



**PLANNING AND ZONING COMMISSION AGENDA**  
**REGULAR MEETING | MAY 28, 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. REPORTS AND ANNOUNCEMENTS**

A. Staff Report and Unified Development Code Update

**IV. 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 February 26, 2026 Regular Meeting.

B. PUBLIC HEARINGS

1. PZ Case 26-05 to consider a replat of the property located at 5400 High Ridge Rd, Parcel # 42220767, Lot 1R1, Block 5 and Lot 1R2, Block 5, Oak Crest Addition being all of Lot 1R, Block 5 Oak Crest Addition to of the City of Kennedale, Tarrant County, Texas.
2. PZ Case 26-06 to consider a replat of the property located at 600 W Kennedale Pkwy, Parcel # 04478924, Block 1, Lots 8R1, 8R2, and 8R3, WOODLEA Acres Addition being a replat of Lot 8, Block 1, WOODLEA Acres Addition to of the City of Kennedale, Tarrant County, Texas.
3. PZ Case 26-04 Consider a proposed amendment to the Unified Development Code (UDC) Article 14, "SIGNS" Table 14.7 "Permanent Sign Requirements" to amend the "Employment Center Districts (EC-1 and EC-2)" AND "COMMERCIAL AND INDUSTRIAL DISTRICTS 9C-0, C-1, C-2, & I) SECTION relating to "pole sign" standards and to amend "changeable electronic variable message (CEVMS)" section.

**V. ADJOURNMENT**

*Tina Cox*

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Tina Cox,  
Deputy City Secretary

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE MAY 28, 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 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, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

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**MEETING DATE:** MAY 28, 2026

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.A.

**SUBJECT**

Staff Report and Unified Development Code Update

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

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**MEETING DATE:** MAY 28, 2026

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

**SUBJECT**  
CONSENT AGENDA

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

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**MEETING DATE:** MAY 28, 2026

**AGENDA ITEM NUMBER:** REGULAR SESSION ITEM IV.A.1.

**SUBJECT**

Approval of the minutes from the February 26, 2026 Regular Meeting.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	2026.02.26 - Meeting Minutes	2026.02.26 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING | FEBRUARY 26, 2026 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

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

**A. ROLL CALL**

Chairman Andrew Malkowski, Vice-Chairman 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 December 22, 2025 Regular Meeting.

MOTION by Vice-Chairman Brown, second by Place 3 Madrid, 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 "OT-4 OLD TOWN SUB-DISTRICT" TO "C-2 GENERAL COMMERCIAL DISTRICT" for property located at 444 E Kennedale Pkwy, BOAZ, CA SUBD OF JB RENFRO, Lot 31 of the City of Kennedale, Tarrant County, Texas, 76060.

Chairman Malkowski opened the public hearing at 6:02 PM.

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

Chairman 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 for the current business which is non-conforming under the current zoning of OT-4 to expand by building a new 3,000 square foot building. This site is in the center of an area designated for establishment of a future Transit Oriented Development or TOD. This area was likely identified for possible TOD development due to its proximity to rail on the west, its adjacency to Bus Hwy 287, and a reasonable amount of undeveloped and potentially reasonably re-developable properties.

TOD developments typically feature somewhat higher intensity/density of uses, more tightly spaced buildings, and an emphasis on walkability, vs auto centric living. TOD sites often incorporate new urbanism and form-based codes. The standard zoning district most closely aligned with a TOD designation in the Kennedale UDC is the Urban Village (UV) District. The current business at this site, however, would not be allowed in the UV District.

Director McRoy concluded by informing the Commissioners that staff recommends denial based upon the following factors:

- Does not conform to the Future Land Use Plan TOD designation.
- Could affect the future establishment of TOD development on nearby parcels.
- May dilute or affect future redevelopment of OT-4 District properties to the northwest.

Applicant was not present to answer the commissioner’s questions.

Chairman Malkowski, Vice-Chairman Brown, and Place 3 Madrid made inquiries to the potential issues of land use if the rezone was approved, when the future land use was originally approved and the whereabouts of the applicant in regards to the zoning request. It was determined through discussion that the comprehensive plan and future land use would be upheld.

MOTION by Vice-Chairman Brown, second by Place 3 Madrid, to recommend to the City Council to deny the zoning change request for the property located at 444 E Kennedale Pkwy, BOAZ, CA SUBD OF JB RENFRO, Lot 31 of the City of Kennedale, Tarrant County, Texas, 76060. of the City of Kennedale, Tarrant County, Texas, 76060.

**MOTION CARRIED by unanimous vote.**

## VI. ADJOURNMENT

There being no further business, Chairman Malkowski adjourned the meeting at 6:20 p.m.

**APPROVED:**

**ATTEST:**

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PLANNING AND ZONING CHAIR

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BOARD OR COMMISSION SECRETARY



## STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

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**MEETING DATE:** MAY 28, 2026

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

**SUBJECT**  
PUBLIC HEARINGS

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



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

<b>MEETING DATE:</b> MAY 28, 2026
<b>AGENDA ITEM NUMBER:</b> Public Hearing ITEM IV.B.1.

**SUBJECT**

PZ CASE #26-05 Conduct a public hearing and consider recommending an approval of a proposed replat of the property located at 5400 High Ridge Rd, Parcel # 42220767, to be called Lot 1R1, Block 5 and Lot 1R2, Block 5, Oak Crest Addition Being all of Lot 1R, Block 5 Oak Crest Addition in the City of Kennedale, Tarrant County, Texas. le, Tarrant County, Texas

**ORIGINATED BY: Edward McRoy, Director of Community Development**

**AREA SUMMARY**

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
Employment Center EC-2	N/A - No Change	TOD Transit Oriented Development

Nearby Zoning/Use			
North	N/A – Forest Hill	East	EC-2 & PD Retail (gas station and fast food)
South	R-3 – SF Residential	West	C-1 Commercial

**BACKGROUND / ANALYSIS / REVIEW**

This plat proposes splitting and existing lot into two lots for the purpose of developing a hotel and restaurant. The site is elevated from properties to the south and adjacent to the I-20 interstate highway. Area conditions and the Future Land Use Plan envision this type of development in this location.

**FINDINGS & CONCLUSIONS**

- The proposed plat:
- Complies with the Future Land Use Plan
- Complies with the EC-2 Zoning District requirements
- Complies with the Subdivision Standards of the UDC except for Staff Comments listed in Attachment 5

**RECOMMENDATIONS**

Staff - Conditional Approval subject to compliance with Staff Comments listed in Attachment 5.

**ATTACHMENTS**

1	Location Map	7	Application Form		
2	Zoning Map	8	Tax Statement		
3	Land Use Plan Map	9	Address Labels		
4	Proposed Plat	10	Notification Letter		
5	Staff Notes/Comments				
6	Owner Affidavit				

# City of Kennedale Replat Application

APPLICANT NAME: Mark Nastri DATE: 04/24/2026  
CURRENT LEGAL DESCRIPTION: Lot 1R, Block 5, OAK CREST ADDITION ACRES: 2.543  
CURRENT ZONING: EC-2 PROPOSED ZONING: EC-2  
BEING PLATTED AS: SUBDIVISION NAME LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5 OAK CREST  
LOTS: 2 BLOCKS: 1 PHASES: 1  
PROPERTY ADDRESS: 5400 High Ridge Rd, Kennedale, TX 76060  
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: \_\_\_\_\_  
\_\_\_\_\_

## PROJECT CONTACT INFORMATION

OWNER OF RECORD: Al Karmali | Karmali Holdings, Inc.  
ADDRESS: PO Box 93593 PHONE: (817) 368-3341  
(mailing)  
CITY: Southlake STATE: Texas ZIP: 76092

SURVEYOR: Shelby Hoffman | Geomatic Solutions, Inc.  
ADDRESS: 3000 S. HULEN, SUITE 124-236, PHONE: (817) 487-8916  
(mailing)  
CITY: Fort Worth STATE: Texas ZIP: 76109

ENGINEER: Paul Cragun | Cumulus Design, Inc.  
ADDRESS: P.O. Box 2119 PHONE: (817) 689-8301  
(mailing)  
CITY: Eules STATE: Texas ZIP: 76039

DEVELOPER: Karmali Holdings, Inc. | Mark Nastri | Vice President of Development  
ADDRESS: PO Box 93593 PHONE: (214) 808-3530  
(mailing)  
CITY: Southlake STATE: Texas ZIP: 76092



# 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.

	<b>Items to be submitted</b>
	1) <b>Final plat application</b> (this document) – <u>One copy shall be submitted.</u> The application must include the property owner’s signature.
	2) <b>Final plat drawing</b> – <u>Six <b>folded</b> paper copies and a PDF version shall be submitted for review by city staff.</u> The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
	3) <b>Taxes and liens paid certificates</b> – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor’s office. <u>NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.</u>
	4) <b>Drainage study</b> – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. <u>Two paper copies and a PDF version of the drainage study should be submitted.</u>
	5) <b>Engineering/construction drawings</b> – The applicant or the applicant’s engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. <b>Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.</b>
	6) <b>City-developer agreement, if required</b> – This agreement shall be negotiated between the city and the developer.
	7) <b>Sign-off from Oncor and Atmos</b> – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	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



**RICK BARNES**  
**TARRANT COUNTY**  
**TAX ASSESSOR-COLLECTOR**

100 E. Weatherford, Fort Worth, TX 76196  
 (817) 884-1100  
 e-mail: [taxoffice@tarrantcountytx.gov](mailto:taxoffice@tarrantcountytx.gov)  
 web: [propertytax.tarrantcountytx.gov](http://propertytax.tarrantcountytx.gov)  
**IN GOD WE TRUST**

# 2025 TAX STATEMENT

**DATE:** 04/24/2026  
**ACCOUNT:** 00042220767

**LEGAL:** OAK CREST ADDITION BLOCK 5 LOT 1R

Facebook.com/TarrantCoTAX  
 @TarrantCoTax

V6.3  
1



Visit our website for online credit card and eCheck payments.  
 Pay by phone at 817-884-1110

**OWNER:** KARMALI HOLDINGS INC  
**PARCEL ADDRESS:** 0005400 HIGH RIDGE RD  
**EXEMPTIONS:**

LAND VALUE	APPRAISED VALUE					
368,380	368,380					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
KENNEDALE CITY	368,380	0	368,380	0.696190	2564.62	0.00
TARRANT COUNTY	368,380	0	368,380	0.186200	685.92	0.00
T C HOSPITAL	368,380	0	368,380	0.165000	607.83	0.00
T C COLLEGE	368,380	0	368,380	0.112280	413.62	0.00
FT WORTH ISD	368,380	0	368,380	1.029100	3791.00	0.00
<b>Total Taxes</b>					<b>8,062.99</b>	<b>0.00</b>

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

**TOTAL AMOUNT DUE\*** 0.00  
 \*INCLUDES PAYMENT RECEIVED

\*ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY \$219.51.

**\*\*YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER\*\***

KARMALI HOLDINGS INC



RETURN WITH PAYMENT

**PAY THIS AMOUNT**  
**DUE UPON RECEIPT**

**\$0.00**

Delinquent after: 1/31/2026

00042220767 2025  
 30390---5---1R TC

IF PAID IN	AMOUNT DUE
MAY	0.00
JUN	0.00



KARMALI HOLDINGS INC  
 PO BOX 93593  
 SOUTHLAKE TX 76092

Make checks payable to:  
 RICK BARNES. TAX ASSESSOR-COLLECTOR



SCAN BARCODE  
 TO PAY NOW

00042220767 0000000000 0000000000 0000000000 042420260000

THIS ACCOUNT IS NOT SUBJECT TO 5-YEAR COMPARISON

SCHOOL MAINTENANCE AND DEBT RATE INFORMATION

TAX YEAR	MAINTENANCE RATE	DEBT RATE	TAX YEAR	MAINTENANCE RATE	DEBT RATE
2025	\$0.786900	\$0.242200	2024	\$0.786900	\$0.275500

FORT WORTH ISD

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	123515	Legal Ad - IPL0338871		1.0	63.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bdahl@cityofkennedale.com;tcoc@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:  
 05/08/26 Print

**CITY OF KENNEDALE  
 NOTICE OF  
 PUBLIC HEARING(S)**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR PUBLIC HEARING FOR THE FOLLOWING CASE(S) ON THURSDAY, MAY 28, 2026 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, SUBSEQUENT PUBLIC HEARINGS FOR THIS CASE(S) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON JUNE 16, 2026 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE 26-04 CONSIDER A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 14, "SIGNS" TABLE 14.7 "PERMANENT SIGN REQUIREMENTS" TO AMEND THE "EMPLOYMENT CENTER DISTRICTS (EC-1 AND EC-2)" SECTION RELATING TO POLE SIGN STANDARDS AND TO AMEND THE "SIGNS, CHANGEABLE ELECTRONIC VARIABLE MESSAGE (CEVMS)" SECTION. RELOCATING SAID SECTION WITHIN TABLE 14.7 AND AMENDING SAID SECTION RELATING TO THE STANDARDS AND APPROVAL PROCESS FOR SAID SIGN TYPES.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 5400 HIGH RIDGE RD, PARCEL # 42220767, LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5, OAK CREST ADDITION BEING ALL OF LOT 1R, BLOCK 5 OAK CREST ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 600 W KENNEDALE PKWY, PARCEL # 04478924, BLOCK 1, LOTS 8R1, 8R2, AND 8R3, WOODLEA ACRES ADDITION BEING A REPLAT OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

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 OR VISIT THE CITY OF KENNEDALE'S WEBSITE AT WWW.CITYOFKENNEDALE.COM.

IPL0338871  
 May 8 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



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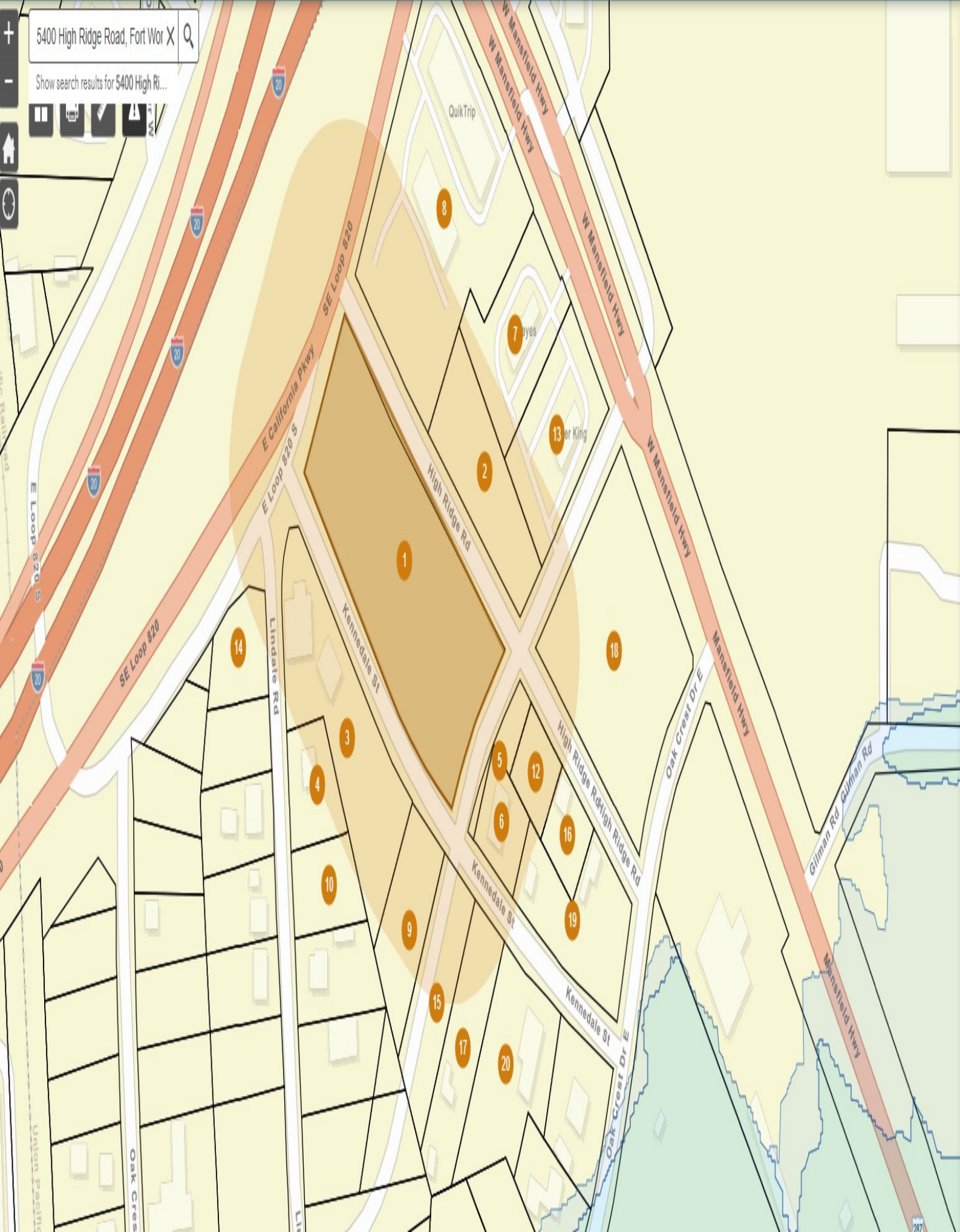
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IPL0338871  
May 8 2026





## PLANNING AND ZONING NOTICE OF PUBLIC HEARING

May 7, 2026

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, May 28, 2026 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 5400 HIGH RIDGE RD, PARCEL # 42220767, LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5, OAK CREST ADDITION BEING ALL OF LOT 1R, BLOCK 5 OAK CREST ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.**

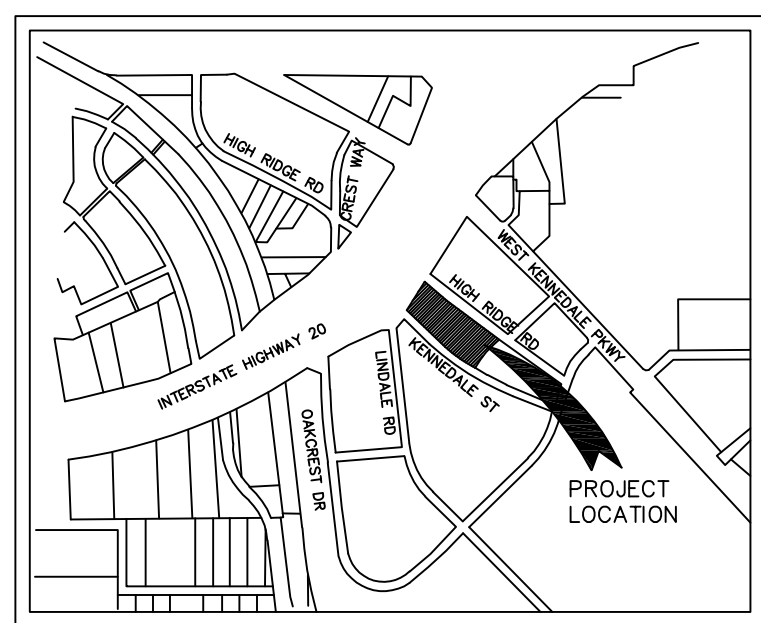
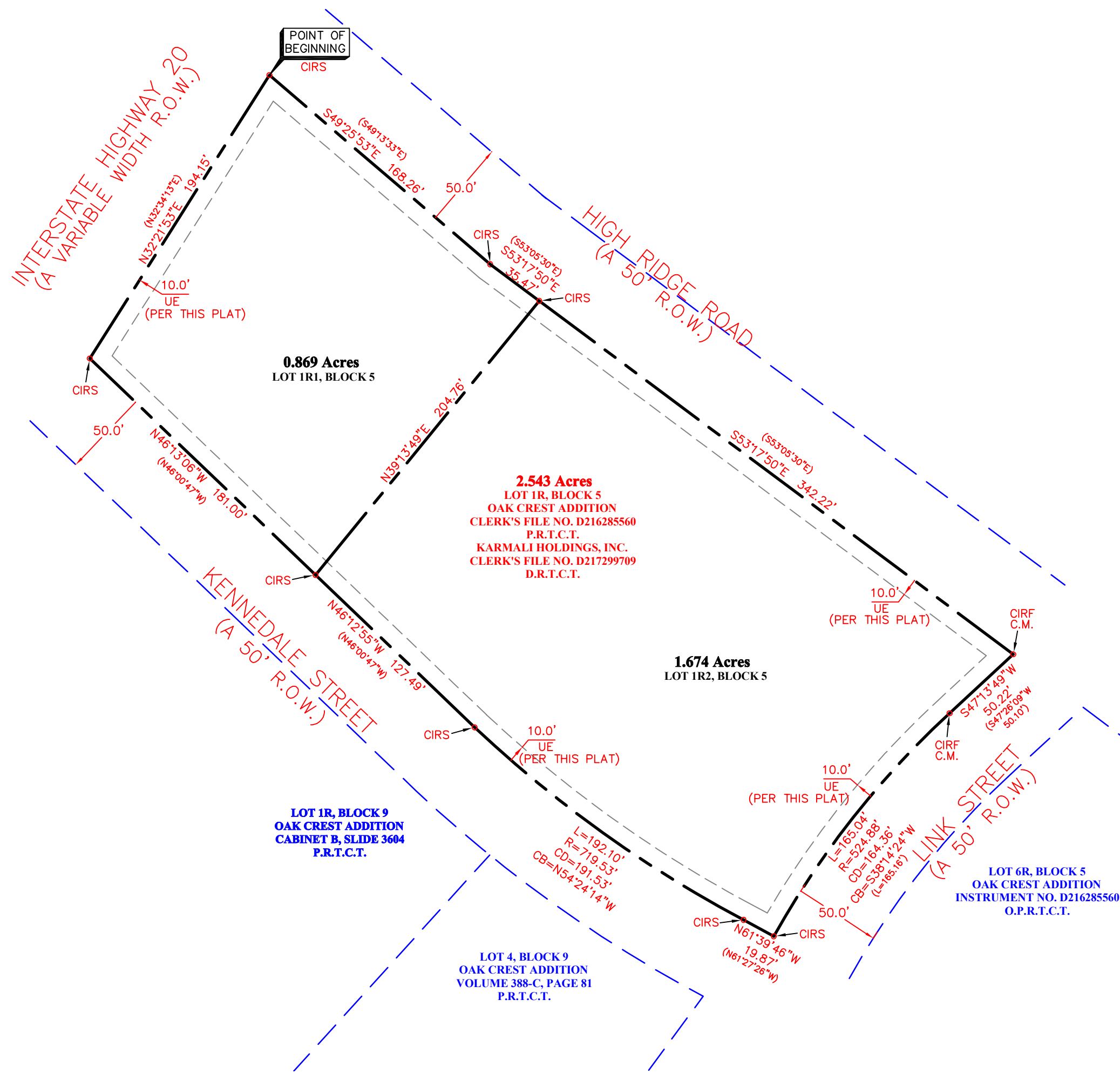
A second public hearing for this case will be held before City Council on Tuesday, June 16, 2026 at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

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 [emcroyc@cityofkennedale.com](mailto:emcroyc@cityofkennedale.com).

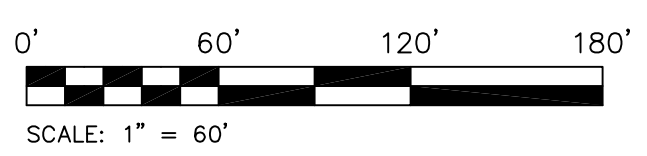
The agenda will be posted at least three business days before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas).

Sincerely,

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



VICINITY MAP  
SCALE: 1" = 1000'



**DEDICATION STATEMENT:**

STATE OF TEXAS §  
COUNTY OF TARRANT §

A 2.543 ACRE TRACT OF LAND, BEING A TRACT OF LAND SITUATED IN THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND BEING ALL OF LOT 1R, IN BLOCK 5 OF OAK CREST, AS RECORDED IN CLERK'S FILE NO. D216285560 IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), CONVEYED TO KARMALI HOLDINGS, INCORPORATED, AS DESCRIBED IN A DEED, RECORDED IN CLERK'S FILE NO. D217299709, DEED RECORDS OF TARRANT COUNTY, TEXAS, (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE SOUTH LINE OF HIGH RIDGE ROAD, A 50' WIDE RIGHT-OF-WAY, (R.O.W.), AND THE EAST LINE OF INTERSTATE HIGHWAY 20, A VARIABLE WIDTH R.O.W.;

**THENCE**, WITH THE SOUTH LINE OF SAID HIGH RIDGE ROAD, THE FOLLOWING TWO (3) COURSES AND DISTANCES:

1. S 49°25'53" E, A DISTANCE OF 168.26 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 53°17'50" E, A DISTANCE OF 35.47 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 53°17'50" E, A DISTANCE OF 342.22 FEET, TO A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE SOUTH LINE OF SAID HIGH RIDGE ROAD, AND THE WEST LINE OF LINK STREET, A 50' WIDE R.O.W.;

**THENCE**, WITH THE WEST LINE OF SAID LINK STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 47°13'49" W, A DISTANCE OF 50.22 FEET, TO A CAPPED IRON ROD FOUND, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 524.88 FEET;
2. WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF, S 38°14'24" W, 164.36 FEET, AN ARC LENGTH OF 165.04 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE WEST LINE OF SAID LINK STREET, AND THE NORTH LINE OF KENNEDALE STREET, A 50' WIDE R.O.W.;

**THENCE**, WITH THE NORTH LINE OF SAID KENNEDALE STREET, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 61°39'46" W, A DISTANCE OF 19.87 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 719.53 FEET;
2. WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, N 54°24'14" W, 191.53 FEET, AN ARC LENGTH OF 192.10 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. N 46°12'55" W, A DISTANCE OF 127.49 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
4. N 46°13'06" W, A DISTANCE OF 181.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE NORTH LINE OF SAID KENNEDALE STREET, AND THE EAST LINE OF SAID INTERSTATE HIGHWAY 20;

**THENCE**, WITH THE EAST LINE OF SAID INTERSTATE HIGHWAY 20, N 32°21'53" E, A DISTANCE OF 194.15 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 2.543 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JULY 24, 2024.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT KARMALI HOLDINGS, INC. DOES HEREBY CERTIFY THAT WE ARE 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. KARMALI HOLDINGS, INC. DOES HEREBY ADOPT THIS PLAT AS LOT 1R1, BLOCK 5, AND LOT 1R2, BLOCK 5, OAK CREST, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

\_\_\_\_\_, DULY AUTHORIZED REPRESENTATIVE  
KARMALI HOLDINGS, INC.

DATE: \_\_\_\_\_

STATE OF TEXAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, DULY AUTHORIZED REPRESENTATIVE OF KARMALI HOLDINGS, INC., 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SHELBY J. HOFFMAN, 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.

PRELIMINARY NOT TO BE RECORDED

SHELBY J. HOFFMAN  
TEXAS REGISTRATION NO. 6084

**LEGEND:**

- CM = CONTROLLING MONUMENT
- CIRS = CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
- CIRF = CAPPED IRON ROD FOUND
- UE = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

**NOTES:**

1. BASIS OF BEARINGS IS STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE (4202) NAD 83 GPS OBSERVATIONS.
2. ALL DISTANCES ARE SURFACE.
3. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON. ADDITIONAL EASEMENTS CROSSING THE SUBJECT TRACT WHICH ARE NOT DEPICTED HEREON SHALL REMAIN IN EFFECT AND ARE NOT ABANDONED BY THIS PLAT.

**CITY APPROVAL:**

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

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

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

\_\_\_\_\_  
MAYOR CITY OF KENNEDALE

ATTEST: CITY SECRETARY

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER \_\_\_\_\_



**REPLAT  
LOT 1R1, BLOCK 5  
AND  
LOT 1R2, BLOCK 5  
OAK CREST**

BEING ALL OF  
LOT 1R, BLOCK 5  
OAK CREST  
AS RECORDED IN CLERK'S FILE NO. D216285560  
PLAT RECORDS OF TARRANT COUNTY, TEXAS  
SITUATED IN THE DAVID STRICKLAND SURVEY  
ABSTRACT NO. 1376  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

**GEOMATIC SOLUTIONS, INC.**

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916

TBPLS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=60'	Date: 04/23/26	DWG: 2024201-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2024-201

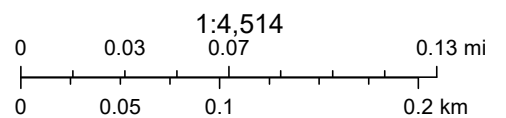
OWNER  
KARMALI HOLDINGS, INC.  
PO BOX 93593  
SOUTHLAKE, TEXAS 76092

# PZ -26-05 Location Map



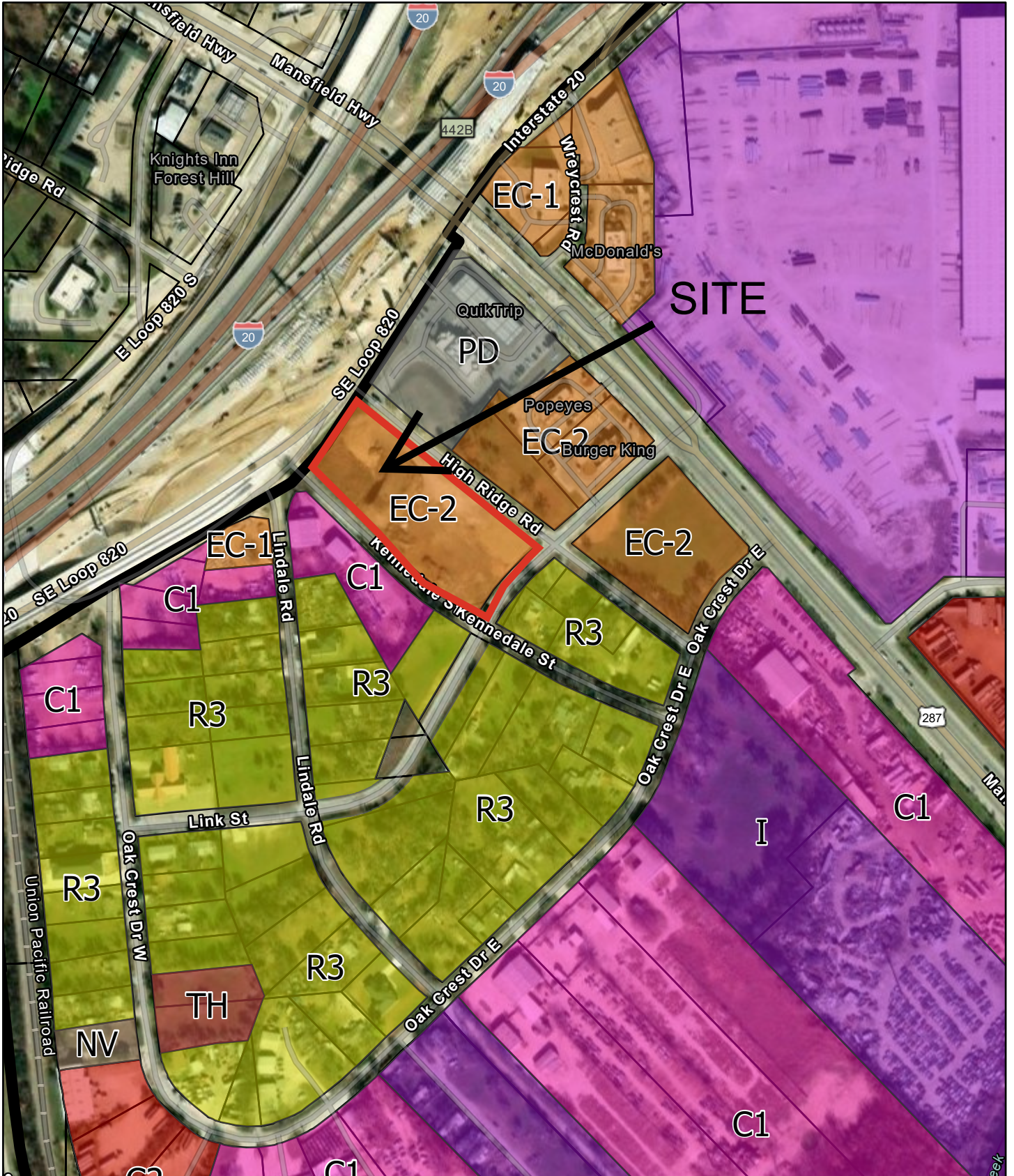
5/20/2026, 8:54:45 PM

-  City Limits
-  TAD Parcels
-  Site



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

# PZ 26-05 Zoning Map

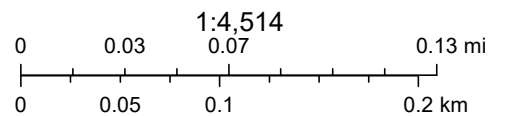


5/20/2026, 9:11:36 PM

Zoning (View)

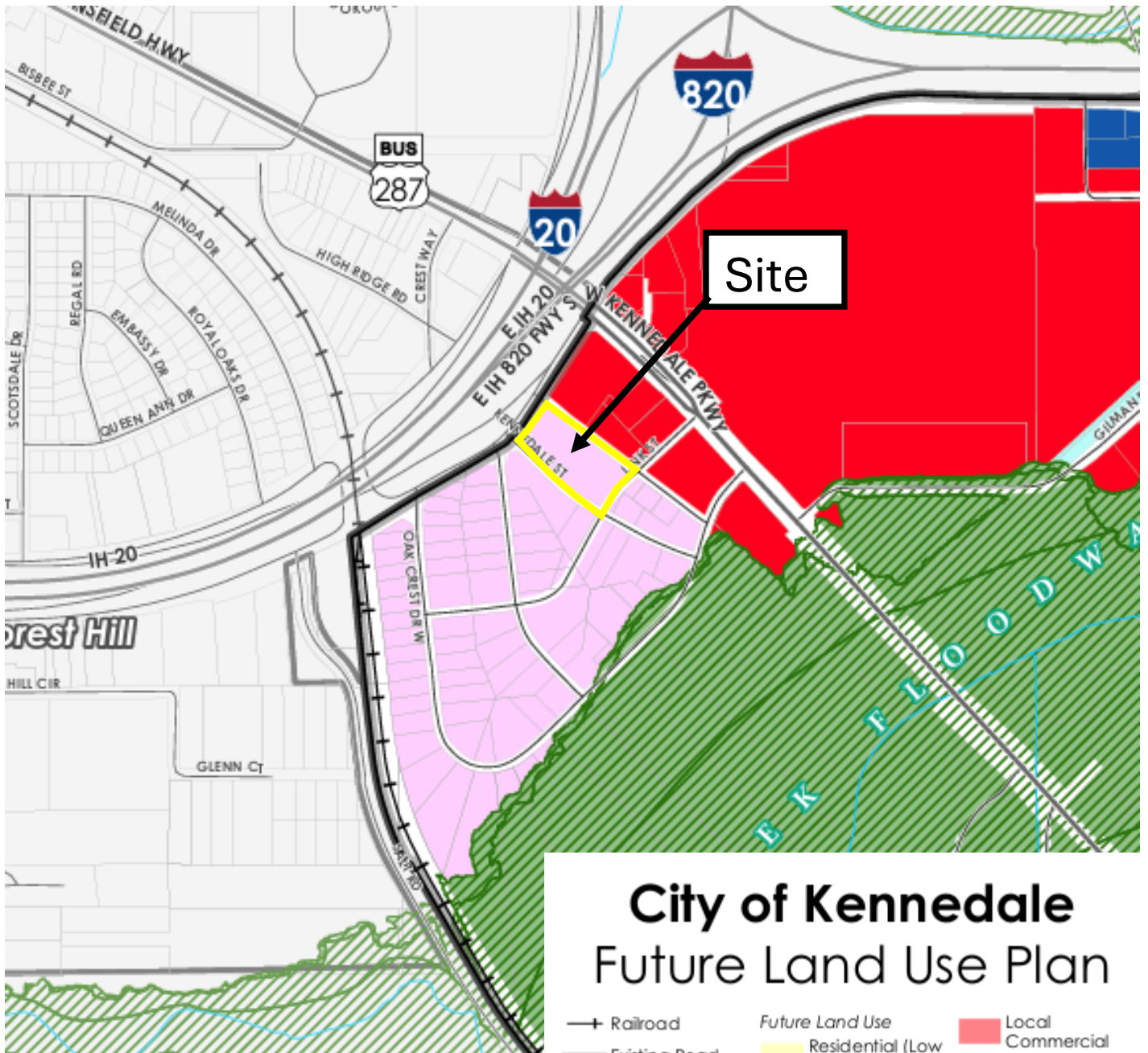
- C1 - Restricted Commercial District
- C2 - General Commercial District
- EC-1 - Employment Center 1
- EC-2 - Employment Center 2
- I - Industrial District

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



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

# PZ-26-05 Future Land Use Map



## City of Kennedale Future Land Use Plan

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>—+— Railroad</li> <li>— Existing Road</li> <li>- - - Future Road (MTP)</li> <li>~ River / Stream</li> <li>☪ Lake / Pond</li> <li>▭ Parcel</li> <li>▭ Kennedale City Limits</li> <li>▭ Kennedale ETJ</li> <li>▭ Other City Limits</li> <li>🌿 Floodplain</li> </ul> | <p><i>Future Land Use</i></p> <ul style="list-style-type: none"> <li>☐ Residential (Low Density)</li> <li>☐ Residential (Medium Density)</li> <li>☐ Residential (High Density)</li> <li>☐ Old Town</li> <li>☐ Transit Oriented Development (TOD)</li> <li>☐ TownCenter</li> </ul> | <ul style="list-style-type: none"> <li>☐ Local Commercial</li> <li>☐ General Commercial</li> <li>☐ Entertainment District</li> <li>☐ Institutional</li> <li>☐ Industrial</li> <li>☐ Utilities</li> <li>☐ City Parks, Recreation, and Open Space</li> <li>☐ Floodplain</li> </ul> |
|--|---|--|

# Staff Comments CORRECTIONS LIST



Project Type: Replat | Project Title: Replat  
ID # 26-000251 | Started: 04/23/2026 at 3:57 PM

<b>Address</b>  5400 High Ridge, Kennedale, TX USA 76060	<b>Legal</b>  Oak Crest Addition Block 5 Lot 1r Blk 5 Lot 1r S Oak Crest Addition Block 5 Lot 1r	<b>Property Info</b>  <b>Property ID:</b> 42220767
--	--	--

**Description**

Replat of Lot 1R, Block 5, Oak Crest Addition (2.543 acres) into two lots - Lot 1R1, Block 5 and Lot 1R2, Block 5, Oak Crest. Lot 1R1 (southern lot) is the site of an approved 100-key Tru by Hilton hotel currently under development (Building Permit No. 25-000134 issued, Site Development Permit No. 25-000151 issued). Lot 1R2 (northern lot) is reserved for future Phase II commercial development, approximately 7,500 SF retail/restaurant building. Property owner: Karmali Holdings, Inc. Surveyor: Geomatic Solutions, Inc., TBPLS Firm No. 10184400, Civil Engineer: Cumulus Design, Firm No. 14810.

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
<b>Miscellaneous</b>		Required: 5   Corrected: 0
<b>Plat - Replat - General Notes - Covenants and Restrictions</b> [LGC CH 212.014 (3)] By: Edward McRoy 05/20/2026 at 7:23 PM <span style="border: 1px solid red; border-radius: 10px; padding: 2px 5px; color: red; font-weight: bold;">REQUIRED</span>	(Action) Add a note to the face of the plat stating, "This plat does not amend or remove any covenants or deed restrictions".	Normal
<b>Plat-Replat- Easement</b> [UDC 26.17.B.2.] By: Edward McRoy 05/20/2026 at 3:39 PM <span style="border: 1px solid red; border-radius: 10px; padding: 2px 5px; color: red; font-weight: bold;">REQUIRED</span>	(Conditional) It appears (particularly along the eastern boundary), that the property line may be slightly deflecting from the previously shown line. If this is true, a slight variation in the 10' utility easements previously dedicated may be intended. Please clarify as may be appropriate.	Normal
<b>Plat - Replat- Meets and Bounds Description</b> [UDC 26.17.B.2.] By: Edward McRoy 05/20/2026 at 2:42 PM <span style="border: 1px solid red; border-radius: 10px; padding: 2px 5px; color: red; font-weight: bold;">REQUIRED</span>	Correct the following items in the Metes and Bounds Description:  A) (Conditional) The Point of Beginning (POB) is indicated as a Capped Iron Rod that is described as being "set" and also a corner for the previously established Lot 1R which was indicated to have been set in	Normal

that filed plat. Change this to "found" if no new monument is being established. If a new monument is being emplaced, a Point of Commencing (POC) should be identified with said POC being an established monument.

B) (Action) In the Point of Beginning (POB) the corner listed is identified as being the "northwest" corner of the former Lot 1R, Blk 5 whereas it is in fact the northeast corner. Please correct.

C) (Action) In the third Call from the Beginning, the number sequence of the call is wrong (2 vs.3) and it is listed as being the Northeast corner of the former Lot 1R when it is the southeast corner.

D) (Action) In the fifth Call from the Beginning, the CIRS is indicated to be the "southeast" corner of the former Lot 1R when it is the southwest corner. Please clarify if this is a new or found monument as there appear to have been previous corners set with the previous plat for this parcel.

E) (Action) In the ninth Call from the Beginning the corner is described as the "Southwest" corner of the parcel whereas it is actually the northwest corner.

F) (Conditional) It is generally unclear if a number of monuments shown are new and "set" or if existing monuments in close proximity to the property boundary have been used or not identified. Please correct or identify as may be appropriate.

---

**Plat - Replat - Build to Line Note** [UDC  
26.17.B.2.]

By: *Edward McRoy*  
05/20/2026 at 12:37 PM

REQUIRED

(Action) Add a note to the face of the plat  
which states the following:

"The lots in this plat are subject to Build-To  
requirements established in the  
Employment Center District of the  
Kennedale Unified Development Code".

Normal

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**Plat - Replat - City Limits** [UDC  
26.17.B.2.]

By: *Edward McRoy*  
05/20/2026 at 11:43 AM

REQUIRED

(Action) Show and label the City limit  
boundary on the face of the plat drawing

Normal

---

**Informational Note - Comment Types** Please be aware of the following

Normal

[N/A]

By: Edward McRoy  
05/19/2026 at 1:19 PM

Comments are categorized into three(3) different types as described below:

**NOTE**

(Action) Comments listed with this are those that require a correction of a deficiency, where additional information or an additional process is required, or where information submitted is insufficient.

(Conditional) Comments listed with this indicate situations in which a correction or a deficiency MAY apply IF certain circumstances are true, but information supplied or available is insufficient to make such a determination. Applicants typically must supply additional information or amend submitted materials in these circumstances. Submittal of new information in response to a (Conditional) comment may result in additional (Action) items be identified or additional modifications being required to submitted plans.

(Informational) Comments listed with this indicate advice, information, questions, suggestions, or observations that do not require corrective action, but which may be provided to better inform the applicant on potential options, alterations, processes or circumstances which City Staff believes may be helpful for improved design or operations, or which may benefit the applicant, the City, or general public for the enhancement of health, safety, or general welfare of the community.



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

<b>MEETING DATE:</b> MAY 28, 2026
<b>AGENDA ITEM NUMBER:</b> Public Hearing ITEM IV.B.2.

**SUBJECT**

PZ CASE #26-06 Conduct a public hearing and consider recommendation of approval for a proposed replat of the property located at 600 W Kennedale Pkwy Parcel # 04478924, Block 1, Lots 8R1, 8R2, and 8R3, Woodlea Acres Addition Being a Replat of Lot 8, Block 1, Woodlea Acres Addition to the City of Kennedale, Tarrant County, Texas.

**ORIGINATED BY:** Edward McRoy, Director of Community Development

**AREA SUMMARY**

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
C-2 Commercial	N/A - No Change	Entertainment District

Nearby Zoning/Use			
Northwest	C-2 – Commercial (future convenience store)	Northeast	R1 Residential (church/institutional)
Southeast	C- 2 Commercial (automotive repair)	Southwest	OT-2 Old Town (automotive & outside storage)

**BACKGROUND / ANALYSIS / REVIEW**

This plat proposes splitting an existing lot along Bowman Springs Road into three (3) lots for retail/commercial development. IN October of 2025 the BOA approved a reduction in setbacks from the rear and east of the property to provide it with adequate developable space. The only matter of significance with the plat is staff’s recommendation that a common access easement (CAE) be provided in the site to connect each of the three pad sites. This will facilitate cross-lot traffic and better turning movements.

**FINDINGS & CONCLUSIONS**

The proposed plat: Complies with the Future Land Use Plan  
 Complies with C-2 Zoning District requirements  
 Complies with Subdivision Standards except for Staff Comments listed in Attachment 5

**RECOMMENDATIONS**

Staff - Conditional Approval subject to compliance with Staff Comments listed in Attachment 5

**ATTACHMENTS**

1	Location Map	7	Application Form		
2	Zoning Map	8	Tax Statement		
3	Land Use Plan Map	9	Notification Buffer Map		
4	Proposed Plat	10	Notification Letter		
5	Staff Notes/Comments				
6	Owner Affidavit				

# City of Kennedale Replat Application

APPLICANT NAME: Stefan Kenyon DATE: 04/30/2026  
CURRENT LEGAL DESCRIPTION: Woodlea Acres Addition Block 1 Lot 8 ACRES: 1.618  
CURRENT ZONING: C2 PROPOSED ZONING: C2  
BEING PLATTED AS: SUBDIVISION NAME Woodlea Acres  
LOTS: 8R1, 8R2, 8R3 BLOCKS: 1 PHASES: 1

PROPERTY ADDRESS: 600 W. Kennedale Pkwy, Kennedale, Texas 76060  
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 1380 US 287 Frontage Rd, Suite 101

## PROJECT CONTACT INFORMATION

OWNER OF RECORD: Kennedale Economic Development Corporation  
ADDRESS: 405 Municipal Drive PHONE: 817-985-2105  
(mailing)  
CITY: Kennedale STATE: Tx ZIP: 76060

SURVEYOR: Drew Lonigro  
ADDRESS: 1380 US 287 Frontage Rd, Suite 101 PHONE: 918-859-7241  
(mailing)  
CITY: Mansfield STATE: Tx ZIP: 76063

ENGINEER: Sam Hanna  
ADDRESS: 1380 US 287 Frontage Rd, Suite 101 PHONE: 682-553-9474  
(mailing)  
CITY: Mansfield STATE: Tx ZIP: 76063

DEVELOPER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
(mailing)  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	123515	Legal Ad - IPL0338871		1.0	63.0L

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bdahl@cityofkennedale.com;tcoc@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:  
 05/08/26 Print

**CITY OF KENNEDALE  
 NOTICE OF  
 PUBLIC HEARING(S)**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR PUBLIC HEARING FOR THE FOLLOWING CASE(S) ON THURSDAY, MAY 28, 2026 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, SUBSEQUENT PUBLIC HEARINGS FOR THIS CASE(S) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON JUNE 16, 2026 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE 26-04 CONSIDER A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 14, "SIGNS" TABLE 14.7 "PERMANENT SIGN REQUIREMENTS" TO AMEND THE "EMPLOYMENT CENTER DISTRICTS (EC-1 AND EC-2)" SECTION RELATING TO POLE SIGN STANDARDS AND TO AMEND THE "SIGNS, CHANGEABLE ELECTRONIC VARIABLE MESSAGE (CEVMS)" SECTION. RELOCATING SAID SECTION WITHIN TABLE 14.7 AND AMENDING SAID SECTION RELATING TO THE STANDARDS AND APPROVAL PROCESS FOR SAID SIGN TYPES.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 5400 HIGH RIDGE RD, PARCEL # 42220767, LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5, OAK CREST ADDITION BEING ALL OF LOT 1R, BLOCK 5 OAK CREST ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 600 W KENNEDALE PKWY, PARCEL # 04478924, BLOCK 1, LOTS 8R1, 8R2, AND 8R3, WOODLEA ACRES ADDITION BEING A REPLAT OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

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 OR VISIT THE CITY OF KENNEDALE'S WEBSITE AT WWW.CITYOFKENNEDEALE.COM.

IPL0338871  
 May 8 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**CITY OF KENNEDALE  
NOTICE OF  
PUBLIC HEARING(S)**

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IPL0338871  
May 8 2026



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 BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004478924
AD NUMBER: 47685 1 8
CERTIFICATE NO : 147314170

DATE : 5/1/2026
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

WOODLEA ACRES ADDITION BLOCK 1
LOT 8

0000600 W KENNEDALE PKWY
3.05 ACRES

REQUESTED BY

KENNEDALE ECONOMIC
DEVELOPMENT CORP

PROPERTY OWNER

KENNEDALE ECONOMIC
DEVELOPMENT CORP

405 MUNICIPAL DR
KENNEDALE TX 76060

405 MUNICIPAL DR
KENNEDALE TX 76060

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 : KENNEDALE ECONOMIC DEVELOPMENT CORP
ACCOUNT NUMBER: 00004478924
TOTAL CERTIFIED TAX: \$0.00

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

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

[Signature] Deputy



D226086819

05/07/2026 12:52 PM

Page: 1 of 2

Fees: \$69.00

PLAT
SUBMITTER: TINA COX

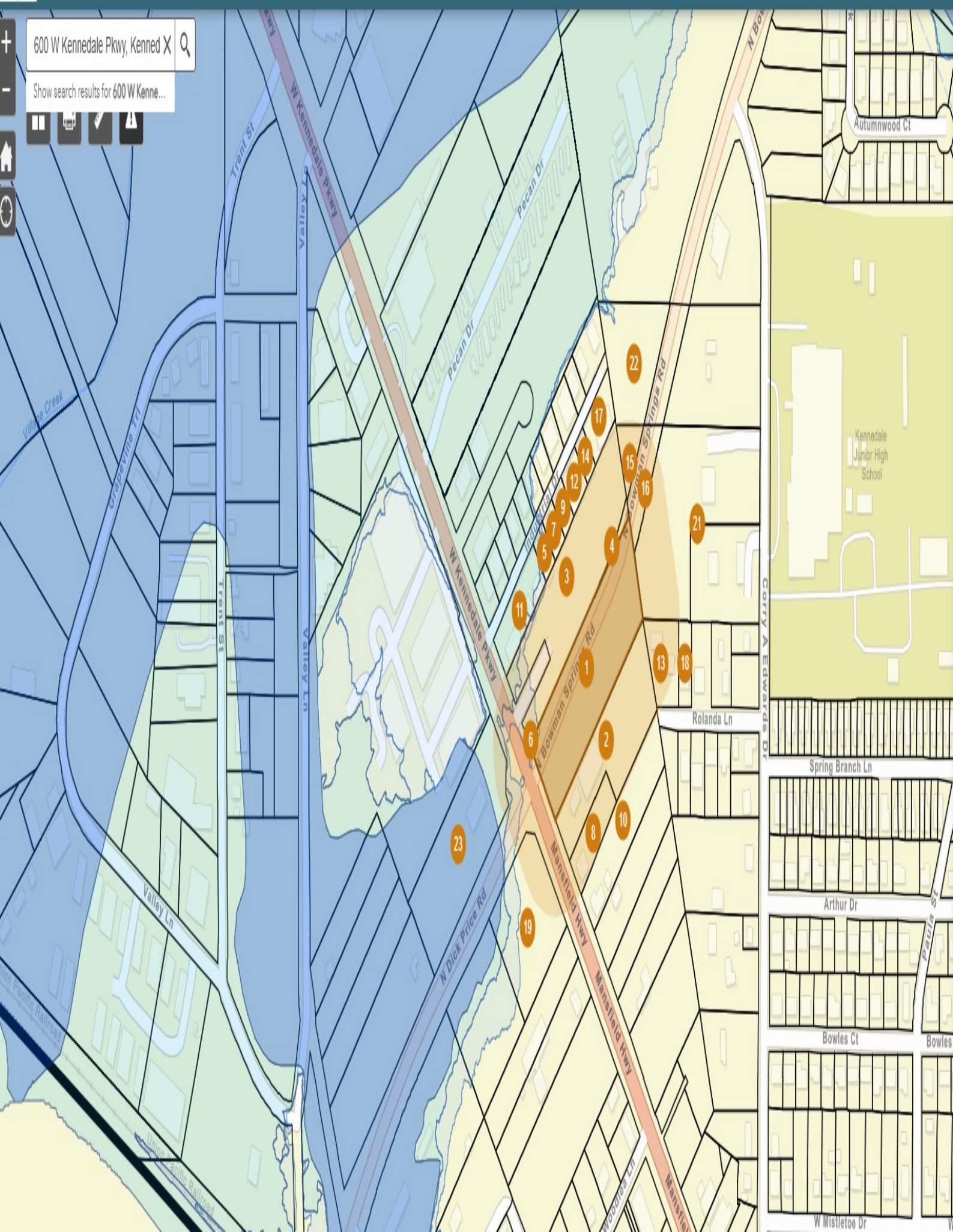
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK





600 W Kennedale Pkwy, Kenned X

Show search results for 600 W Kenne...





## PLANNING AND ZONING NOTICE OF PUBLIC HEARING

May 7, 2026

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, May 28, 2026 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE 26-06 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 600 W KENNEDALE PKWY, PARCEL # 04478924, BLOCK 1, LOTS 8R1, 8R2, AND 8R3, WOODLEA ACRES ADDITION BEING A REPLAT OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.**

A second public hearing for this case will be held before City Council on Tuesday, June 16, 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](mailto:emcroy@cityofkennedale.com).

The agenda will be posted at least three days before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas).

Sincerely,

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





STATE OF TEXAS:

COUNTY OF TARRANT:

LEGAL DESCRIPTION

BEING A 1.618 ACRE PORTION OF LOT 8, BLOCK 1, OF THE WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 388-A, PAGE 130, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AS CONVEYED TO KENNEDALE ECONOMIC DEVELOPMENT CORPORATION, IN A DEED RECORDED IN INSTRUMENT NUMBER D213009175, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT 1.41 ACRES TO BE DEDICATED AS NORTH BOWMAN SPRINGS ROAD RIGHT-OF-WAY, IN A PLAT, NOT FOUND TO BE RECORDED AT TIME OF SURVEY, TO BE PREPARED BY SHIELD ENGINEERING;

BEGINNING AT A 5/8-INCH IRON ROD FOUND WITH BLUE CAP, STAMPED "SHIELD ENG", SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 10R, BLOCK 1, OF THE WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN CABINET B, SLIDE 2328, P.R.T.C.T., AS CONVEYED TO NEW MILLENNIUM MINISTRIES INC, IN A DEED RECORDED IN VOLUME 16327, PAGE 237, D.R.T.C.T., SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT A6, OF THE WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 388-29, PAGE 295, P.R.T.C.T., AS CONVEYED TO THE NGOC D. BUI AND NGOCANH L. TRAN REVOCABLE LIVING TRUST IN A DEED, RECORDED IN INSTRUMENT NUMBER D216123883, D.R.T.C.T., SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 7, OF THE SAID WOODLEA ACRES ADDITION, AS CONVEYED TO SILVER TRIANGLE LLC, IN A DEED, RECORDED IN INSTRUMENT NUMBER D208058266, D.R.T.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 7, SOUTH 47 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 619.96 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST KENNEDALE PARKWAY; THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 7, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST KENNEDALE PARKWAY, NORTH 42 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 75.30 FEET, TO A 5/8-INCH IRON ROD FOUND, SAID POINT BEING ON THE APPARENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH BOWMAN SPRINGS ROAD;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WEST KENNEDALE PARKWAY AND FOLLOWING THE APPARENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH BOWMAN SPRINGS ROAD, THE FOLLOWING COURSES:

NORTH 02 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.45 FEET, TO A 1/2-INCH IRON ROD FOUND;

NORTH 47 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 412.69 FEET, TO A 5/8-INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 1,052.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 24 MINUTES 08 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 41 DEGREES 08 MINUTES 04 SECONDS EAST, A CHORD DISTANCE OF 227.27 FEET;

FOLLOWING ALONG SAID TANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 227.72 FEET, TO A 5/8-INCH IRON ROD FOUND WITH BLUE CAP, STAMPED "SHIELD ENG", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF SAID LOT 10R;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH BOWMAN SPRINGS ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 10R, SOUTH 21 DEGREES 26 MINUTES 52 SECONDS EAST, A DISTANCE OF 142.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 70,499.85 SQUARE FEET, OR 1.618 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, \_\_\_\_\_, DO 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, RIGHT-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

(SIGNATURE)

STATE OF TEXAS: §  
COUNTY OF TARRANT: §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE 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 THERETO 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: \_\_\_\_\_

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

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

OWNER:  
KENNEDALE ECONOMIC DEVELOPMENT CORPORATION  
405 MUNICIPAL DRIVE  
KENNEDALE, TEXAS 76060

SURVEYOR:  
HANNA SURVEYING AND ENGINEERING, LLC  
SAM HANNA  
1380 US 287 FRONTAGE RD., STE. 101  
MANSFIELD, TX 76063  
(682) 553-9474  
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

\* NOTES \*

1. THE PURPOSE OF THIS SURVEY IS TO CREATE 3 LOTS OUT OF LOT 8, BLOCK 1, OF THE WOODLEA ACRES ADDITION, LOCATED AT 600 W. KENNEDALE PKWY, KENNEDALE, TARRANT COUNTY, TEXAS.
2. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. FOOT.
3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
5. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0340K, DATED 09/25/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

FIELD SURVEY BY: JC DATE: 04/30/2026 PROJECT NO. 25-1438  
DRAWN BY: SK SCALE: 1" = 30' SAM@HANNA-SE.COM

**HSE HANNA SURVEYING & ENGINEERING LLC.**

KNOW ALL MEN BY THESE PRESENTS:

I, NICHOLAS D. LONGRO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR 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.



NICHOLAS D. LONGRO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 7249

DATE: \_\_\_\_\_

PHONE NUMBER: (918) 859-7241

CERTIFICATE OF APPROVAL

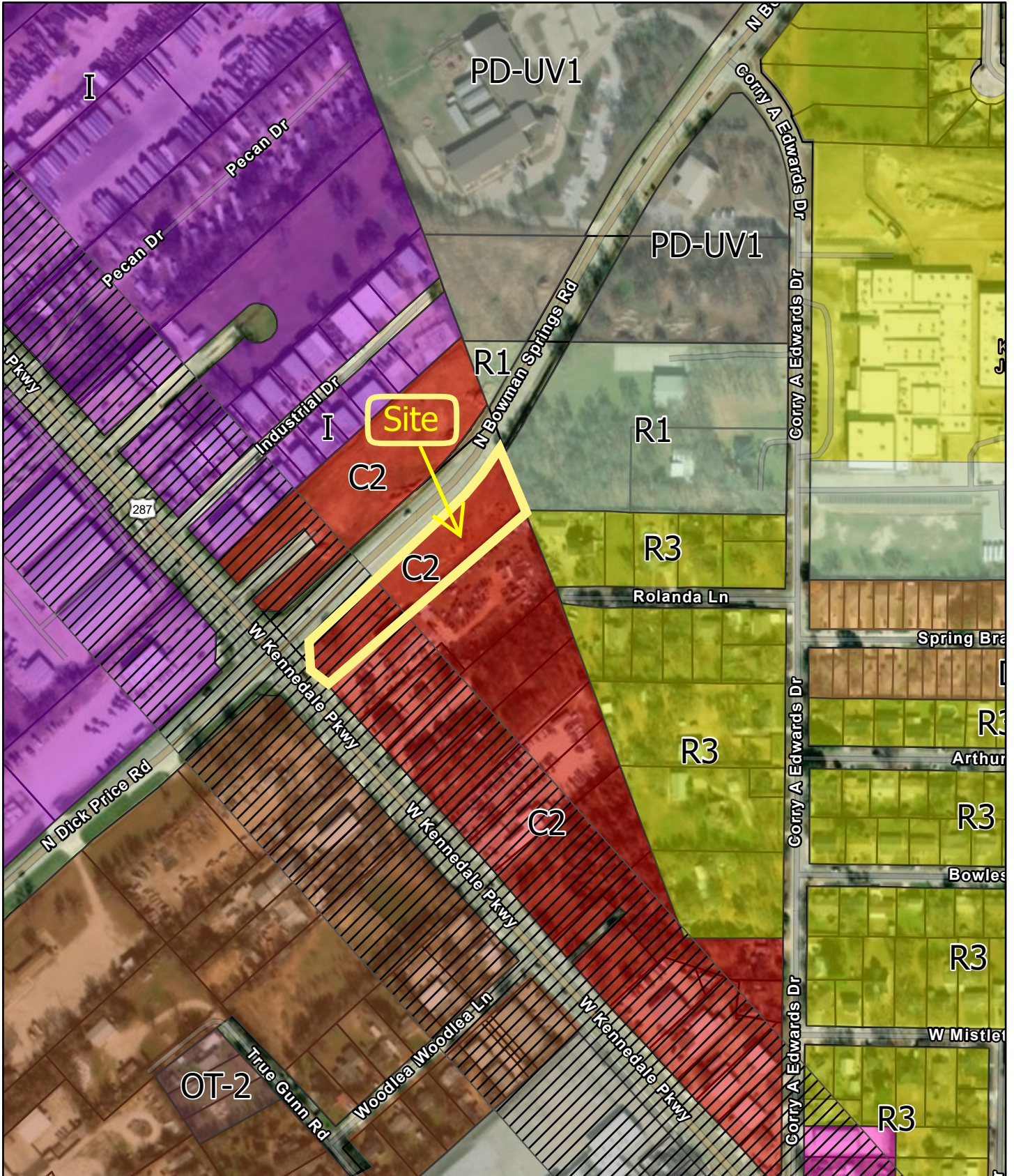
THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

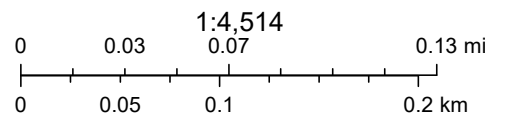
REPLAT  
LOTS 8R1, 8R2, & 8R3, BLOCK 1  
BEING A REPLAT OF LOT 8, BLOCK 1  
WOODLEA ACRES ADDITION VOL. 388-A, PG. 130,  
P.R.T.C.T.  
JACOB PRICKETT SURVEY, ABSTRACT NUMBER 1225  
KENNEDALE, TARRANT COUNTY, TEXAS  
1.618 ACRES

# PZ-26-06 Zoning Map



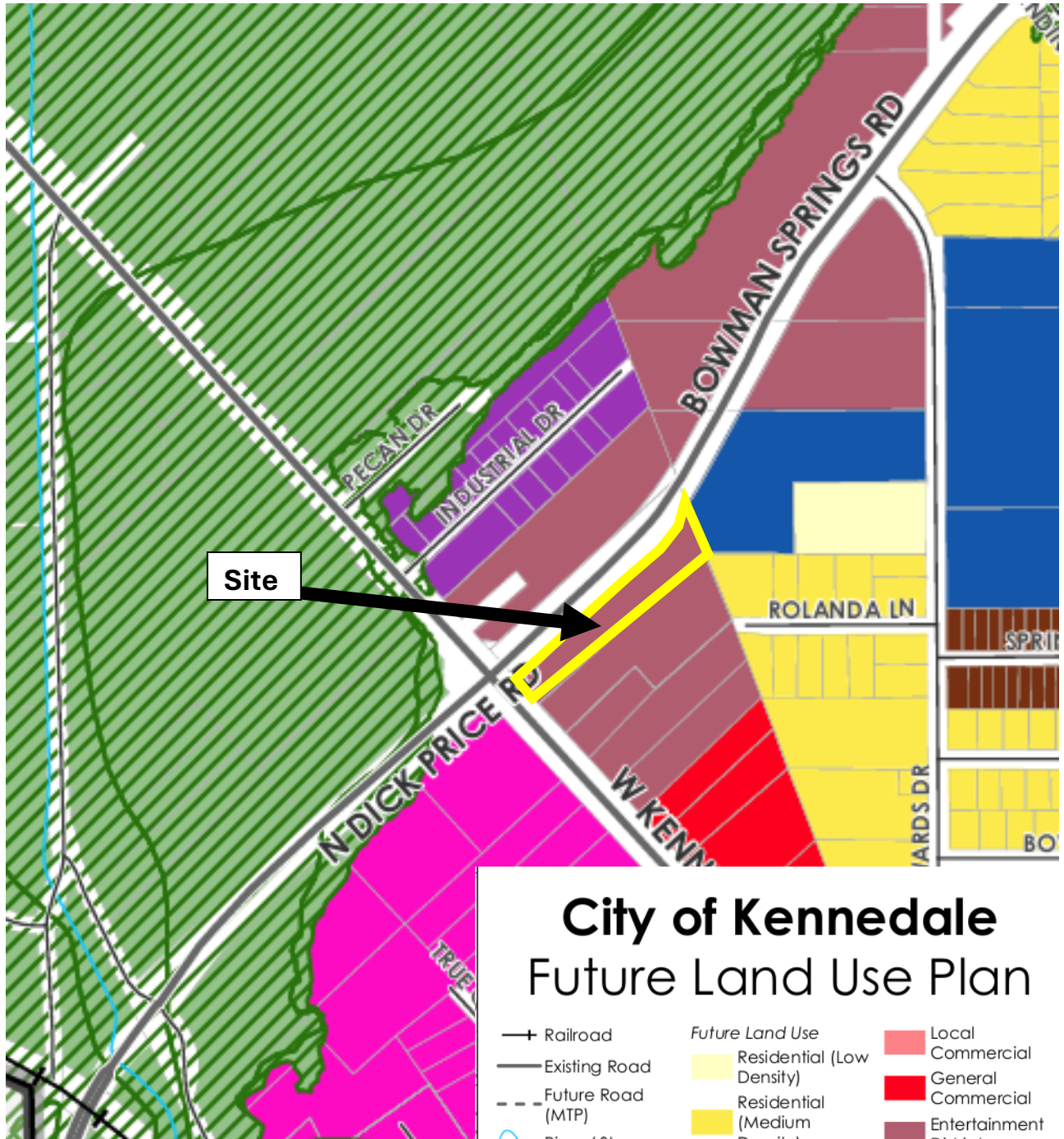
5/21/2026, 3:32:23 PM

- |   |   |
|---|---|
| Overlay Districts - Business 287 and Interstate 20/820 Loop | OT-4 - Old Town Sub-District 4                        |
| Zoning (View)   | R1 - Single Family Residential District               |
| C1 - Restricted Commercial District                         | R3 - Single Family Residential District               |
| C2 - General Commercial District                            | PD - Planned Development District                     |
| D - Two Family (Duplex) Residential District                | PD-UV1 - Planned Development District - Urban Village |
| I - Industrial District                                     | TAD Parcels   |
| OT-2 - Old Town Sub-District 2                              |   |



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

# PZ 26-06 Future Land Use Plan



## City of Kennedale Future Land Use Plan

- |                         |                                    |  |
|-------------------------|------------------------------------|--|
| —+— Railroad            | Future Land Use                    | Local Commercial                       |
| — Existing Road         | Residential (Low Density)          | General Commercial                     |
| - - - Future Road (MTP) | Residential (Medium Density)       | Entertainment District                 |
| ~ River / Stream        | Residential (High Density)         | Institutional                          |
| ☪ Lake / Pond           | Old Town                           | Industrial                             |
| ▭ Parcel                | Transit Oriented Development (TOD) | Utilities                              |
| ▭ Kennedale City Limits | TownCenter                         | City Parks, Recreation, and Open Space |
| ▭ Kennedale ETJ         |                                    | Floodplain                             |
| ▭ Other City Limits     |                                    |  |
| 🌿 Floodplain            |                                    |  |

# Staff Comments CORRECTIONS LIST



Project Type: Replat | Project Title: Replat

ID # 26-000268 | Started: 05/01/2026 at 5:00 PM

<p><b>Address</b></p> <p>600 W Kennedale, Kennedale, TX USA 76060</p>	<p><b>Legal</b></p> <p>Woodlea Acres Addition Block 1 Lot 8 Blk 1 Lot 8 S Woodlea Acres Addition Block 1 Lot 8</p>	<p><b>Property Info</b></p> <p><b>Property ID:</b> 04478924</p>
---	--	---

<p><b>Description</b></p> <p>Replat of property</p>
---

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 3   Corrected: 0

**Informational Note - Comment Types**

[N/A]

By: Edward McRoy  
05/21/2026 at 6:32 PM

**NOTE**

Please be aware of the following  
Comments are categorized into three(3) different types as described below:

- (Action) Comments listed with this are those that require a correction of a deficiency, where additional information or an additional process is required, or where information submitted is insufficient.
- (Conditional) Comments listed with this indicate situations in which a correction or a deficiency MAY apply IF certain circumstances are true, but information supplied or available is insufficient to make such a determination. Applicants typically must supply additional information or amend submitted materials in these circumstances. Submittal of new information in response to a (Conditional) comment may result in additional (Action) items be identified or additional modifications being required to submitted plans.
- (Informational) Comments listed with this indicate advice, information, questions, suggestions, or observations that do not require corrective action, but which may be provided to better inform the applicant on potential options, alterations, processes or circumstances which City Staff believes may be helpful for improved design or operations, or which may benefit the applicant, the City, or general public for the enhancement of health, safety, or general welfare of the community.

---

**Plat - Replat - Shared/Common  
Access Drives** [UDC 12.6.C.3.]  
By: Edward McRoy  
05/21/2026 at 6:18 PM

REQUIRED

(Action) Due to the adjacency of this site to a major thoroughfare, proximity to the intersection of two major thoroughfares, and local traffic conditions interconnection of these lots with drives is determined to be warranted to facilitate vehicular travel access and between lots. Provide a common access easement (CAE) across the three proposed lots and connecting to the adjacent Lot 10R, Block 1, Woodlea Acres Addition. The CAE should generally parallel North Bowman Springs Road where an internal drive is expected and be of a sufficient width (min 24' for a two-way drive, 12' for a one-way travel lane) to cover travel lanes. At least two connection points for driveways to Bowman Springs Road should be included.

Normal

---

**Plat - Replat - Surrounding Property  
Information** [UDC 26.17.B.2.]  
By: Edward McRoy  
05/21/2026 at 12:26 PM

REQUIRED

(Conditional) Appraisal District records indicate the lot directly south of this property shown on the face of this plat is Lot "7A" vs Lot 7. Correct as may be applicable on the face of the plat Drawing as references within the meets and bounds description.

Normal

---

**Plat - Replat - General Notes -  
Covenants and Restrictions** [LGC CH  
212.014 (3)]  
By: Edward McRoy  
05/21/2026 at 11:47 AM

REQUIRED

(Action) Add a note to the face of the plat stating, "This plat does not amend or remove any covenants or deed restrictions".

Normal

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

**MEETING DATE:** May 28, 2026

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

**SUBJECT**

**PZ CASE 26-04** CONSIDER A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 14, "SIGNS" TABLE 14.7 "PERMANENT SIGN REQUIREMENTS" TO AMEND THE "EMPLOYMENT CENTER DISTRICTS (EC-1 AND EC 2)" AND "COMMERCIAL AND INDUSTRIAL DISTRICTS" (C-0, C-1, C-2 & I) SECTION RELATING TO "POLE SIGN" STANDARDS, AND TO AMEND "CHANGEABLE ELECTRONIC VARIABLE MESSAGE (CEVMS)" STANDARDS.

**ORIGINATED BY:** Edward McRoy Director of Community Development

**SUMMARY:**

City Staff is concerned that standards in the Unified Development Code (UDC) for properties located along I-20 are somewhat restrictive with regards to pole signs and digital signs (Changeable Electronic Variable Message Sign or CEVMS). The restrictions can hamper businesses along this thoroughfare and limit the draw of economic activity into the City. Additionally, in Old Town (OT) Districts, the restriction against digital signage (CEVMS) limits the ability of governmental entities to promote programs or provide helpful information to the general public

With the proposed ordinance, the following changes will take place:

I-20 Frontage Road Properties:

- Allow pole signs within 40' of the I-20 frontage to be 75' high.
- Allow these signs to be increased in size to 672 square feet. (a common billboard size).
- Allow digital signs to be used.

OT-4 District Properties:

- Allow digital wall or monument signs on governmental owned sites or buildings (in OT-4 only).
- Limit the height, size, brightness, and times when these signs can be used.

Other:

- Remove certain language relating to regulating message content.

The proposal **WILL NOT**:

- Create any new non-conforming situations.
- Increase restrictions or limit uses already authorized.

**RECOMMENDATION:** Staff recommends approval.

**ATTACHMENTS**

1.	26-04 Proposed Text (BL-SO)	26-04 Proposed Text (BL-SO).pdf
2.	26-04 Proposed Text - Clean Copy	26-04 Proposed Text - Clean Copy .pdf
3.	Attachment 3 - Graphic Examples	Attachment 3 - Graphic Examples.pdf

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	123515	Legal Ad - IPL0338871		1.0	63.0L

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:  
 05/08/26 Print

**CITY OF KENNEDALE  
 NOTICE OF  
 PUBLIC HEARING(S)**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A REGULAR PUBLIC HEARING FOR THE FOLLOWING CASE(S) ON THURSDAY, MAY 28, 2026 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, SUBSEQUENT PUBLIC HEARINGS FOR THIS CASE(S) WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON JUNE 16, 2026 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE 26-04 CONSIDER A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 14, "SIGNS" TABLE 14.7 "PERMANENT SIGN REQUIREMENTS" TO AMEND THE "EMPLOYMENT CENTER DISTRICTS (EC-1 AND EC-2)" SECTION RELATING TO POLE SIGN STANDARDS AND TO AMEND THE "SIGNS, CHANGEABLE ELECTRONIC VARIABLE MESSAGE (CEVMS)" SECTION. RELOCATING SAID SECTION WITHIN TABLE 14.7 AND AMENDING SAID SECTION RELATING TO THE STANDARDS AND APPROVAL PROCESS FOR SAID SIGN TYPES.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 5400 HIGH RIDGE RD, PARCEL # 42220767, LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5, OAK CREST ADDITION BEING ALL OF LOT 1R, BLOCK 5 OAK CREST ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE 26-05 TO CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 600 W KENNEDALE PKWY, PARCEL # 04478924, BLOCK 1, LOTS 8R1, 8R2, AND 8R3, WOODLEA ACRES ADDITION BEING A REPLAT OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION TO OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

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 OR VISIT THE CITY OF KENNEDALE'S WEBSITE AT WWW.CITYOFKENNEDALE.COM.

IPL0338871  
 May 8 2026

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



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IPL0338871  
May 8 2026

[Attachment 1 Proposed Draft Text Blueline/Strikeout \(BL/SO\) form](#)

Commercial and Industrial Districts	
Pole Sign	
Location/Setbacks (min.)	10 feet
Height (max.)	<p><a href="#">Type A</a> 10 feet.</p> <p><a href="#">Type B</a> 32 feet if fronting/<a href="#">facing</a> I-20 frontage road.</p> <p><a href="#">Type C</a> 75 feet if fronting/<a href="#">facing</a> I-20 and within 40' of frontage road</p>
Size (max.)	<p><a href="#">Type A</a> 10 square feet,</p> <p><a href="#">Type B</a> 32 square feet if fronting I-20 frontage road.</p> <p><a href="#">Type C</a> 672 square ft. if fronting/<a href="#">facing</a> I-20 and within 40' of frontage road</p>
Number (max.)	One (1) per lot or parcel per 300 feet of frontage, none if monument or business center sign present.
Other	<ol style="list-style-type: none"> <li>1. <a href="#">For any sign</a> <del>if</del> fronting I-20 frontage road, the sign must be closer to that frontage than any other right-of-way.</li> <li>2. <a href="#">For a Type C TXDOT separation and spacing standards for a billboard or off-site advertising sign must be met.</a></li> </ol>

[Attachment 1 Proposed Draft Text Blueline/Strikeout \(BL/SO\) form](#)

Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only <del>in the C-1, C-2, or I districts</del> on a monument or pole sign.
Number (max.)	One (1) per parcel or lot.
Other	<p>1. Any change of pictures or information on the message board sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.</p> <p>2. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</p> <p>3. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</p> <p><del>4. Any message appearing on an electronic message board shall consist of a single line of text.</del></p>

[Attachment 1 Proposed Draft Text Blueline/Strikeout \(BL/SO\) form](#)

Employment Center Districts (EC-1 and EC-2)	
Pole Signs	
Location/Setbacks (min.)	Pole signs on High Ridge Road shall be located between the I-20 frontage road and Link Street, but shall not be located within 100 feet of Link Street. Pole signs on Wrey Crest shall not be located within 100 feet of the Kennedale Parkway. Pole signs in lawful existence before adoption of the UDC shall be considered non-conforming. Pole signs shall be spaced a minimum of 200 feet apart, as measured from center of pole to center of pole.
Height (max.)	75 feet.
Size (max.)	<del>360</del> <u>672</u> square ft
Number (max.)	EC-1: three (3) pole signs total northeast of the Kennedale Parkway and two (2) southwest of Kennedale Parkway. No more than one (1) pole sign shall be permitted per lot. Five (5) total in EC-1. EC-2: <del>Pole signs are prohibited in EC-2 except for on properties that have direct access along the I-20 frontage road.</del> A maximum of <u>one (1)</u> <del>three (3)</del> pole signs <u>per qualifying lot</u> shall be permitted within <u>the</u> EC-2 <u>district</u> .
Other	Pole signs shall not be permitted without a signed, recorded agreement, and an approved sign plan.

[Attachment 1 Proposed Draft Text Blueline/Strikeout \(BL/SO\) form](#)

Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only within 40 feet of I- 20 <a href="#">frontage road</a>
Number (max.)	One (1) per parcel or lot.
Other	<ol style="list-style-type: none"><li>1. Must be on a monopole.</li><li>2. Any change of pictures or information on the message board sign shall not produce the illusion of moving ___objects, expanding or contracting shapes, rotation or any similar effect of animation.</li><li>3. Any change of pictures or information on the message board sign shall not change more often than once ___every 10 seconds.</li><li>4. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall ___any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</li></ol>

Old Town and Village Districts- Commercial Signs	
<u>Sign, changeable electronic variable message (CEVMS).</u>	
<u>Location</u>	<u>Permitted only in the OT4 District on a parcel of land owned by a Federal or State of Texas agency or a political subdivision of the State of Texas.</u>
<u>Number (max.)</u>	<u>One (1) per parcel or lot or one per building on a multi-building campus location.</u>
<u>Height (max.)</u>	<u>6 feet</u>
<u>Size (max.)</u>	<u>15 square feet</u>
<u>Other</u>	<ol style="list-style-type: none"> <li><u>1. Must be on a monument sign or wall sign</u></li> <li><u>2. Any change of pictures or information on the message board sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.</u></li> <li><u>3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</u></li> <li><u>4. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</u></li> <li><u>5. Each image or message to be a static display. No Flashing, animation, or changing of colors.</u></li> <li><u>5. If facing any residential property must not be in operation before 6:AM nor after 11 PM.</u></li> </ol>

Attachment 2 Proposed Draft Text Clean Copy

Commercial and Industrial Districts	
Pole Sign	
Location/Setbacks (min.)	10 feet
Height (max.)	Type A 10 feet. Type B 32 feet if fronting/facing I-20 frontage road. Type C 75 feet if fronting/facing I-20 and within 40' of frontage road.
Size (max.)	Type A 10 square feet. Type B 32 square feet if fronting I-20 frontage road. Type C 672 square ft. if fronting/facing I-20 and within 40' of frontage road
Number (max.)	One (1) per lot or parcel per 300 feet of frontage, none if monument or business center sign present.
Other	<ol style="list-style-type: none"> <li>1. For any sign fronting I-20 frontage road, the sign must be closer to that frontage than any other right-of-way.</li> <li>2. For a Type C TXDOT separation and spacing standards for a billboard or off-site advertising sign must be met.</li> </ol>

Attachment 2 Proposed Draft Text Clean Copy

Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only on a monument or pole sign.
Number (max.)	One (1) per parcel or lot.
Other	<ol style="list-style-type: none"><li>1. Any change of pictures or information on the message board sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.</li><li>2. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</li><li>3. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</li></ol>

Attachment 2 Proposed Draft Text Clean Copy

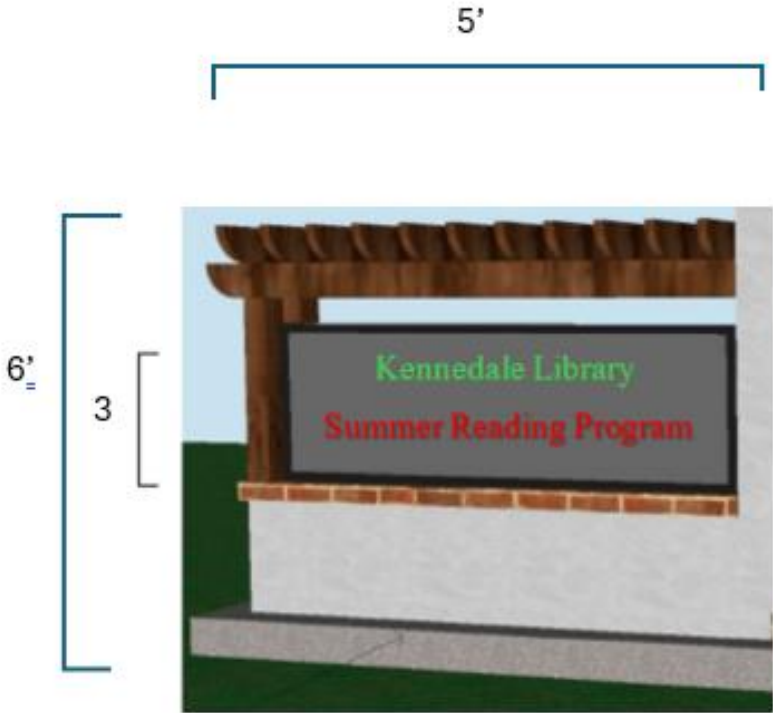
Employment Center Districts (EC-1 and EC-2)	
Pole Signs	
Location/Setbacks (min.)	Pole signs on High Ridge Road shall be located between the I-20 frontage road and Link Street, but shall not be located within 100 feet of Link Street. Pole signs on Wrey Crest shall not be located within 100 feet of the Kennedale Parkway. Pole signs in lawful existence before adoption of the UDC shall be considered non-conforming. Pole signs shall be spaced a minimum of 200 feet apart, as measured from center of pole to center of pole.
Height (max.)	75 feet.
Size (max.)	672 square ft
Number (max.)	EC-1: three (3) pole signs total northeast of the Kennedale Parkway and two (2) southwest of Kennedale Parkway. No more than one (1) pole sign shall be permitted per lot. Five (5) total in EC-1. EC-2: A maximum of one (1) pole sign per qualifying lot shall be permitted within the EC-2 district .
Other	Pole signs shall not be permitted without a signed, recorded agreement, and an approved sign plan.

Attachment 2 Proposed Draft Text Clean Copy

Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only within 40 feet of I- 20 frontage road
Number (max.)	One (1) per parcel or lot.
Other	<ol style="list-style-type: none"><li>1. Must be on a monopole.</li><li>2. Any change of pictures or information on the message board sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.</li><li>3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</li><li>4. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</li></ol>

Old Town and Village Districts- Commercial Signs	
Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only in the OT4 District on a parcel of land owned by a Federal or State of Texas agency or a political subdivision of the State of Texas.
Number (max.)	One (1) per parcel or lot or one per building on a multi-building campus location.
Height (max.)	6 feet
Size (max.)	15 square feet
Other	<ol style="list-style-type: none"> <li>1. Must be on a monument sign or wall sign</li> <li>2. Any change of pictures or information on the message board sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.</li> <li>3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</li> <li>4. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall any such sign have a luminance greater than 200 foot-candles for any portion of the sign within a circle two (2) feet in diameter. The restriction of luminance in this section shall be determined from any other premises or from any public right-of-way.</li> <li>5. Each image or message to be a static display. No Flashing, animation, or changing of colors.</li> <li>5. If facing any residential property must not be in operation before 6:AM nor after 11 PM.</li> </ol>

Attachment 3 - Graphic Examples for informational purposes only



**From:** [Moore, Teresa](#)  
**To:** [Edward McRoy](#)  
**Subject:** PZ CASE 26-04 Sign Code Amendments  
**Date:** Thursday, April 23, 2026 11:22:30 AM  
**Attachments:** [jmaoe003.png](#)

You don't often get email from [teresamoore@clearchannel.com](mailto:teresamoore@clearchannel.com). [Learn why this is important](#)

Dear Mr. McRoy,

I'm reaching out regarding the case on tonight's Planning & Zoning Committee Agenda regarding signs along I-20. Clear Channel currently operates several off-premise signs in Kennedale. We support the changes and hope to qualify for a permit to convert one or more of our existing signs to digital technology when the ordinance changes go into effect. Can you share the projected timeline for the discussion and different levels of review/approval? I am assuming that once through P&Z, it will go to either a City Council Committee or the City Council as a whole for further consideration? I won't be able to attend this evening's meeting due to a scheduling conflict, but did want to weigh in briefly regarding one aspect of the proposed changes.

As you are considering the duration of each static message, we respectfully recommend adjusting the minimum duration from 10 seconds to 8 seconds to align with the TXDOT standard of 8 seconds. This simply provides a uniform operating standard that the state and an overwhelming majority of Texas municipalities already follow. A link to the Texas Administrative Code specific to the operation of electronic signs is below, as is a screenshot of the applicable provision.

[TAC 21.196 Requirements for an Electronic Sign](#)

<b>TAC RULE</b>	<b>HISTORICAL</b>	<b>TEXAS REGISTER</b>	<b>VIEW PDF</b>
<b>Title 43</b>		TRANSPORTATION	
<b>Part 1</b>		TEXAS DEPARTMENT OF TRANSPORTATION	
<b>Chapter 21</b>		RIGHT OF WAY	
<b>Subchapter I</b>		REGULATION OF SIGNS ALONG INTERSTATE AND PRIMARY HIGHWAYS	
<b>Division 1</b>		SIGNS	
<b>Rule §21.196</b>		Requirements For an Electronic Sign	
<b>Previous Rule</b>		<a href="#">View Rule</a>	
<b>Next Rule</b>		<a href="#">View Rule</a>	
<b>Chapter Review Date</b>		04/25/2024	

- (a) Each message on an electronic sign must be displayed for at least eight seconds. A change of message must be accomplished within two seconds and must occur simultaneously on the entire sign face.
- (b) An electronic sign must:
  - (1) contain a default mechanism that freezes the sign in one position if a malfunction occurs; and
  - (2) automatically adjust the intensity of its display according to natural ambient light conditions.
- (c) The owner of an electronic sign shall coordinate with state and local authorities to display, when appropriate, emergency information important to the traveling public, such as Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages must remain in the advertising rotation according to the protocols of the agency that issues the information.
- (d) The department will share the contact information required by §21.154(e) of this subchapter (relating to Permit Application) with the appropriate local authority that has jurisdiction over the location of the electronic sign.

**Source Note:** The provisions of this §21.196 adopted to be effective September 1, 2024, 49 TexReg 6256.

We will make a point to attend future discussion in person to comment publicly and look forward to walking through the process with you and your team.

Thank you,



**Teresa Moore**  
Director, Public Affairs-Dallas/Fort Worth  
3700 East Randol Mill Road | Arlington, TX 76011  
☎ 817.412.7806 📠 817.980.5963  
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[Twitter](#) [LinkedIn](#) [Insta](#) [Facebook](#) [Blog](#)

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Digital search ROI increases by 40% in campaigns with OOH.

Source: Omnicom Benchmarking, OOH ROI and Optimization in the Media Mix 2017