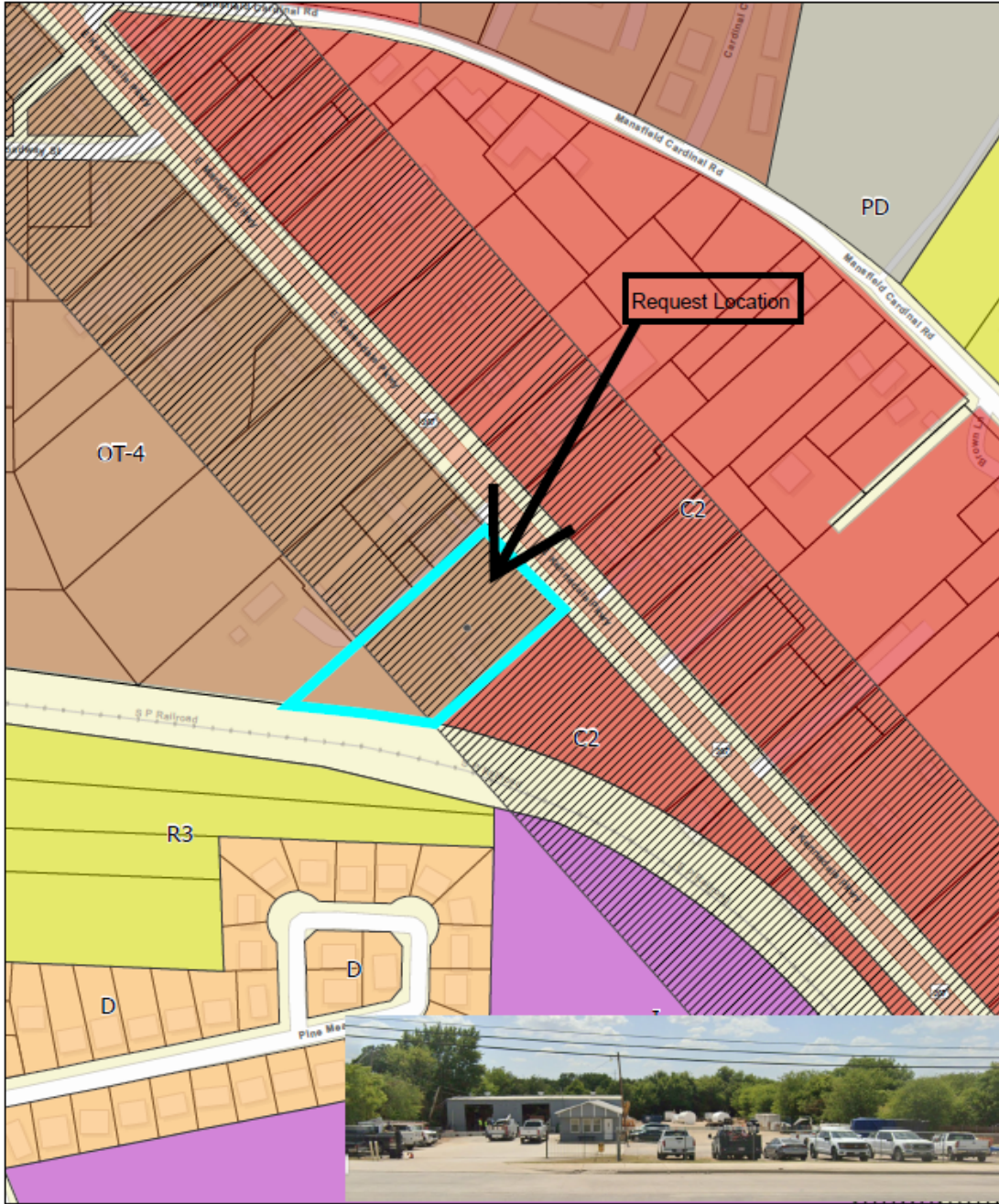
We are sending notification to those who own real property(ies) within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in 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 Community Development Director, Ed McRoy at 817-985-2135 or emcroy@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,

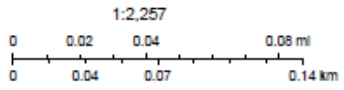
Tina Cox
Deputy City Secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcx@cityofkennedale.com
(817)985-2105

PZ 26-01 Rezoning Map



2/2/2026, 11:37:30 AM

- | | |
|---|---|
|  Overlay Districts - Business 287 and Interstate 20/820 Loop |  OT-4 - Old Town Sub-District 4 |
| Zoning (View) |  R3 - Single Family Residential District |
|  C2 - General Commercial District |  PD - Planned Development District |
|  D - Two Family (Duplex) Residential District |  City Limits |
|  I - Industrial District |  TAD Parcels |
|  MF - Multi-Family District | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W. Kennedale Parkway
Kennedale, TX 76060

February 6, 2026

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A second public hearing for this case will be held before City Council on Tuesday, March 17, 2026 at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

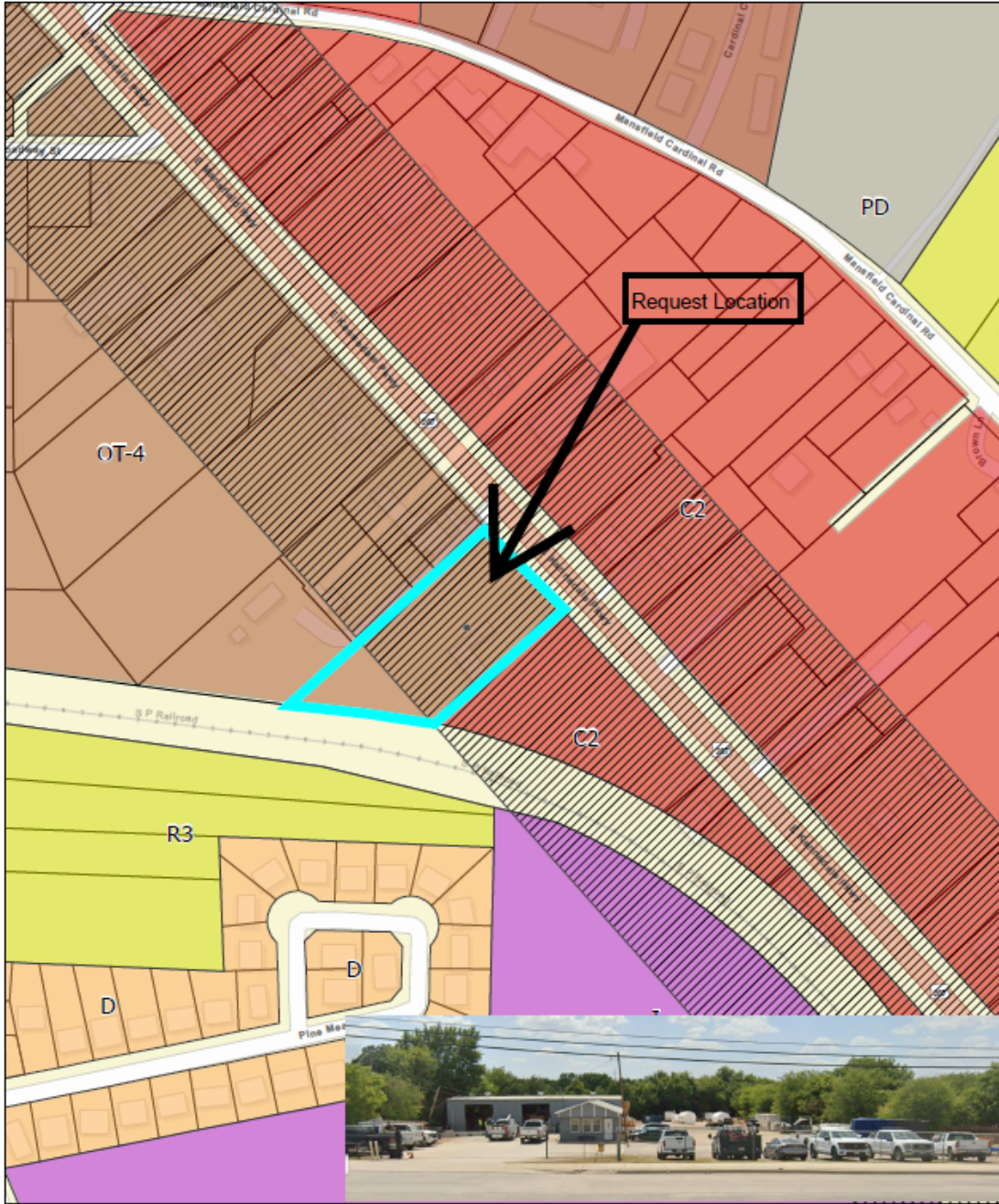
We are sending this notification to you in case you wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may 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 Community Development Director, Edward McRoy at 817-985-2135 or emcroy@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,

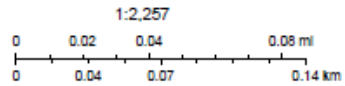
Tina Cox
Deputy City Secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcox@cityofkennedale.com
(817)985-2105

PZ 26-01 Rezoning Map



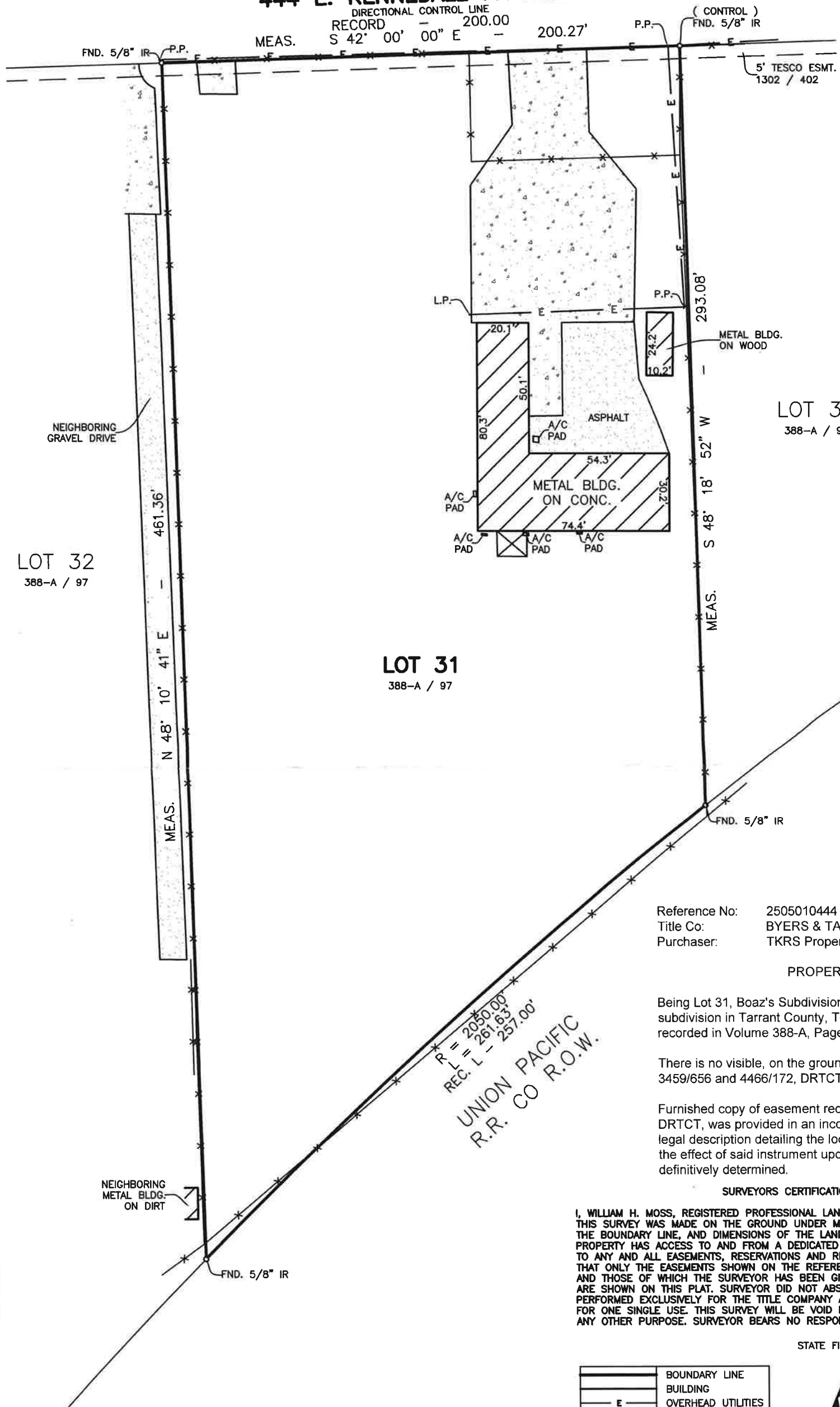
2/2/2026, 11:37:30 AM

- | | |
|---|---|
|  Overlay Districts - Business 287 and Interstate 20/820 Loop |  OT-4 - Old Town Sub-District 4 |
| Zoning (View) |  R3 - Single Family Residential District |
|  C2 - General Commercial District |  PD - Planned Development District |
|  D - Two Family (Duplex) Residential District |  City Limits |
|  I - Industrial District |  TAD Parcels |
|  MF - Multi-Family District | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

444 E. KENNEDALE PARKWAY

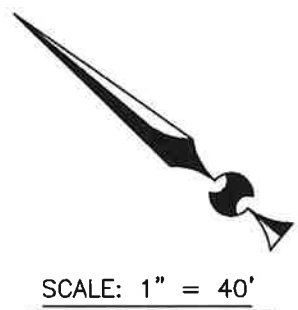


This survey is hereby accepted and approved.

Purchaser

Purchaser

Date



Reference No: 2505010444 G.F. No: BTM252654
Title Co: BYERS & TAYLOR
Purchaser: TKRS Properties

PROPERTY DESCRIPTION

Being Lot 31, Boaz's Subdivision of Part of the J.B. Renfro Survey, a subdivision in Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-A, Page 97, Plat Records, Tarrant County, Texas.

There is no visible, on the ground evidence of the following easement: 3459/656 and 4466/172, DRTCT.

Furnished copy of easement recorded under Instrument No. D209003614, DRTCT, was provided in an incomplete format and lacks a discernible legal description detailing the location of said easement. Consequently, the effect of said instrument upon the subject property cannot be definitively determined.

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

STATE FIRM REGISTRATION NUMBER 10193797

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

LEGEND



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www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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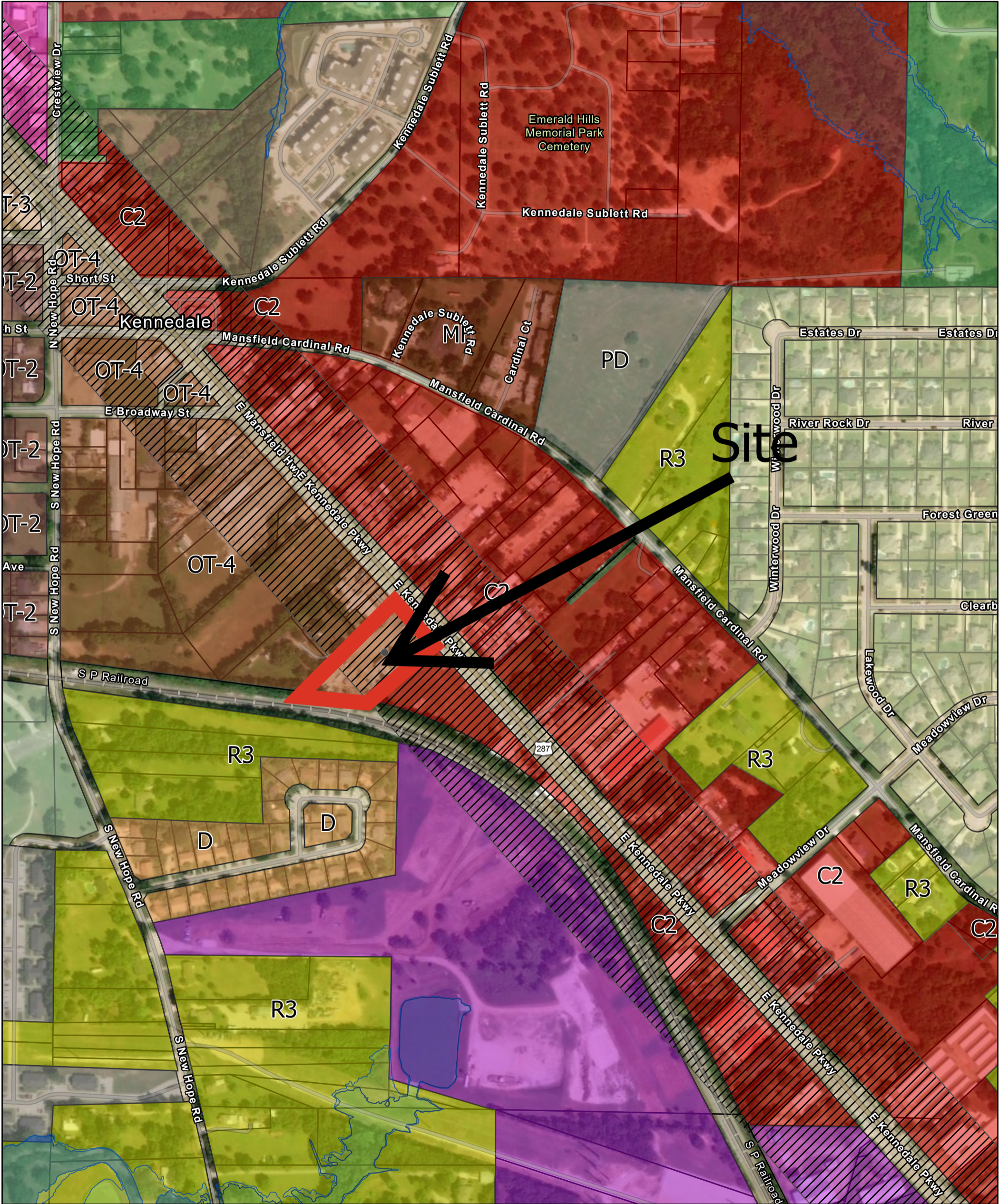
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE



DRAWN BY: DCM DATE: 5/13/25

William H. Moss





2/19/2026, 4:18:39 PM

Overlay Districts - Floodplain

- Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Overlay Districts - Business 287 and Interstate 20/820 Loop

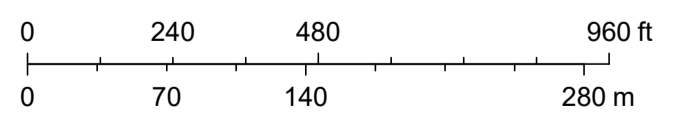
Zoning (View)

- AG - Agricultural District
- C1 - Restricted Commercial District

- C2 - General Commercial District
- D - Two Family (Duplex) Residential District
- I - Industrial District
- MF - Multi-Family District
- OT-2 - Old Town Sub-District 2
- OT-3 - Old Town Sub-District 3
- OT-4 - Old Town Sub-District 4
- R1 - Single Family Residential District

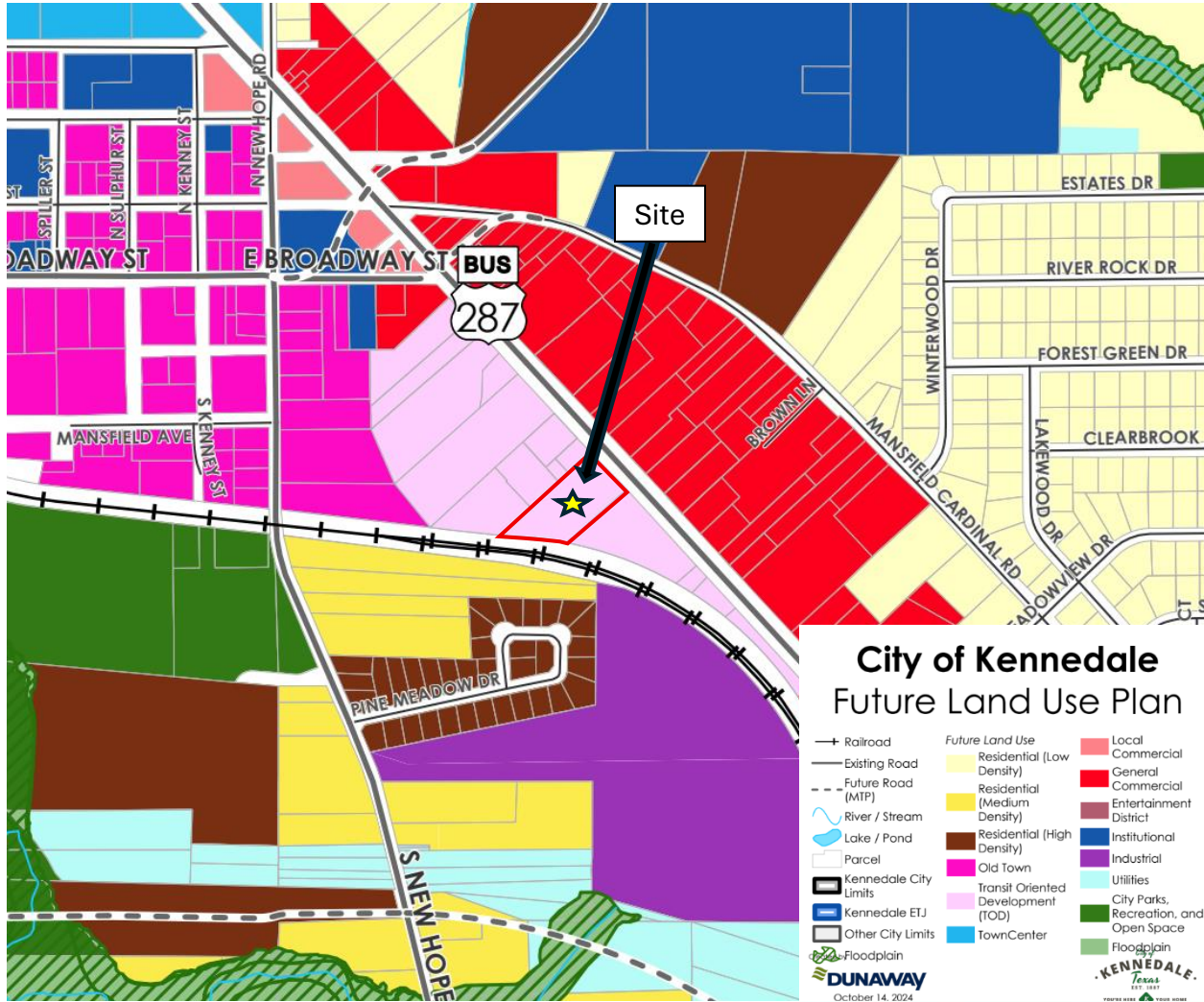
- R2 - Single Family Residential District
- R3 - Single Family Residential District
- TH - Townhome District
- UV - Urban Village District
- PD - Planned Development District
- City Limits
- TAD Parcels

1:4,514



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Attachment #15 Future Land Use Plan



Transit-Oriented Development (TOD) - The City has established two potential locations for a commuter train or park and ride station, one along Interstate 20 and US 287 in the area known as Oak Crest and a second near the center of the city off Kennedale Pkwy. TOD is a land use pattern and development style with unique characteristics based on the proximity and relationship of property to a transit facility. TOD is intended to be a pedestrian-friendly environment that encourages people to leave their cars at home and use transit. In order to change commuting habits, a variety of activities—shopping, entertainment, employment, and even residential—must be located conveniently to the transit facility. Prioritizing higher density, such as mixed-use buildings with commercial spaces on the ground floor and residential units above, along with enhancing walkability, can further support TOD principles in these areas.

