

PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | JUNE 25, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

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

III. REGULAR SESSION

A. CONSENT AGENDA

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

1. Approval of the minutes from the 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 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 the City of Kennedale, Tarrant County, Texas.
3. **PZ Case #26-07** to consider a replat of the properties located at 616 W. Kennedale Pkwy, Parcel #04478932 Woodlea Acres Addition Block 1 Lot 9A; 933 Bowman Springs Rd, Parcel #41517318 Woodlea Acres Addition Block 1 Lot 10R2B; and 1003 Bowman Springs Rd, Parcel #41517326 Woodlea Acres Addition Block 1 Lot 18B being a replat of Lots 1 and 2 Block 1 Wise Men 2 Addition of the City of Kennedale, Tarrant County, Texas.
4. **PZ Case #26-04** Consider a proposed amendment to the Unified Development Code (UDC) Article 14, "Signs", Table 14.7 "Permanent Sign Requirements" and Section 14.8.15, "Prohibited Signs." The specific action being to amend "Pole Sign" provisions and "Changeable Electronic

Variable Message (CEVMS)" standards. Zoning Districts affected include the "Employment Center Districts (EC-1 and EC-2)" and "Commercial and Industrial Districts (C-0, C-1, C-2, & I).

5. **PZ Case #26-09** Consider a proposed amendment to the Unified Development Code (UDC) Article 29 "Authorities" Section 29.3 "Planning and Zoning Commission" Subsections B and C to amend the number of commission members, the number needed for a quorum, and meeting requirements.
6. **P&Z Case #26-10** Consider a proposed amendment to the Unified Development Code (UDC) Article 3 "Agricultural and Residential Districts" Subsection 3.7 "Townhome Regulations." Amendments to include standards for lot and building configuration, building height, and parking standards.

IV. ADJOURNMENT



Tina Cox,
Planner

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JUNE 25, 2026 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST THREE (3) BUSINESS 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 CITY COUNCIL, KENNEDALE EDC, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JUNE 25, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JUNE 25, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.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:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JUNE 25, 2026

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: June 25, 2026

AGENDA ITEM NUMBER: Public Hearing ITEM III.B.1.

SUBJECT

PZ CASE #26-05 Conduct a public hearing and consider an approval of recommendation for 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.

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

RECOMMENDATIONS

Staff – Approve

ATTACHMENTS

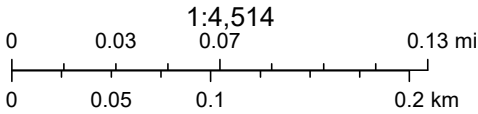
1	Location Map				
2	Zoning Map				
3	Land Use Plan Map				
4	Proposed Plat				
5	Application Form				
6	Tax Statement				

PZ -26-05 Location Map



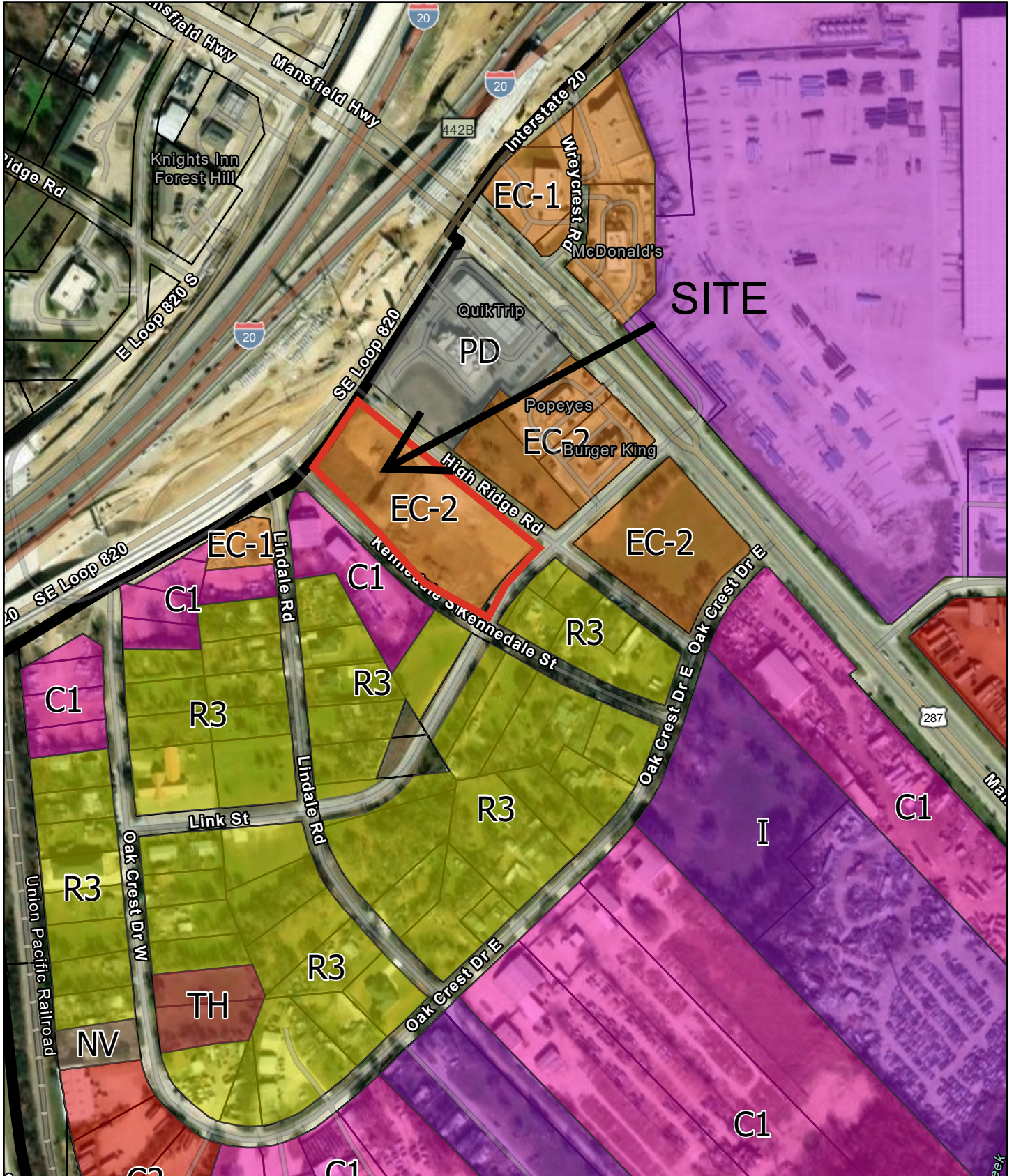
5/20/2026, 8:54:45 PM

-  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

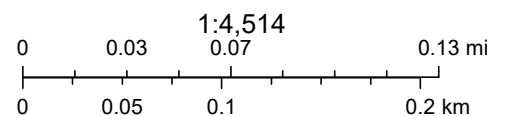


5/20/2026, 9:11:36 PM

Zoning (View)

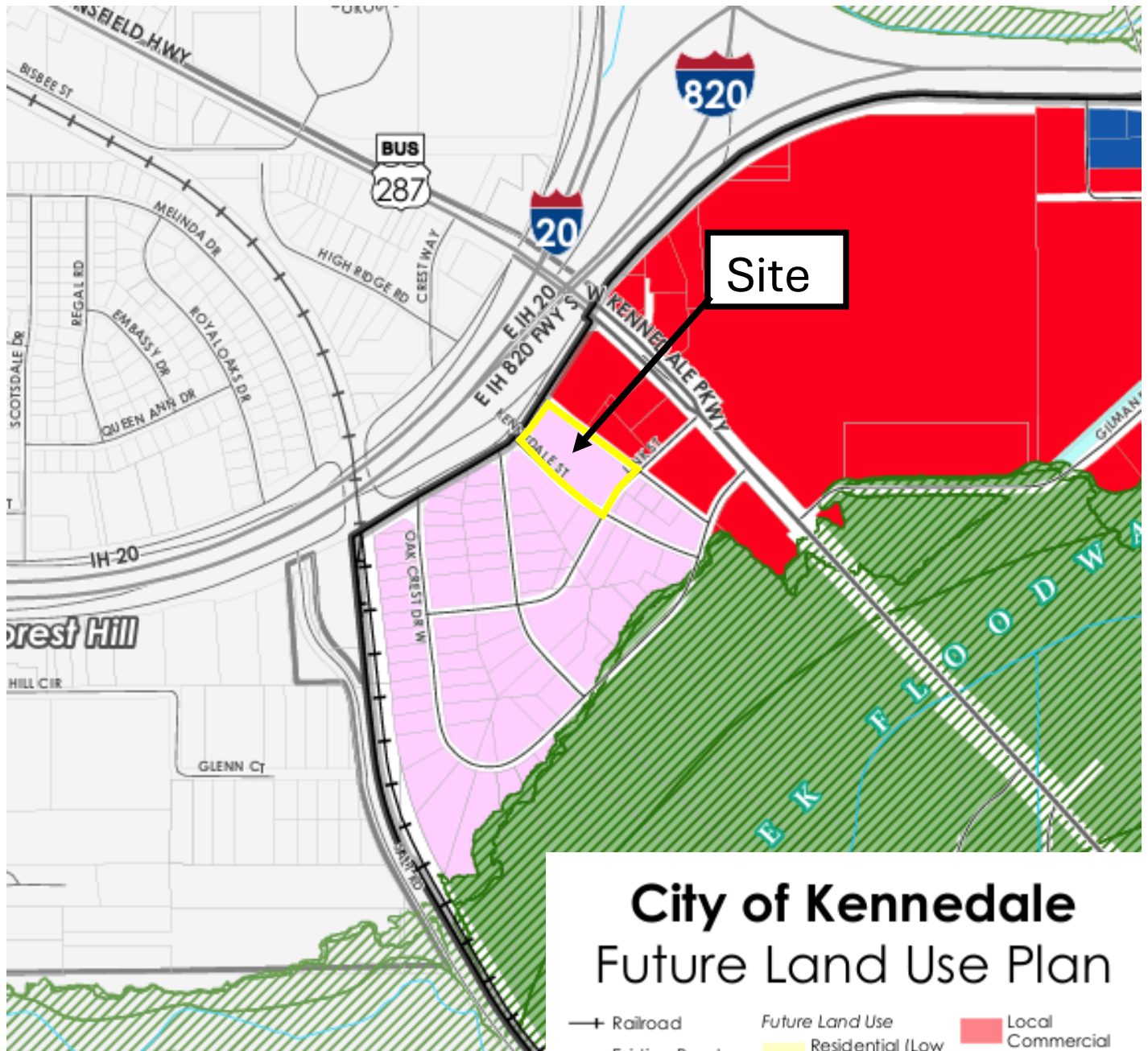
- C1 - Restricted Commercial District
- C2 - General Commercial District
- EC-1 - Employment Center 1
- EC-2 - Employment Center 2
- I - Industrial District

- 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



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

Who is the primary contact for this project?

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

Select only **ONE** primary contact.

- | | | |
|---|-----------------------------|-------------------------------------|
| ☐ Owner | Phone <u>(817) 368-3341</u> | Email <u>alkarmali1@gmail.com</u> |
| ☒ Developer | Phone <u>(214) 808-3530</u> | Email <u>marknastri1@gmail.com</u> |
| ☐ Surveyor | Phone <u>(817) 487-8916</u> | Email <u>shelby@gsisurvey.com</u> |
| ☐ Engineer | Phone <u>(817) 689-8301</u> | Email <u>paul@cumulusdesign.net</u> |

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

Southern lot (Lot 1R1, Block 5): Hotel - 100-key Tru by Hilton select service hotel, 4-story, 45,400 SF.

Building Permit No. 25-000134 and Site Development Permit No. 25-000151 issued by City of Kennedale.

Located along High Ridge Road frontage at the intersection of High Ridge Road, Link Street, and Interstate Highway

20/820 service road. Northern lot (Lot 1R2, Block 5): Future commercial development - approximately 7,500+ SF retail/restaurant building (Occupancy A-2/M). Site currently unimproved. Development plans in progress.

APPLICANT SIGNATURE: <u></u>	DATE: <u>04/24/2026</u>
OWNER SIGNATURE: <u></u>	DATE: <u>04/24/2026</u>
SURVEYOR SIGNATURE: _____	DATE: _____
ENGINEER SIGNATURE: _____	DATE: _____
DEVELOPER SIGNATURE: <u></u>	DATE: <u>04/24/2026</u>

Re-Plat Check List

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

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

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

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

City of Kennedale Replat Check List

GENERAL INFORMATION

_____ Map Sheet Size.

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

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

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

_____ North Arrow & graphic scale in close proximity

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

_____ Vicinity Map

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

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

_____ Subdivision name.

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

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

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

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

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

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

_____ City Limits boundaries (where applicable)

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

_____ Surveyor's certification.

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

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

KNOW ALL MEN BY THESE PRESENTS:

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

Signature

_____/_____/_____
Date

Phone Number _____/_____/_____

(Affix Seal)

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

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

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

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

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

_____ **Existing easements**

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

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

_____ **Permanent structure encroachments.**

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

_____ **Existing Street Right of Way dimensioned**

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

PROPOSED INFORMATION

_____ **Sub-division boundary in heavy lines**

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

_____ **Drainage & Utility Easements labeled and dimensioned**

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

_____ **Lot and Blocks labeled in consecutive order**

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

_____ **Setback lines labeled or noted**

_____ Flood Plain Features shown

ADDITIONAL INFORMATION

_____ **Plat notes and conditions.**

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

_____ **Public Use Areas.**

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

_____ **Street names.**

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

_____ **Metes and bounds description.**

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

_____ **Lot dimensions.**

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

_____ **Lot areas.**

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

_____ **Irregular side lot lines.**

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

_____ **Drainage easements.**

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

_____ **County certification.**

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

_____ **Dedication certificate.**

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

KNOW ALL MEN BY THESE PRESENTS:

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

Signature of Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

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

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

Notary Public in and for Tarrant County

My commission expires: _____ / _____ / _____

_____ City council approval certification.

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

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

Mayor, City of Kennedale

Attest: City Secretary



RICK BARNES
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcountytx.gov
web: 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
Total Taxes					8,062.99	0.00

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*
*INCLUDES PAYMENT RECEIVED

0.00

*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



KARMALI HOLDINGS INC
PO BOX 93593
SOUTHLAKE TX 76092

IF PAID IN	AMOUNT DUE
MAY	0.00
JUN	0.00

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



SCAN BARCODE
TO PAY NOW

00042220767 0000000000 0000000000 0000000000 0424202600000

THIS ACCOUNT IS NOT SUBJECT TO 5-YEAR COMPARISON

SCHOOL MAINTENANCE AND DEBT RATE INFORMATION

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

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JUNE 25, 2026

AGENDA ITEM NUMBER: Public Hearing ITEM III.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 8

RECOMMENDATIONS

Staff - Conditional Approval subject to compliance with Staff Comments listed in Attachment 8

ATTACHMENTS

1	Application Form	5	Location Map		
2	Proposed Plat	6	Zoning Map		
3	Warranty Deed	7	Land Use Plan Map		
4	Tax Statement	8	Staff Comments		

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: _____

Who is the primary contact for this project?

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

Select only **ONE** primary contact.

- ☐ Owner Phone _____ Email _____
- ☐ Developer Phone _____ Email _____
- ☒ Surveyor Phone 918-859-7241 Email drew@hanna-se.com
- ☐ Engineer Phone _____ Email _____

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

We will be replatting the property into 3 lot of approximately 0.5 acres each. The proposed land use is commercial.

APPLICANT SIGNATURE: Steph Wenger DATE: 04/30/2026

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE: [Signature] DATE: 04/30/2026

ENGINEER SIGNATURE: [Signature] DATE: 04/30/2026

DEVELOPER SIGNATURE: _____ DATE: _____

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 TH 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



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

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

KENNEDALE ECONOMIC
DEVELOPMENT CORP

405 MUNICIPAL DR
KENNEDALE TX 76060

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

PAGE 1 OF 1

PROPERTY DESCRIPTION

WOODLEA ACRES ADDITION BLOCK 1
LOT 8

0000600 W KENNEDALE PKWY
3.05 ACRES

PROPERTY OWNER

KENNEDALE ECONOMIC
DEVELOPMENT CORP

405 MUNICIPAL DR
KENNEDALE TX 76060

YEAR	TAX UNIT	AMOUNT DUE
2025	CITY OF KENNEDALE	\$0.00
2025	Tarrant County	\$0.00
2025	JPS HEALTH NETWORK	\$0.00
2025	TARRANT COUNTY COLLEGE	\$0.00
2025	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

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

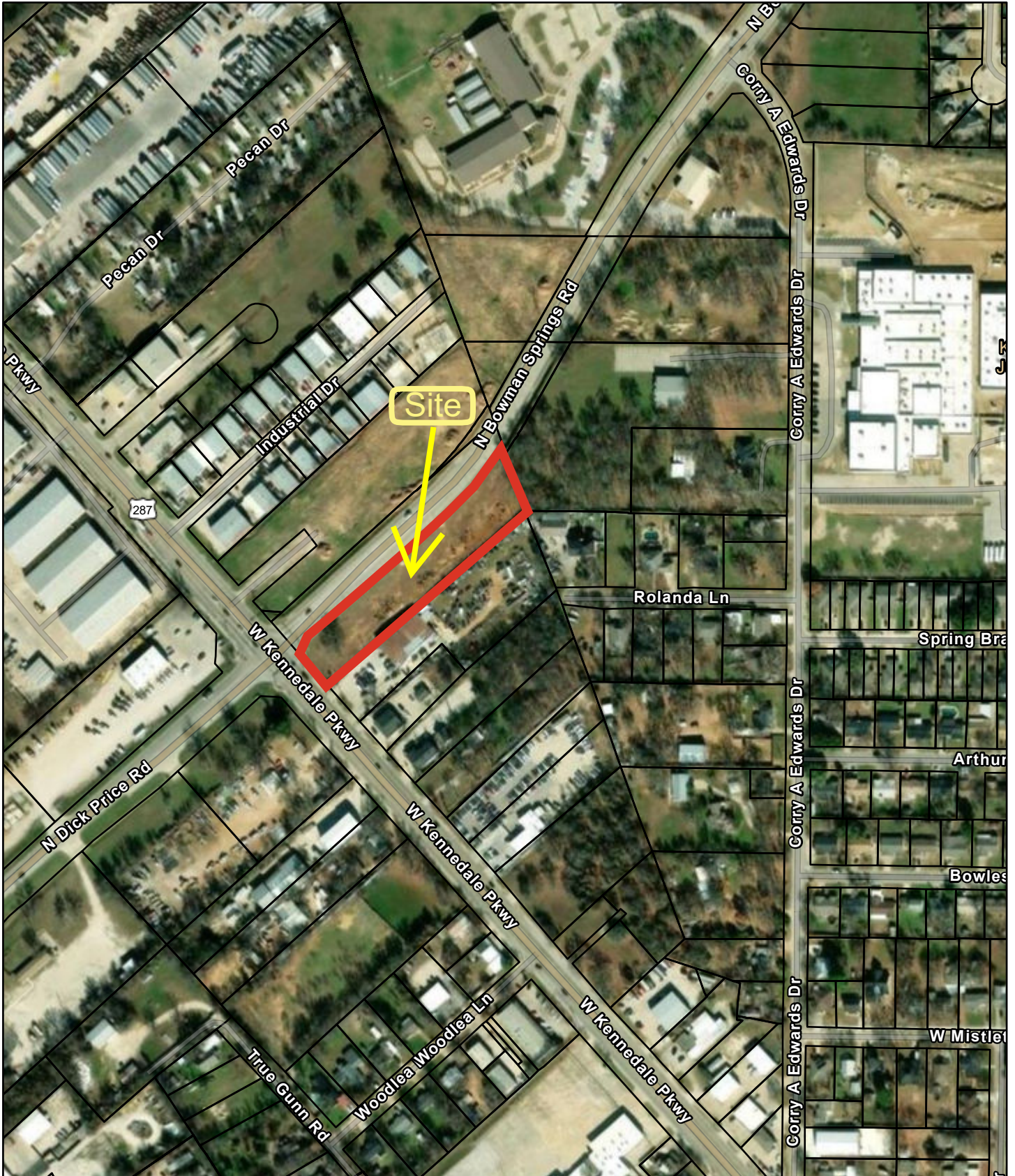
As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become 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.

 Deputy

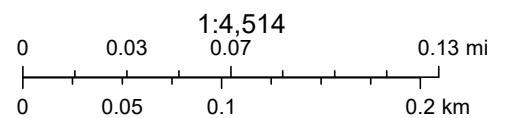


PZ 26-06 Location Map



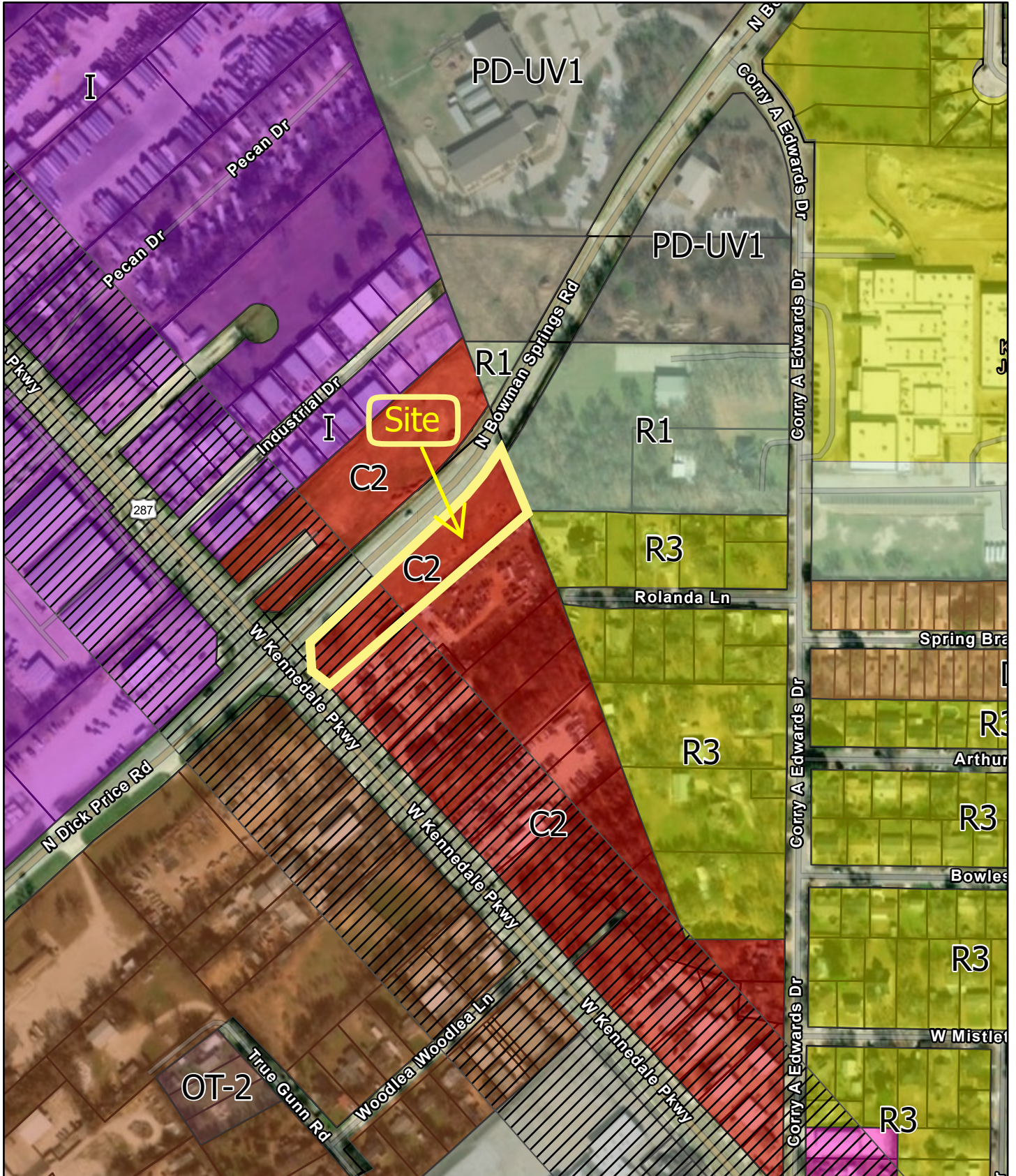
5/21/2026, 2:30:57 PM

- TAD Parcels
- Site



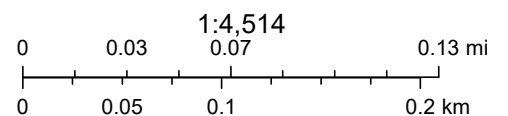
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

PZ-26-06 Zoning Map



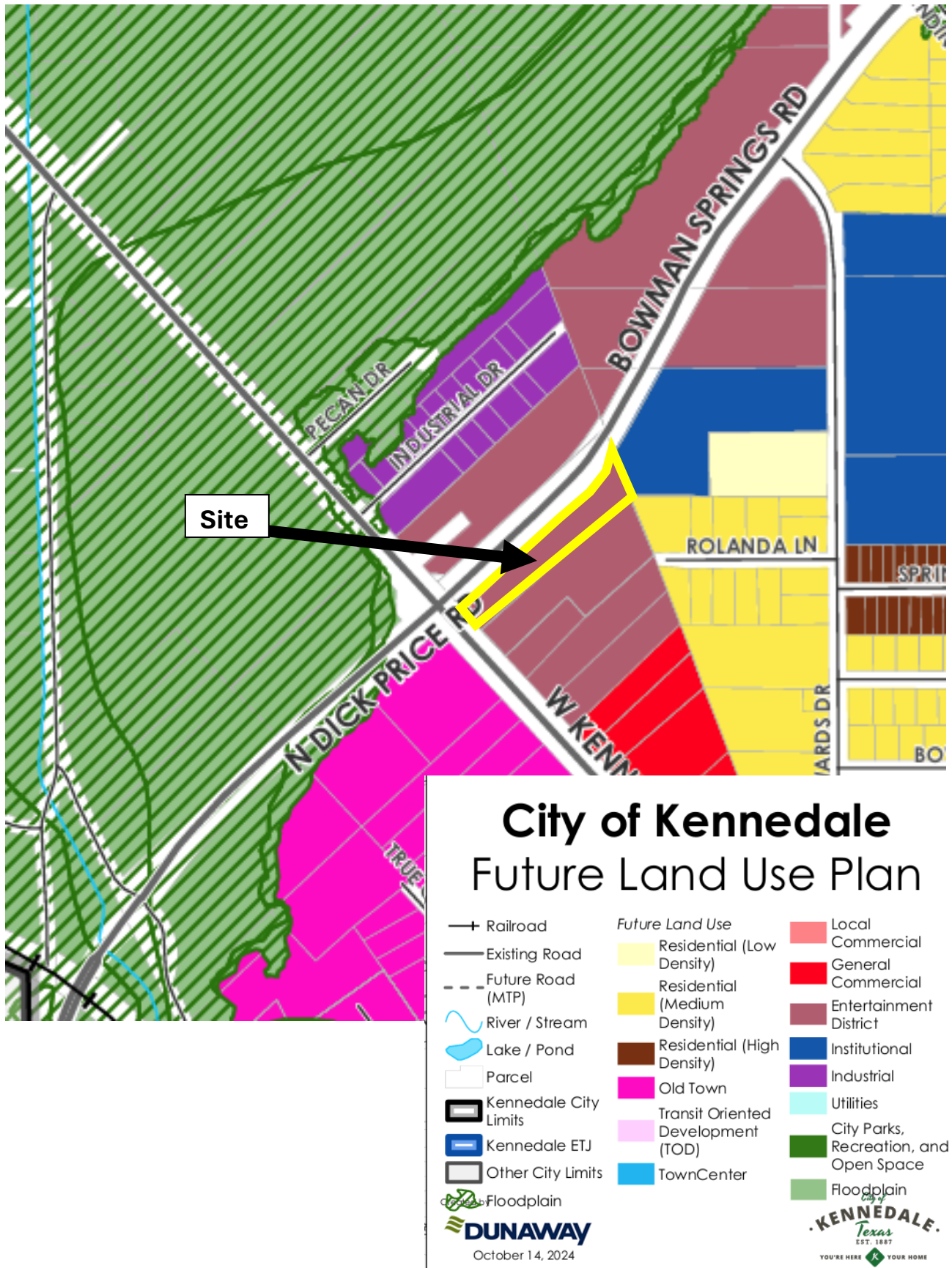
5/21/2026, 3:32:23 PM

- | | |
|---|---|
| <ul style="list-style-type: none"> Overlay Districts - Business 287 and Interstate 20/820 Loop C1 - Restricted Commercial District C2 - General Commercial District D - Two Family (Duplex) Residential District I - Industrial District OT-2 - Old Town Sub-District 2 | <ul style="list-style-type: none"> OT-4 - Old Town Sub-District 4 R1 - Single Family Residential District R3 - Single Family Residential District PD - Planned Development District PD-UV1 - Planned Development District - Urban Village TAD Parcels |
|---|---|



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



Staff Comments CORRECTIONS LIST



Project Type: Replat | Project Title: Replat

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

Address

600 W Kennedale,
Kennedale, TX USA
76060

Legal

Woodlea Acres Addition
Block 1 Lot 8 Blk 1 Lot 8
S
Woodlea Acres Addition
Block 1 Lot 8

Property Info

Property ID: 04478924

Description

Replat of property

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: JUNE 25, 2026

AGENDA ITEM NUMBER: Public Hearing ITEM III.B.3.

SUBJECT

PZ CASE #26-07 Conduct a public hearing and consider recommendation of approval for a proposed replat of the property located at 616 W. Kennedale Pkwy, Parcel #04478932 Woodlea Acres Addition Block 1 Lot 9A; 933 Bowman Springs Rd, Parcel #41517318 Woodlea Acres Addition Block 1 Lot 10R2B; and 1003 Bowman Springs Rd, Parcel #41517326 Woodlea Acres Addition Block 1 Lot 18B being a replat of Lots 1 and 2 Block 1 Wise Men 2 Addition of the City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
616 W. Kennedale Pkwy - C-2 Commercial 933 Bowman Springs Rd – R-1 1003 Bowman Springs Rd – PD-UV1	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 replat proposes a joining of three (3) existing lots along Bowman Springs Road into two lots for immediate development of a gas station/convenience store on the westmost lot and future development of the easternmost lot to be determined. The proposed development has been granted a site development permit and needs to replat the above-mentioned properties. Staff has requested that the applicant apply for a rezone of the eastern lot to resolve a residual zoning inconsistency and have a more cohesive development pattern.

FINDINGS & CONCLUSIONS

The proposed plat: Complies with the Future Land Use Plan
Complies with C-2 Zoning District requirements
Complies with Applicable standards except for Staff Comments listed in Attachment 6

RECOMMENDATIONS

Staff - Conditional Approval subject to compliance with Staff Comments listed in Attachment 6 and a rezoning of the proposed Lot 2, Block 1 to a compliant zoning district

ATTACHMENTS

1	Application Form	4	Zoning Map	7	Tax Statement
2	Proposed Plat	5	Land Use Plan Map	8	Warranty Deed
3	Location Map	6	Staff Comments		

APPLICATION INFORMATION

PROJECT OVERVIEW



Project Type: Replat | **Project Title:** Replat

ID # 26-000374 | **Started** 06/05/2026 at 3:58 PM **Status:** In Review

Address

616 W Kennedale, Kennedale, TX USA 76060

Legal

Woodlea Acres Addition Block 1 Lot 9a Blk 1 Lot 9a
S
Woodlea Acres Addition Block 1 Lot 9a

Description

P&Z Case # 26-07 Replat for a new commercial construction of a convenience store

PROPERTY DETAILS

Property ID

04478932

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

INFORMATION FIELDS

Current Legal Description

WOODLEA ACRES ADDITION BLOCK 1 LOT 9A

Acres

5.114

Current Zoning

General Commercial District

Being Platted As: Subdivision Name

Wise Men 2 Addition

of Lots

2

Blocks

1

Phases

N/A

Applicant Name

Arun Srinivasan

Applicant Address

Applicant Phone Number

4094546117

Applicant Email

aruns@armansolutionsllc.com

Owner of Record**Owner's Name**

Wise Men Investment 2 LLC

Address (mailing)

1111 W. Mockingbird Lane, Suite 930, Dallas, TX, 75247

Phone

(682) 225-4500

Email

pennysidhu@gmail.com

Surveyor**Name and Address (mailing)**

Larry Turman, 1475 Heritage PKWY, STE 217, Mansfield, TX 76063

Phone

(817) 798-4039

Email

surveygroup@att.net

Engineer**Name and Address (mailing)**

Arun Srinivasan, PO Box 9187, Longview, TX, 75608

Phone

(409) 454-6117

Email

aruns@armansolutionsllc.com

Developer**Name and Address (mailing)**

-

Phone

-

Email

-

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

Proposed plat is a replat of an existing commercial/residential use property. It will remain as-is.

Re-plat Drawing

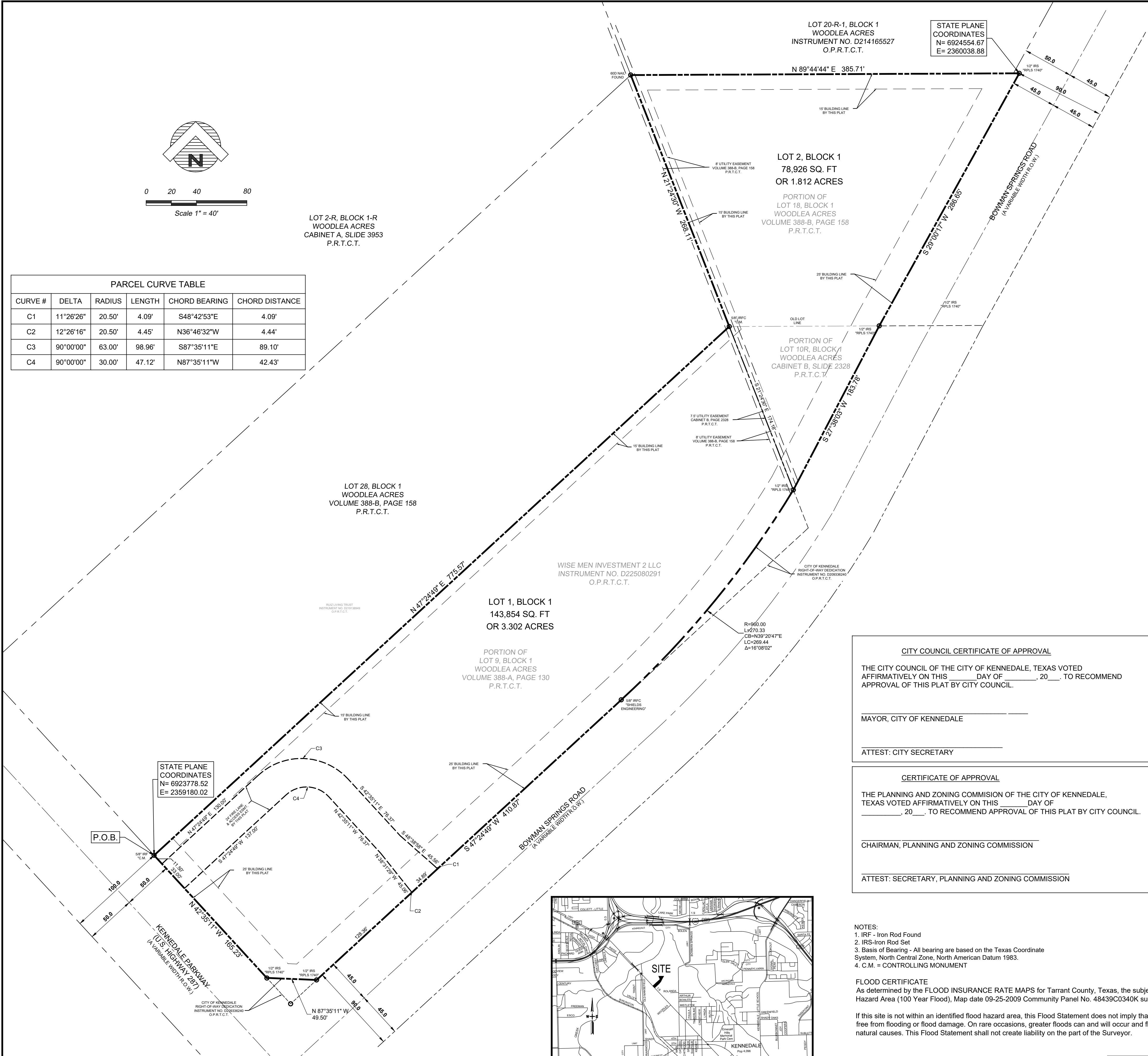
KENNENDALEPLATWISEMEN.pdf

Taxes and Liens Paid Certificates

TarrantCountyTaxOfficeStamped.pdf

Property Owner Affidavit

25-0298WD-recorded.pdf



PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°26'26"	20.50'	4.09'	S48°42'53"E	4.09'
C2	12°26'16"	20.50'	4.45'	N36°46'32"W	4.44'
C3	90°00'00"	63.00'	98.96'	S87°35'11"E	89.10'
C4	90°00'00"	30.00'	47.12'	N87°35'11"W	42.43'

WISE MEN INVESTMENT 2 LLC
INSTRUMENT NO. D225080291
O.P.R.T.C.T.

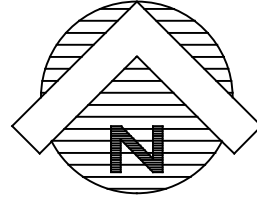
LOT 1, BLOCK 1
143,854 SQ. FT
OR 3.302 ACRES

PORTION OF
LOT 9, BLOCK 1
WOODLEA ACRES
VOLUME 388-A, PAGE 130
P.R.T.C.T.

LOT 20-R-1, BLOCK 1
WOODLEA ACRES
INSTRUMENT NO. D214165527
O.P.R.T.C.T.

LOT 2, BLOCK 1
78,926 SQ. FT
OR 1.812 ACRES
PORTION OF
LOT 18, BLOCK 1
WOODLEA ACRES
VOLUME 388-B, PAGE 158
P.R.T.C.T.

STATE PLANE
COORDINATES
N= 6924554.67
E= 2360038.88



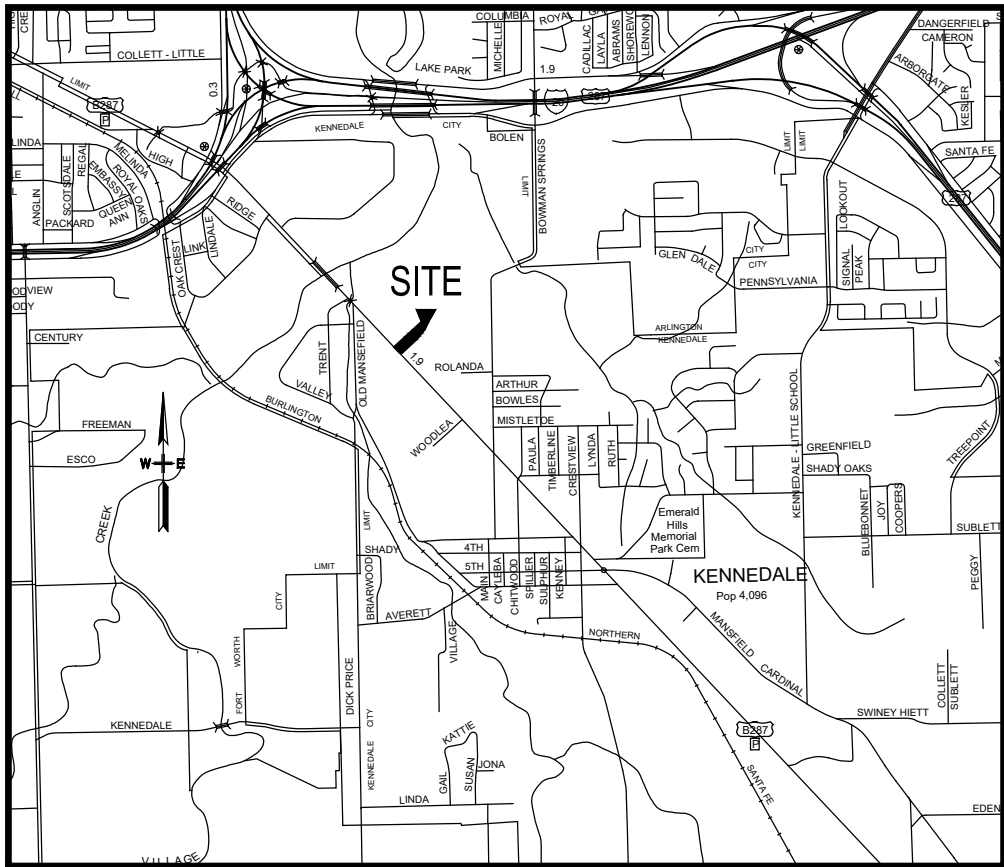
0 20 40 80
Scale 1" = 40'

LOT 2-R, BLOCK 1-R
WOODLEA ACRES
CABINET A, SLIDE 3953
P.R.T.C.T.

LOT 28, BLOCK 1
WOODLEA ACRES
VOLUME 388-B, PAGE 158
P.R.T.C.T.

STATE PLANE
COORDINATES
N= 6923778.52
E= 2359180.02

P.O.B.



CITY COUNCIL CERTIFICATE OF APPROVAL

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

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

CERTIFICATE OF APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

- NOTES:
1. IRF - Iron Rod Found
 2. IRS-Iron Rod Set
 3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
 4. C.M. = CONTROLLING MONUMENT

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0340K subject lot is located in Zone X.

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

OWNER'S CERTIFICATE

WHEREAS, Wise Men Investment 2 LLC, is the sole owner of a 5.114 acre tract of land out of the Jacob Prickett Survey, Abstract No. 1225, Abstract No. 1075 in the City of Kennedale, Tarrant County, Texas, being all portion of that certain 5.114 acre tract conveyed to Wise Men Investment 2 LLC by Special Warranty Deed as recorded in Instrument No. D225080291, Official Public Records, Tarrant County, Texas, being a portion of Lot 9, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-A, Page 130, Plat Records, Tarrant County, Texas, being a portion of Lot 10R, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet B, Slide 2328, Plat Records, Tarrant County, Texas, being a portion of Lot 18, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-B Page 158, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the west corner of said 5.114 acre tract of land being described, said point being the west corner of said Lot 9, Block 1, Woodlea Acres, same point being south corner of Lot 28, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Volume 388-B, Page 158, Plat Records, Tarrant County, Texas, said point also being in the northeasterly right-of-way line of Kennedale Parkway (U.S. Highway No. 287) (a variable width R.O.W.);

THENCE North 47 Degrees 24 Minutes 49 Seconds East, departing the northeasterly right-of-way line of said Kennedale Parkway and along the common line of said Lot 28, Block 1 Woodlea Acres and said Lot 9, Block 1, Woodlea Acres, a distance of 775.57 feet to a 5/8 inch iron rod with plastic cap found for corner, said point being the east corner of said Lot 28, Block 1, Woodlea Acres, same point being the north corner of said Lot 9, Block 1, Woodlea Acres, said point being the west corner of said Lot 10R, Block 1, Woodlea Acres, said point also being the southwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 21 Degrees 24 Minutes 30 Seconds West, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 28, Block 1, a distance of 268.11 feet to a 60D nail found for corner, said point being the north corner of said Lot 28, Block 1, same point being the east corner of Lot 2-R, Block 1-R, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 3953, Plat Records, Tarrant County, Texas, said point also being the southwest corner of Lot 20-R-1, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Instrument No. D214165527, Official Public Records, Tarrant County, Texas, said point also being the northwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 89 Degrees 44 Minutes 44 Seconds East, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 20-R-1, Block 1, a distance of 385.71 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the northeast corner of said Lot 18, Block 1, Woodlea Acres, same point being in the westerly right-of-way line of Bowman Springs Road (a variable width right-of-way)

THENCE South 29 Degrees 00 Minutes 17 Seconds West, along the westerly right-of-way line of said Bowman Springs Road, a distance of 286.65 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner;

THENCE South 27 Degrees 38 Minutes 03 Seconds West, continuing along the westerly right-of-way line of said Bowman Springs Road, a distance of 183.78 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, point being the beginning of a curve to the right with a radius of 960.00 feet, a delta angle of 16 degrees 08 minutes 02 seconds and a chord bearing and distance of South 39 Degrees 20 Minutes 47 Seconds West, 269.44 feet;

THENCE in a southwesterly direction along said curve to the right and along the west right-of-way line of said Bowman Springs Road, an arc distance of 270.33 feet to a 5/8 inch iron rod found with cap stamped "Shields Engineering" for corner;

THENCE South 47 Degrees 24 Minutes 49 Seconds West, along the northeasterly R.O.W. of said U. S. Highway No 287, a distance of 410.87 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, said point being the most easterly southeast corner of said 5.114 acre tract of land being described, same point being the east corner of that certain tract of land conveyed to City of Kennedale by deed as recorded in Instrument No. D209336240, Official Public Records, Tarrant County, Texas, said point also being at the intersection of the northeasterly right-of-way line of said Kennedale Parkway and the northwesterly right-of-way line of Bowman Springs Road;

THENCE North 87 Degrees 35 Minutes 11 Seconds West, along said intersection, a distance of 49.50 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the most westerly southwest corner of said 5.114 acre tract of land being described, same point being the west corner of said City of Kennedale tract;

THENCE North 42 Degrees 35 Minutes 11 Seconds West, along the northeasterly right-of-way line of said Kennedale Parkway, a distance of 165.23 feet to the PLACE OF BEGINNING and containing 222,780 square feet or 5.114 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Wise Men Investment 2 LLC, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public use: the streets, alleys, right-of-way, easements, and any other public areas shown on the plat.

Inderpreet Singh Sidhu (Managing Member)

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public in and for
The State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE

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

Larry Turman
Texas Registration No. 1740

REPLAT
OF
LOTS 1, AND 2, BLOCK 1
WISE MEN 2 ADDITION
BEING A REPLAT
A PORTION OF
LOT 9, BLOCK 1
WOODLEA ACRES
VOLUME 388-A, PAGE 130
PLAT RECORDS, TARRANT COUNTY, TEXAS
A PORTION OF
LOT 10R, BLOCK 1
WOODLEA ACRES
CABINET A, PAGE 2328
PLAT RECORDS, TARRANT COUNTY, TEXAS
AND A PORTION OF
LOT 18, BLOCK 1
WOODLEA ACRES
VOLUME 388-B, PAGE 158
PLAT RECORDS, TARRANT COUNTY, TEXAS
S. B. RUSSELL SURVEY, ABSTRACT NO. 11360
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
DATE 4/09/2026

THIS PLAT RECORDED IN _____

SHEET: 1 OF 1

LEGEND					
	GAS METER		FIRE HYDRANT		MONITORING WELL
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX
	POWER POLE		WATER VALVE		SWB MAN HOLE
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE
	S.S. MAN HOLE		ELECTRIC METER		VAULT
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN, RPLS #1740
TBPS No. 10194928

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	25-003
DATE:	APRIL 9, 2026
SCALE:	1" = 40'
DRAWN BY:	RM

P&Z Case 26-07 Location Map

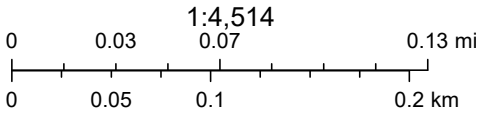


6/16/2026, 5:26:32 PM

Image

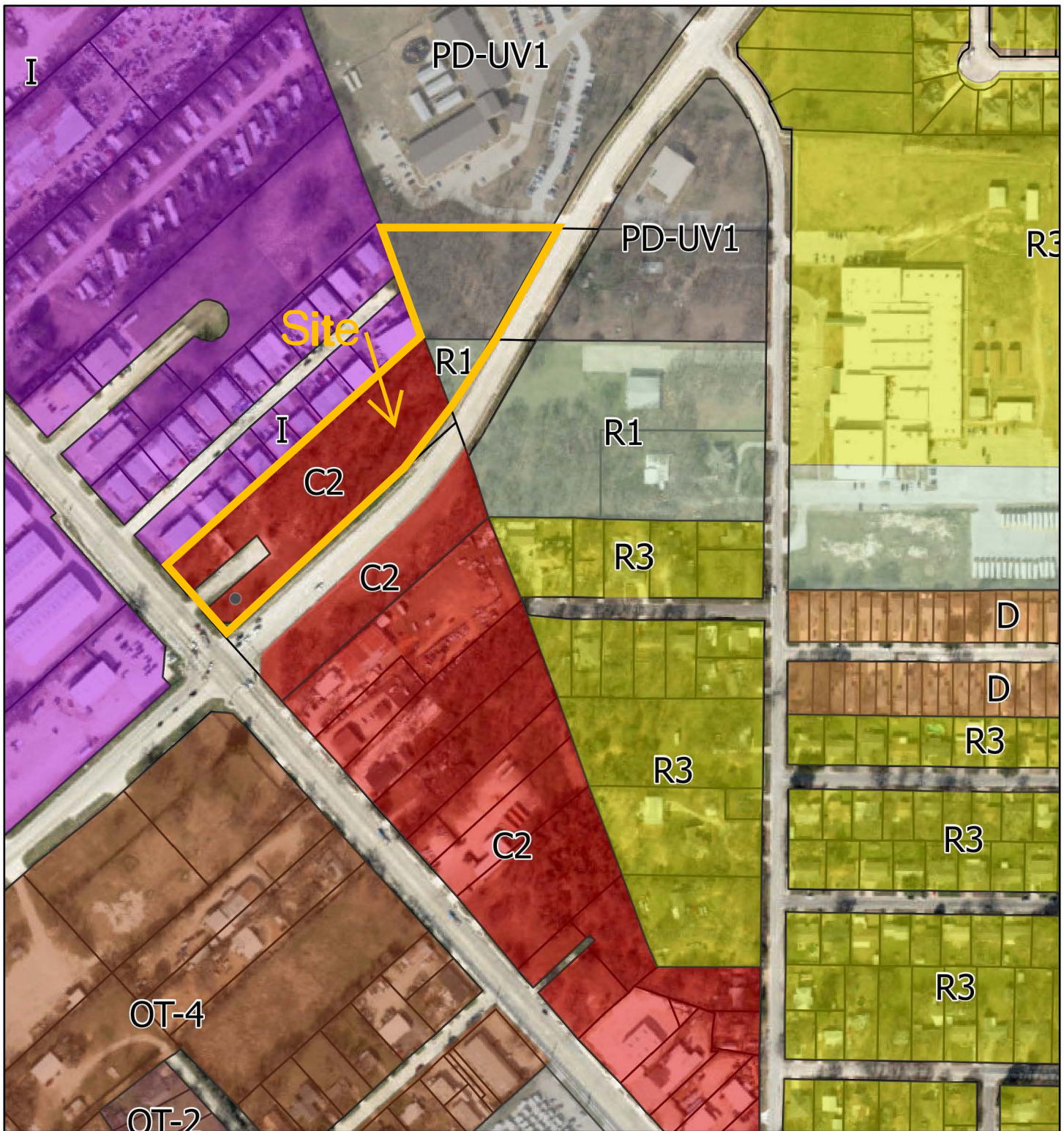
 Red: Site Location

 TAD Parcels



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

PZ Case 26-07 Zoning Map



6/17/2026, 11:24:30 AM

Site

Zoning View

C2 - General Commercial District

D - Two Family (Duplex) Residential District

I - Industrial District

OT-2 - Old Town Sub-District 2

OT-4 - Old Town Sub-District 4

R1 - Single Family Residential District

R3 - Single Family Residential District

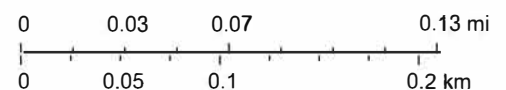
PD - Planned Development District

PD-UV1 - Planned Development District - Urban Village

City Limits

TAD Parcels

1:4,514

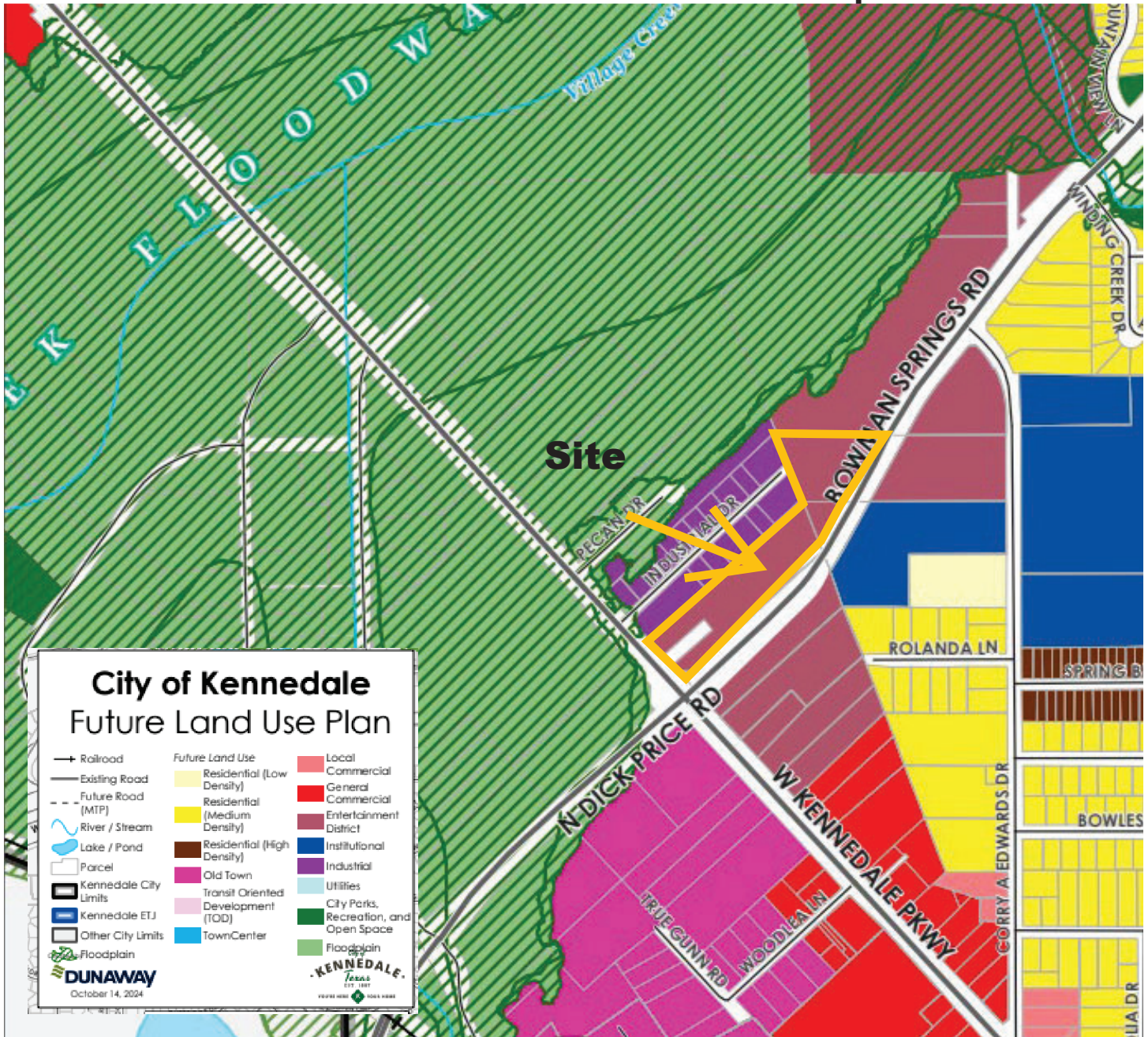


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Esri Community Maps Contributors, Tarrant County College, City of Arlington, TX, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

PZ 26-07 Future Land Use Map



CORRECTIONS LIST

Project Type: Replat | Project Title: Replat

ID # 26-000374 | Started: 06/05/2026 at 3:58 PM



Address

616 W Kennedale,
Kennedale, TX USA
76060

Legal

Woodlea Acres Addition
Block 1 Lot 9a Blk 1 Lot 9a
S
Woodlea Acres Addition
Block 1 Lot 9a

Property Info

Property ID: 04478932

Description

P&Z Case # 26-07 Replat for a new commercial construction of a convenience store

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 6 Corrected: 0

Informational Note - Comment Types Please be aware of the following

Normal

[N/A]

By: Edward McRoy

06/19/2026 at 2:40 PM

NOTE

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.

Replat - Zoning -Spatial Standards - Minimum Area Required [UDC 3.3 Table 3.3]

By: Edward McRoy
06/19/2026 at 2:38 PM

REQUIRED

(Action) Required spatial area provided does not comply with zoning standards for the lots and/or areas described below. Correct by rezoning the area(s) identified to an appropriate district (preferred) or altering the shown number/location of lots or lot lines as appropriate or directed.

Normal

A) Lot 2, Block 1 (Approximate 10,800 sq ft triangular shaped area on the south) is zoned R1 requiring a minimum 21,780 sq, ft.

(Informational Note from Staff) The current Future Land Use Plan (FLUP) indicates a Commercial or Village District category to be the most appropriate available zoning district options for a rezoning action).

Plat - Replat- Meets and Bounds Description [UDC 26.17.B.2.]

By: Edward McRoy
06/19/2026 at 1:20 PM

REQUIRED

Correct the following items in the Metes and Bounds Description:

Normal

A) (Conditional) In the Preamble to the Metes and Bounds description on the third (3rd) line from the top a reference is made to Instrument # D225080291. Verify the status of any easements called out in this reference. If any such easements are still valid they must be shown on the graphic of this plat or if not longer applicable the abandoning instrument should be identified as appropriate. *(Engineer Comment)*

B) (Action) In the fifth (5th) call from the beginning, a chord bearing for a 960' radius curve to the right does not match what is indicated on the graphic. Correct as appropriate. *(Engineer Comment)*

Plat - Replat Setbacks C2 District

[UDC 6.3 TBL 6.3 (+ 10.12 & 8.2.)]

By: Edward McRoy

06/19/2026 at 12:37 PM

REQUIRED

(Action) Show and label on the face of the plat the following building setback lines as indicated below to comply with City standards Specifically:

A) _____ Front setback (Primary) from street ROW

B) _____ Front setback (Secondary) from secondary street ROW (corner lots) UDC10.12 C.2.

C) _____ Front Setback (Through Lot) from the 2nd street ROW UDC 10.12 C.4.

D) _____ Front Setback (Multi-Street) from 3rd street UDC 10.12 C.3.

E) _____ Side setback (Standard) from interior lot lines.

F) _____ Side setback (Special) from lot lines adjacent to A, R, OT, NV, & UV zoned districts.

G) 20' Rear setback (Standard) from adjacent lot line (See Note 1)

H) 50' Rear setback (Special) from lot lines adjacent to A, R, OT, NV, & UV zoned districts (See Note 1 Below)

Note 1

A 50' setback applies to the eastmost lot line on the Shown Lot 1, Block 1 due to the current R1 zoning on a generally triangularly shaped area on the adjacent Lot 2, Block 1 to the east of here. A 20' rear setback would apply if this area was rezoned to an appropriate commercial zoning district (Example C-2 District).

Normal

Plat- Replat - Owner Information

[UDC 26.17.B.2.]

By: Edward McRoy

06/19/2026 at 10:40 AM

REQUIRED

(Action) Label the name, and mailing address of the current owner of the property along the bottom of the first page. If the property is being developed/subdivided by an entity that is not the current owner include the name, address, and phone number of this entity as well differentiating between the two of these.

Normal

**Plat - Replat - General Notes -
Covenants and Restrictions** [LGC CH
212.014 (3)]
By: Edward McRoy
06/19/2026 at 10:33 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

Plat - Replat - CC Approval Block
[UDC 26.17.B.2.]
By: Edward McRoy
06/19/2026 at 10:32 AM

REQUIRED

(Action) Add or modify (as needed), a standard City Council Approval Box being no greater than two (2) inches high and four and one-half (4 1/2) inches wide containing the following information:

Normal

The City Council of the City of Kennedale, Texas voted affirmatively on this the _____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



TARRANT COUNTY TAX OFFICE

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

RICK BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004478932
AD NUMBER: 47685 1 9A
CERTIFICATE NO : 147885533

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

WISE MEN INVESTMENT 2 LLC

DATE : 6/2/2026
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

WOODLEA ACRES ADDITION BLOCK 1
LOT 9A

0000616 W KENNEDALE PKWY
3.0099 ACRES

PROPERTY OWNER

WISE MEN INVESTMENT 2 LLC

YEAR	TAX UNIT	AMOUNT DUE
2025	CITY OF KENNEDALE	\$0.00
2025	Tarrant County	\$0.00
2025	JPS HEALTH NETWORK	\$0.00
2025	TARRANT COUNTY COLLEGE	\$0.00
2025	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : WISE MEN INVESTMENT 2 LLC
ACCOUNT NUMBER: 00004478932
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.

A blue ink signature, appearing to be "D. S.", written over a horizontal line.

Deputy




MARY LOUISE NICHOLSON
COUNTY CLERK

-----[Space Above This Line For Recording Data]-----
RTC GF# 25-0298 CD/DBailiff;chk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: Executed as of the date set forth in the Acknowledgment, but to be effective:
May 5, 2025

Grantor: BEN VAN TRAN and spouse, VUONG THI PHAM and
HIEP NGUYEN and spouse, MYCHELE P. TRAN,
as their interests may appear

Grantor's Mailing Address:

BEN VAN TRAN
VUONG THI PHAM:
825 Pennsylvania Avenue
Kennedale, Texas 77606
Tarrant County

HIEP NGUYEN
MYCHELE P. TRAN:
4115 Surfside Court
Arlington, Texas 76016
Tarrant County

Grantee: WISE MEN INVESTMENT 2 LLC, a Texas limited liability company

Grantee's Mailing Address: 1111 W. Mockingbird Lane, Suite 930
Dallas, Texas 75247
Dallas County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration,
the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): All of Our Undivided Interest In and To:

Being a 5.114 acres of land situated in the Jacob Prickett Survey, Abstract No. 1225, City of Kennedale, Tarrant County, Texas, being a portion of Lot 9, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-A, Page 130, Plat Records, Tarrant County, Texas, being a portion of Lot 10R, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet B, Slide 2328, Plat Records, Tarrant County, Texas, being a portion of Lot 18, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-B Page 158, Plat Records, Tarrant County, Texas, being all of that certain tract of land conveyed to Ben Van Tran & Vuong Thi Pham by deed as recorded in Instrument No. D211095624, Official Public Records, Tarrant County, Texas, and being all of that certain tract of land conveyed to Hiep Nguyen by deed as recorded in Instrument No. D210137748 & D207391013, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the west corner of said 5.114 acre tract of land being described, said point being the west corner of said Lot 9, Block 1, Woodlea Acres, same point being south corner of Lot 28, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Volume 388-B, Page 158, Plat Records, Tarrant County, Texas, said point also being in the northeasterly right-of-way line of Kennedale Parkway (U.S. Highway No. 287) (a variable width R.O.W.);

THENCE North 47 Degrees 24 Minutes 49 Seconds East, departing the northeasterly right-of-way line of said Kennedale Parkway and along the common line of said Lot 28, Block 1 Woodlea Acres and said Lot 9, Block 1, Woodlea Acres, a distance of 775.57 feet to a 5/8 inch iron rod with plastic cap found for corner, said point being the east corner of said Lot 28, Block 1, Woodlea Acres, same point being the north corner of said Lot 9, Block 1, Woodlea Acres, said point being the west corner of said Lot 10R, Block 1, Woodlea Acres, said point also being the southwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 21 Degrees 24 Minutes 30 Seconds West, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 28, Block 1, a distance of 268.11 feet to a 60D nail found for corner, said point being the north corner of said Lot 28, Block 1, same point being the east corner of Lot 2-R, Block 1-R, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 3953, Plat Records, Tarrant County, Texas, said point also being the southwest corner of Lot 20-R-1, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Instrument No. D214165527, Official Public Records, Tarrant County, Texas, said point also being the northwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 89 Degrees 44 Minutes 44 Seconds East, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 20-R-1, Block 1, a distance of 385.71 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the northeast corner of said Lot 18, Block 1, Woodlea Acres, same point being in the westerly right-of-way line of Bowman Springs Road (a variable width right-of-way)

THENCE South 29 Degrees 00 Minutes 17 Seconds West, along the westerly right-of-way line of said Bowman Springs Road, a distance of 286.65 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner;

THENCE South 27 Degrees 38 Minutes 03 Seconds West, continuing along the westerly right-of-way line of said Bowman Springs Road, a distance of 183.78 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, point being the beginning of a curve to the right with a radius of 960.00 feet, a delta angle of 16 degrees 08 minutes 02 seconds and a chord bearing and distance of South 39 Degrees 20 Minutes 47 Seconds West, 269.44 feet;

THENCE in a southwesterly direction along said curve to the right and along the west right-of-way line of said Bowman Springs Road, an arc distance of 270.33 feet to a 5/8 inch iron rod found with cap stamped "Shields Engineering" for corner;

THENCE South 47 Degrees 24 Minutes 49 Seconds West, along the northeasterly R.O.W. of said U. S. Highway No 287, a distance of 410.87 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, said point being the most easterly southeast corner of said 5.114 acre tract of land being described, same point being the east corner of that certain tract of land conveyed to City of Kennedale by deed as recorded in Instrument No. D209336240, Official Public Records, Tarrant County, Texas, said point also being at the intersection of the northeasterly right-of-way line of said Kennedale Parkway and the northwesterly right-of-way line of Bowman Springs Road;

THENCE North 87 Degrees 35 Minutes 11 Seconds West, along said intersection, a distance of 49.50 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the most westerly southwest corner of said 5.114 acre tract of land being described, same point being the west corner of said City of Kennedale tract;

THENCE North 42 Degrees 35 Minutes 11 Seconds West, along the northeasterly right-of-way line of said Kennedale Parkway, a distance of 165.23 feet to the PLACE OF BEGINNING and containing 222,780 square feet or 5.114 acres of computed land, more or less.

"It is the intention of the Grantors to convey all of the interest Grantors own."

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

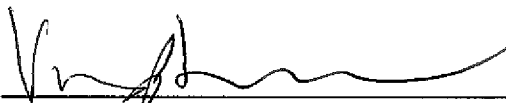
This conveyance is made and accepted subject to certain matters referred to by the parties herein as the "Permitted Exceptions" and being more particularly described on attached **Exhibit "A"**.

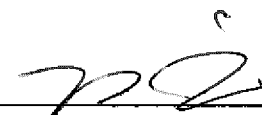
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof *when the claim is by, through or under Grantor, but not otherwise*, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.


BEN VAN TRAN


VUONG THI PHAM

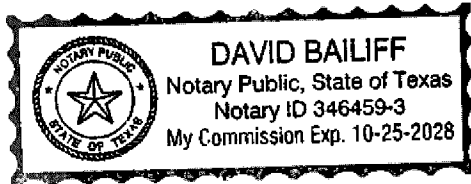

HIEP NGUYEN


MYCHELE R. TRAN

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025
by BEN VAN TRAN.

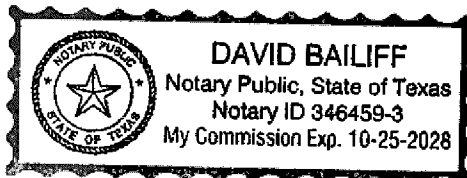


[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025,
by VUONG THI PHAM.

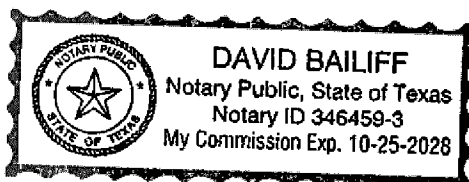


[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025,
by HIEP NGUYEN.

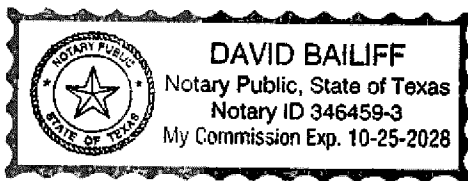


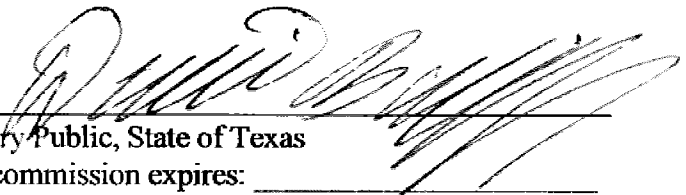
[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 20 25
by MYCHELE P. TRAN.





Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

WISE MEN INVESTMENT 2 LLC
Attn: Vikramjeet Singh Mann, Mgr Mbr
1111 W. Mockingbird Ln, Ste 930
Dallas, TX 75247

RTC GF# 25-0298 CD:DBaitiff:chk

Exhibit "A"

"Permitted Exceptions"

-Solo Page-

a. A 4 foot wide public utilities easement along the Northeasterly side(s) of the property, as shown by plat recorded in Volume 388-A, Page 130, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

b. A 25 foot building setback line along the Southwesterly side(s), as shown by plat recorded in Volume 388-A, Page 130, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

c. A 7.5 foot wide public utilities easement along the Northerly and Westerly side(s) of the property, as shown by plat recorded in Cabinet B, Slide 2328, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

d. Notice(s) of any law, ordinance, permit, fees or governmental regulation (including building and zoning) restricting, regulating, prohibiting or relating to the occupancy, use, or enjoyment of the property, as noted and/or shown on plat recorded in Cabinet B, Slide 2328, Deed Records of Tarrant County, Texas, and noted on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

e. A 4 foot wide public utilities easement along the Westerly side(s) of the property, as shown by plat recorded in Volume 388-B, Page 158, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

f. A 25 foot building setback line along the Easterly side(s), as shown by plat recorded in Volume 388-B, Page 158, Deed Records of Tarrant County, Texas, and noted on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

g. Consequences, if any, including rights and interests of others, arising out of or evidenced by the following matters as disclosed on the survey dated January 19, 2025 last revised March 26, 2025, prepared by Larry Turman, Registered Professional Land Surveyor No. 1740:

1) Fences inside and outside of the North, Southwesterly and Northwesterly property lines.

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: June 25, 2026

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.4.

SUBJECT

PZ CASE 26-04 PZ CASE 26-04 CONSIDER A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE (UDC) ARTICLE 14, "SIGNS" TABLE 14.7 "PERMANENT SIGN REQUIREMENTS" AND SECTION 14.8.15. "PROHIBITED SIGNS. THE SPECIFIC ACTION BEING TO AMEND "POLE SIGN" PROVISIONS AND "CHANGEABLE ELECTRONIC VARIABLE MESSAGE (CEVMS)" STANDARDS. ZONING DISTRICTS AFFECTED INCLUDE THE "EMPLOYMENT CENTER DISTRICTS (EC-1 AND EC-2)" AND "COMMERCIAL AND INDUSTRIAL DISTRICTS (C-0, C-1, C-2, & I).

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	Publishers Affidavit	4	Proposed Text (Clean Copy)
2	Current Ordinance Text	5	Graphic Examples
3	Proposed Text (RL-SO)		

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	132506	Legal Ad - IPL0347895	2026-6-25 Hearing Final	1.0	64.0L

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

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, June 25, 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 JULY 21, 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" and section 14.8.15. "Prohibited signs. The specific action being to amend "pole sign" provisions and "changeable electronic variable message (CEVMS)" standards. zoning districts affected include the "Employment Center Districts (EC-1 and EC-2)" AND "COMMERCIAL AND INDUSTRIAL DISTRICTS (C-0, C-1, C-2, & I).

PZ case 26-09 consider a proposed amendment to the unified development code (UDC) Article 29 "Authorities" section 29.3 "planning and zoning commission" Subsections B and C to amend the number of commission members, the number needed for a quorum, and meeting requirements.

P&Z Case # 26-10 consider a proposed amendment to the unified development code (UDC) Article 3 "ARTICLE 3. - AGRICULTURAL AND RESIDENTIAL DISTRICTS" Subsection 3.7 "Townhome regulations" amendments to include standards for lot and building configuration, building height, and parking standards.

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. IPL0347895 Jun 10 2026

THE STATE OF TEXAS
COUNTY OF TARRANT

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

1.0 insertion(s) published on:
06/10/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



City of Kennedale
Notice of Public Hearing(s))

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IPL0347895
Jun 10 2026

Current Ordinance Text Art 14 Tabel 14.7

Commercial and Industrial Districts	
Pole Sign	
Location/Setbacks (min.)	10 feet
Height (max.)	10 feet.32 feet if fronting I-20 frontage road.
Size (max.)	10 square feet, 32 square feet if fronting I-20 frontage road.
Number (max.)	One (1) per lot or parcel per 300 feet of frontage, none if monument or business center sign present.
Other	If fronting I-20 frontage road, the sign must be closer to that frontage than any other right-of-way.

Sign, changeable electronic variable message (CEVMS).	
Location	Permitted only in the C-1, C-2, or I districts on a monument or pole sign.
Number (max.)	One (1) per parcel or lot.
Other	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. 2. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds. 3. No lighted sign or message board sign shall have a luminance of greater than 300 foot-candles, nor shall

Current Ordinance Text Art 14 Tabel 14.7

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.

4. Any message appearing on an electronic message board shall consist of a single line of text.

Sign, changeable electronic variable message (CEVMS).

Location	Permitted only within 40 feet of I- 20
Number (max.)	One (1) per parcel or lot.
Other	1. Must be on a monopole. 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. 3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds. 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.

Current Ordinance Text Art 14 Tabel 14.7

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.)	360 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: Pole signs are prohibited in EC-2 except for on properties that have direct access along the I-20 frontage road. A maximum of three (3) pole signs shall be permitted within EC-2.
Other	Pole signs shall not be permitted without a signed, recorded agreement, and an approved sign plan.

Old Town and Village Districts- Commercial Signs

STAFF NOTE

CEVMS ARE NOT INDICATED IN THIS SECTION OF THE ORDINANCE MEANING THIS IS NOT AN ALLOWED SIGN TYPE

Current Ordinance Text Art 14 Tabel 14.7

Section 14.8 Prohibited Signs

A.

15. Electronic Reader Board/Message signs and Changeable Electronic Variable Message signs (CEVMS) in the Employment Center Districts and Village Districts.

Proposed Draft Text Blueline/Strikeout (RL/SO)

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	1. For any sign If fronting I-20 frontage road, the sign must be closer to that frontage than any other right-of-way. 2. For a Type C TXDOT separation and spacing standards for a billboard or off-site advertising sign must be met.

Proposed Draft Text Blueline/Strikeout (RL/SO)

Sign, changeable electronic variable message (CEVMS).

Location

Permitted only ~~in the C-1, C-2, or I districts~~ on a monument or pole sign.

Number (max.)

One (1) per parcel or lot.

Other

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.
2. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.
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.
- ~~4. Any message appearing on an electronic message board shall consist of a single line of text.~~

Proposed Draft Text Blueline/Strikeout (RL/SO)

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.)	360 <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: Pole signs are prohibited in EC-2 except for on properties that have direct access along the I-20 frontage road. A maximum of <u>one (1)</u> three (3) 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.

Proposed Draft Text Blueline/Strikeout (RL/SO)

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	1. Must be on a monopole. 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. 3. Any change of pictures or information on the message board sign shall not change more often than once ___every 10 seconds. 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.

Proposed Draft Text Blueline/Strikeout (RL/SO)

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>	<u>1. Must be on a monument sign or wall sign</u> <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> <u>3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds.</u> <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> <u>5. Each image or message to be a static display. No Flashing, animation, or changing of colors.</u> <u>5. If facing any residential property must not be in operation before 6:AM nor after 11 PM.</u>

Proposed Draft Text Blueline/Strikeout (RL/SO)

Section 14.8 Prohibited Signs

A.

15. Electronic Reader Board/Message signs and Changeable Electronic Variable Message signs (CEVMS) in the ~~Employment Center Districts and~~ Village Districts.

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	1. For any sign fronting I-20 frontage road, the sign must be closer to that frontage than any other right-of-way. 2. For a Type C TXDOT separation and spacing standards for a billboard or off-site advertising sign must be met.

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	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. 2. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds. 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.

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.

Sign, changeable electronic variable message (CEVMS).

Proposed Draft Text (CLEAN COPY)

Location	Permitted only within 40 feet of I- 20 frontage road
Number (max.)	One (1) per parcel or lot.
Other	1. Must be on a monopole. 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. 3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds. 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.

Proposed Draft Text (CLEAN COPY)

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	1. Must be on a monument sign or wall sign 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. 3. Any change of pictures or information on the message board sign shall not change more often than once every 10 seconds. 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. 5. Each image or message to be a static display. No Flashing, animation, or changing of colors. 5. If facing any residential property must not be in operation before 6:AM nor after 11 PM.

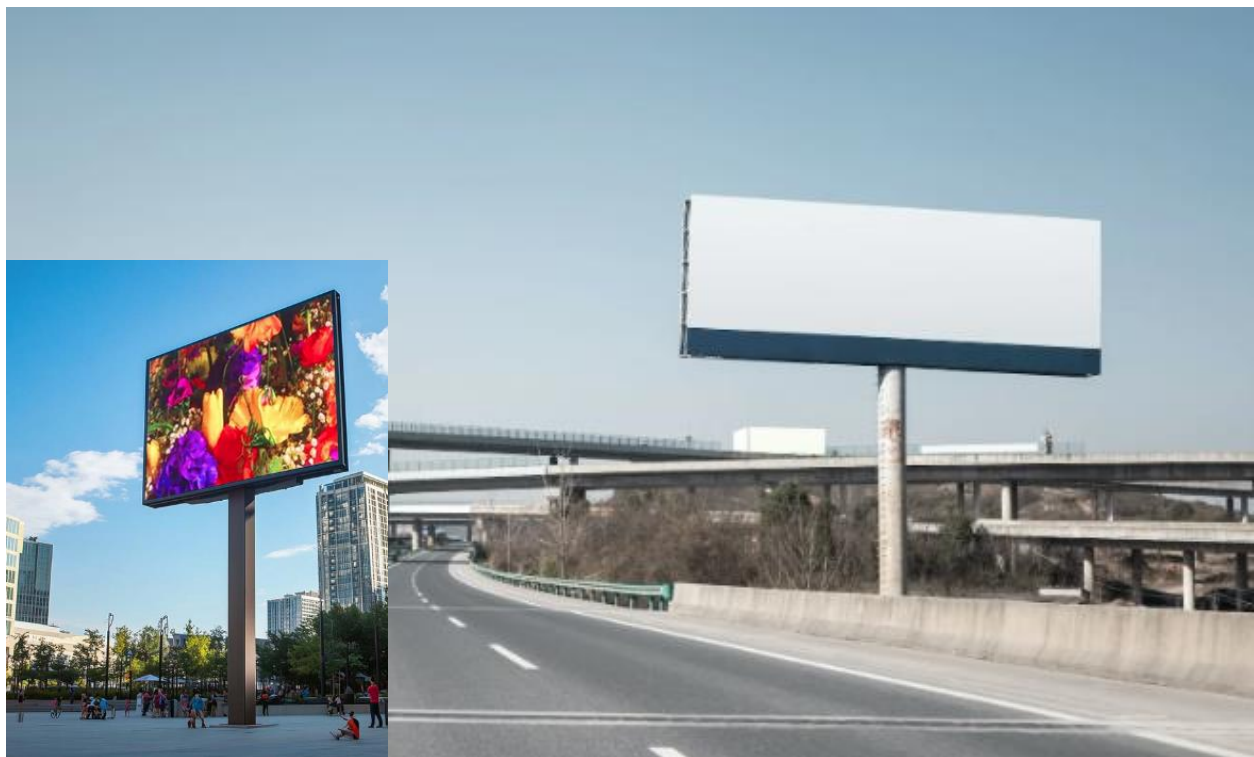
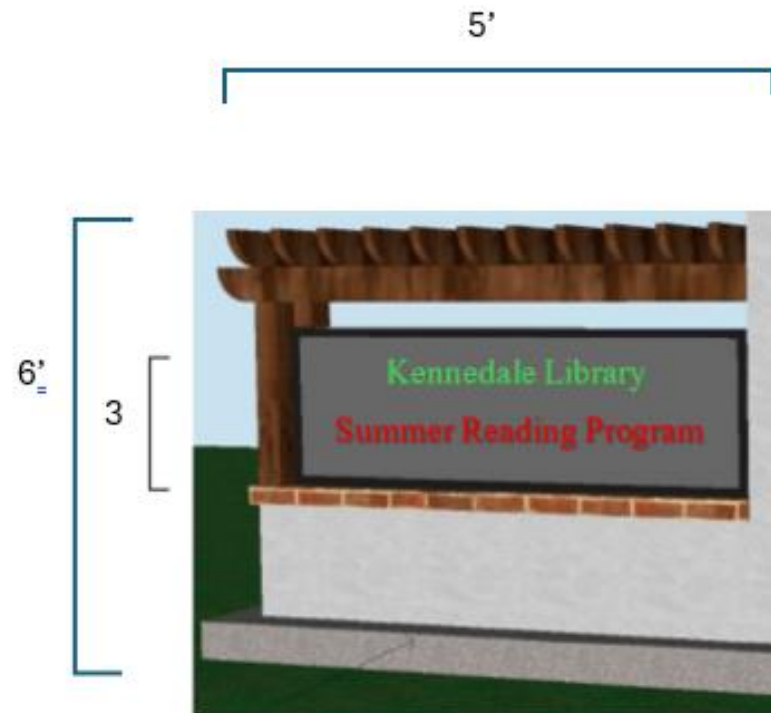
Proposed Draft Text (CLEAN COPY)

Section 14.8 Prohibited Signs

A.

15. Electronic Reader Board/Message signs and Changeable Electronic Variable Message signs (CEVMS) in the Village Districts.

Attachment 3 - Graphic Examples for informational purposes only



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: June 25, 2026

AGENDA ITEM NUMBER: Public Hearing ITEM III.B.5

SUBJECT

PZ Case #26-09 Consider a proposed amendment to the Unified Development Code (UDC) Article 29 "Authorities" Section 29.3 "Planning and Zoning Commission" Subsections B and C to amend the number of commission members, the number needed for a quorum, and meeting requirements

ORIGINATED BY: Edward McRoy, Director of Community Development

SUMMARY

This proposed ordinance

- 1) Reduces the number of Commissioners to five (5) matching current positions
- 2) Reduces the number of members necessary for a quorum to three (3).
- 3) Remove the requirement that the P&Z meet a specific number of times.
- 4) Adds one (1) alternate member place
- 5) Clarifies means of selecting alternate use

BACKGROUND / ANALYSIS / REVIEW

The City currently has only five (5) full members serving on the P&Z Commission whereas the Unified Development Ordinance (UDC) indicates there are to be a total of seven (7) members. This is problematic as the UDC also indicates specifically that four (4) members must be present to make for a quorum. Having four out of five members present has proven somewhat difficult to achieve resulting in meetings being canceled and delays in processing various requests. Authorization for an additional alternate member has been added and language to help clarify means of alternate selection by the Chair has been added.

FINDINGS & CONCLUSIONS

The proposed ordinance:

- 1) Is not prohibited by State Law or the City Charter
- 2) Will be beneficial to the city staff, applicants, and the public by improving governance efficiency.

RECOMMENDATIONS

Staff – Approve

ATTACHMENTS

1	Publisher's Affidavit	4	Proposed Ordinance Clean	
2	Current Ordinance Text			
3	Proposed Ordinance RL/SO			

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	132506	Legal Ad - IPL0347895	2026-6-25 Hearing Final	1.0	64.0L

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

City of Kennedale
Notice of Public Hearing(s))

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PZ Case 26-04 Consider a proposed amendment to the Unified Development Code (UDC) Article 14," SIGNS" Table 14.7 "Permanent Sign Requirements" and section 14.8.15. "Prohibited signs. The specific action being to amend "pole sign" provisions and "changeable electronic variable message (CEVMS)" standards. zoning districts affected include the "Employment Center Districts (EC-1 and EC-2)" AND "COMMERCIAL AND INDUSTRIAL DISTRICTS (C-0, C-1, C-2, & I).

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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. IPL0347895 Jun 10 2026

THE STATE OF TEXAS
COUNTY OF TARRANT

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

1.0 insertion(s) published on:
06/10/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



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IPL0347895
Jun 10 2026

Current Ordinance

Section 29.3 Planning and Zoning Commission

- A. Purpose. The Planning and Zoning Commission shall recommend to the City Council the boundaries of the various zoning districts and appropriate regulations to be enforced therein and any proposed amendment thereto and shall collect data and keep itself informed as to the best practices generally in effect regarding city planning and zoning. Areas in which the Planning and Zoning Commission may be qualified to act include the present and future movement of traffic, the segregation of residential and business districts, and the convenience and safety of persons and property within the City of Kennedale.
- B. Membership.
1. Appointed by majority vote of the City Council, this Planning and Zoning Commission shall consist of seven (7) regular members designated by places 1 through 7. Appointments shall take place in October of each year, with places 1, 3, 5, and 7 appointed in odd numbered years and places 2, 4, and 6 appointed in even numbered years. The City Council may, at its discretion, appoint two (2) additional persons to serve as alternate members to the Planning and Zoning Commission, designated as places 8 and 9. The alternate members shall only be entitled to serve at any meeting of the Planning and Zoning Commission in which a regular member is absent. If only one (1) regular member is absent the chair shall determine which alternate shall be entitled to serve during the regular member's absence. When serving in the absence of a regular member, an alternate member shall have the same powers, authority and duties as a regular member of the Planning and Zoning Commission.
 2. The term for each place shall be two (2) years. Members must meet the following qualifications:
 - a. Be a registered voter of the city;
 - b. Shall have resided in the corporate limits of the city for at least one (1) year; and
 - c. Continue residency in the city during the term of office.
 3. The City Council shall appoint a replacement to fill any vacancy for the unexpired term of any member whose place has become vacant.
 4. The City Council shall have the authority to remove any member at any time, with or without cause.
- C. Organization, Rules, and Requirements.
1. By November of each year, the City Council shall designate a chair and a vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings and to assist in setting meeting agendas. If the chair is absent the vice chair shall assume the duties of that office.
 2. Members of the Planning and Zoning Commission shall meet at least 10 times per year, on a regular day and time selected by its members. The chair may call special meetings, as necessary.
 3. The Planning and Zoning Commission shall adopt rules of procedure that are not inconsistent with state law to conduct meetings and govern its proceedings. The Planning and Zoning Commission shall abide by the Texas Open Meetings Law, and shall keep a record of its proceedings, including votes and attendance, and shall submit these records to the city secretary's office.
 4. Members of the Planning and Zoning Commission shall not take any action unless a quorum is present. A quorum shall consist of four (4) members. Each member, including the chair, is entitled to one (1) vote, and action of the Planning and Zoning Commission shall require a majority of those members present.
 5. The City Manager shall designate a city employee to serve as staff liaison to the Planning and Zoning Commission.

Current Ordinance

6. Members of the Planning and Zoning Commission shall receive one dollar (\$1.00) for each regular meeting attended in the performance of their duties, but no compensation shall be paid for special meetings. In addition, members may receive reimbursement of authorized expenses attendant to the performance of their duties.
- D. Jurisdiction. The Planning and Zoning Commission is advisory only and shall not have any decision-making authority. The Planning and Zoning Commission shall have the following powers, authority and duties:
1. To make studies and project plans for the improvement of the city with a view to its development and extension, and to recommend to the City Council all matters for the development and the advancement of city facilities, layouts and appearances, and to perform the duties imposed upon a City Planning and Zoning Commission by the state statutes.
 2. To make plans and maps of the whole or any portion of the city and of land outside the city limits located within the extraterritorial jurisdiction of the city, and any other land outside the city which in the opinion of the Planning and Zoning Commission bears a relation to the planning of the city, and to make such changes and additions and extensions of plans or maps as it deems advisable.
 3. To consult with and advise private property owners pertaining to location and erection of private structures with the view of having the same conform to the overall city plan.
 4. To act with and assist all other municipal and governmental agencies, and especially the City Council, in formulating and executing plans for municipal development.
 5. To plan and recommend the location, plan and extent of city alleyways, parks, playgrounds, airports, automobile parking places, and other public grounds and improvements, for the location and planning of public buildings, schools and other properties, and of public utilities, including bus terminals, railway depots and terminals, whether public or private, water, lights, sanitation, sewage disposal, drainage, flood control, transportation, communication and shipping facilities, and for the removal, relocation, widening, extension, narrowing, vacation, abandonment or changes of use of any of the foregoing public places, works, buildings, facilities or utilities.
 6. To select and recommend to the City Council routes of streets, avenues and boulevards, and particularly to investigate and recommend the opening, widening or abandonment of streets, avenues, boulevards and alleyways, or the changing thereof to conform to the city's system, present and future, of all streets, avenues, boulevards, alleyways and parks.
 7. To investigate, consider and report to the City Council upon the layout and plans of any new subdivision to the city and property situated within the city's extraterritorial jurisdiction, and to approve or reject all plans, plats or replats of additions within the city limits and within the extraterritorial jurisdiction.
 8. To recommend to the City Council for adoption rules and regulations governing plats and subdivisions of land within the corporate limits of the city or within the extraterritorial jurisdiction of the city, to promote health, safety, morals and general welfare of the community, and the safe, orderly and healthful development of the community, which rules and regulations may be adopted by the City Council after public hearing held thereon.
 9. To recommend plans to the City Council for improving, developing, expanding and beautifying the parks, lakes and public buildings in or adjacent to the city, and to cooperate with the City Council and other agencies of the city in devising, establishing, locating, improving, selecting, expanding and maintaining public parks, works, playgrounds, lakes and other areas for public recreation.
 10. To aid and assist the City Council by recommending plans for the development of civic centers, and to make investigations, consider and make recommendations to the City Council concerning traffic regulations, routing and control, and highway designations.

Current Ordinance

11. To investigate and establish zoning regulations for the entire city, and from time to time to review all zoning regulations and make recommendations on amendments, and to review and act on all exceptions permitted under zoning changes involving major land use.

Proposed Ordinance Text – (RL/SO)

Section 29.3 Planning and Zoning Commission

A. Purpose. The Planning and Zoning Commission shall recommend to the City Council the boundaries of the various zoning districts and appropriate regulations to be enforced therein and any proposed amendment thereto and shall collect data and keep itself informed as to the best practices generally in effect regarding city planning and zoning. Areas in which the Planning and Zoning Commission may be qualified to act include the present and future movement of traffic, the segregation of residential and business districts, and the convenience and safety of persons and property within the City of Kennedale.

B. Membership

1. Appointed by majority vote of the City Council, this Planning and Zoning Commission shall consist of five (5)~~seven (7)~~ regular members designated by places 1 through 5~~7~~. Appointments shall take place in October of each year, with places 1, 3, and 5~~, and 7~~ appointed in odd numbered years and places 2, and 4~~, and 6~~ appointed in even numbered years. The City Council may, at its discretion, appoint three (3)~~two (2)~~ additional persons to serve as alternate members to the Planning and Zoning Commission, designated as places 6, 7, 8~~and 9~~. The alternate members shall only be entitled to serve at any meeting of the Planning and Zoning Commission in which a regular member is ~~absent. If only one (1) regular member is absent the~~absent. The ~~Chair may shall~~ determine which alternate shall be entitled to serve in order of preference, by rotation, or by other means ~~during a the~~ regular member's absence. When serving in the absence of a regular member, an alternate member shall have the same powers, authority and duties as a regular member of the Planning and Zoning Commission.
2. The term for each place shall be two (2) years. Members must meet the following qualifications:
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2. The City Council shall appoint a replacement to fill any vacancy for the unexpired term of any member whose place has become vacant.
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C. Organization, Rules, and Requirements.

Proposed Ordinance Text – (RL/SO)

1. By November of each year, the City Council shall designate a chair and a vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings and to assist in setting meeting agendas. If the chair is absent the vice chair shall assume the duties of that office. |
2. Members of the Planning and Zoning Commission shall meet as needed~~at least 10 times per year~~, on a regular day and time selected by its members. The chair may call special meetings, as necessary. |
4. The Planning and Zoning Commission shall adopt rules of procedure that are not inconsistent with state law to conduct meetings and govern its proceedings. The Planning and Zoning Commission shall abide by the Texas Open Meetings Law, and shall keep a record of its proceedings, including votes and attendance, and shall submit these records to the ~~e~~City ~~s~~ecretary's office. |
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6. The City Manager shall designate a city employee to serve as staff liaison to the Planning and Zoning Commission. |
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Proposed Ordinance Text – (Clean Copy)

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STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: June 25, 2026

AGENDA ITEM NUMBER: Public Hearing ITEM III.B.6

SUBJECT

PZ Case #26-10 Consider a proposed amendment to the Unified Development Code (UDC) Article 3 "Agricultural and Residential Districts" Subsection 3.7 "Townhome Regulations." Amendments to include standards for lot and building configuration, building height, and parking standards.

ORIGINATED BY: Edward McRoy, Director of Community Development

SUMMARY

This proposed ordinance modifies townhome standards to:

- 1) Remove standards designed to force parking to the rear of a site or behind buildings
- 2) Allows front facing garages and front parking when dimensional and architectural standards are met.
- 3) Removes currently required bicycle parking improvements to be met
- 4) Limits on-street parking to parallel only on local roads with tree planting standards

BACKGROUND AND ANALYSIS:

The current Townhome District standard has been evaluated as problematic and overly restrictive as it relates primarily to parking, garage and alley standards. The current limitations mandating rear entry and behind the building parking means builders must install alleys behind these sites in most cases. The practical effect of this is that: 1) higher densities and larger sites are needed to off-set this cost, 2) less of the available land (7-12%) is available to generate ad-valorem revenue, 3) if alleys are dedicated as ROW the City takes over the maintenance cost, and, 4) properties that are slightly narrow or not rectangular are less able to comply with current standards resulting in inefficient development patterns.

FINDINGS & CONCLUSIONS

The proposed ordinance:

- 1) Is authorized under State Law and the City Charter.
- 2) Newspaper and USPS letter notifications were provided as required by law.
- 3) The proposed change will be beneficial to the health, safety of the city and public.

RECOMMENDATIONS

Staff – Approve

ATTACHMENTS

1	Publisher's Affidavit	4	Proposed Text (Clean Copy)		
2	Current Text				
3	Proposed Text (RL/SO)				

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	132506	Legal Ad - IPL0347895	2026-6-25 Hearing Final	1.0	64.0L

ATTENTION: CITY OF KENNEDALE IP
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THE STATE OF TEXAS
COUNTY OF TARRANT

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1.0 insertion(s) published on:
06/10/26 Print

[Print Tearsheet Link](#)

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Sworn to and subscribed before
me on



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IPL0347895
Jun 10 2026

Current Ordinance Text

Section 3.7 Townhome Regulations

- A. Purpose. To require a high standard for townhome development by utilizing a form-based code similar to Village zoning. These modifications are consistent with the Comprehensive Plan Economic Prosperity principle of "promoting access to housing", providing housing options for people of varying financial means and residential preferences, while ensuring quality development in the City.
- B. Form and Character. Townhome developments should have an urban building form and street frontage. The primary building form is street-oriented with windows across the facade and one or more entrances along the street. Buildings sit behind a landscaped dooryard and may be configured around a courtyard. The buildings define the street space and typically provide private open space through a combination of balconies, roof decks, and spaces interior to the lot.
- C. Building Form Standards. All buildings shall meet the following standards:
 - 1. Height.
 - a. The height of all buildings is measured in stories, with an ultimate building height in feet, measured to the top of the wall plate. At no time may a building exceed the prescribed maximum height in stories or in feet.
 - b. All heights are measured from the average fronting sidewalk elevation (at the required building line) unless otherwise noted.
 - c. A half-story (or attic story), defined as habitable space within a pitched roof, does not count against the maximum height in stories or feet, but may provide no greater than 75 percent of the square footage of the floor immediately below.
 - d. The prescribed minimum story clear height shall be met within 30 feet of the required building line (RBL) and by at least 80 percent of each story floor area.
 - e. The required ground story finished floor level shall be measured within 30 feet of any RBL.
 - f. Residential entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior.
 - 2. Siting.
 - a. Building facades shall be built to the RBL.
 - b. The building facade shall be built to the RBL within 30 feet of a block corner.
 - c. No part of any building or structure may encroach beyond the RBL or into any required setback except overhanging eaves, awnings, balconies, bay windows, stoops, steps or barrier free ramps approved by the Administrator.
 - d. There are no side setbacks
 - e. The parking setback line is generally 20 or 30 feet behind the RBL. Vehicle parking shall be located behind the parking setback line, except where parking is provided below grade, on street, or otherwise indicated.
 - f. All lots, including corner lots and through lots, shall satisfy the build-to requirements for any and all of their RBL frontages.
 - 3. Elements.

Current Ordinance Text

- a. Fenestration is regulated as a percentage of the facade between floor levels. Fenestration is measured as a glass area (including mullions, muntins, and similar window frame elements with a dimension less than one inch) and/or open area.
- b. At least one (1) functioning entry door shall be provided along each ground story facade. The maximum distance between functioning facade entrances shall not be exceeded.
- c. In no case shall a garage door be located at or face the RBL.
- d. No private fences may be constructed forward of the RBL.
- e. A garden wall may be used to define the street edge, to secure a pedestrian passage, to enclose a courtyard space, on rear lot lines, or to screen building service elements.

Height	
Max Building	3 stories and 38'
Minimum ground floor clear height	9'
Minimum upper story clear height	9'
Max Garden Wall Height	10'
Max Privacy Fence Height	7'
Siting	
Min Build-To	75%
Min Parking Setback	30'
Side setbacks	None required
Min rear setback with alley	3'
Min rear setback with no ally	20'
Garden wall	Permitted on unbuilt RBL
Privacy fence	Permitted on common and rear lot lines only
Elements	
Min/Max Ground floor Facade Fenestration	33 to 80%
Min/Max Upper Story Fenestration	20 to 70%
Max Blank Wall Limitation	30'
Max Distance between Facade Entrances	60'
Balconies	Permitted

4. Parking.

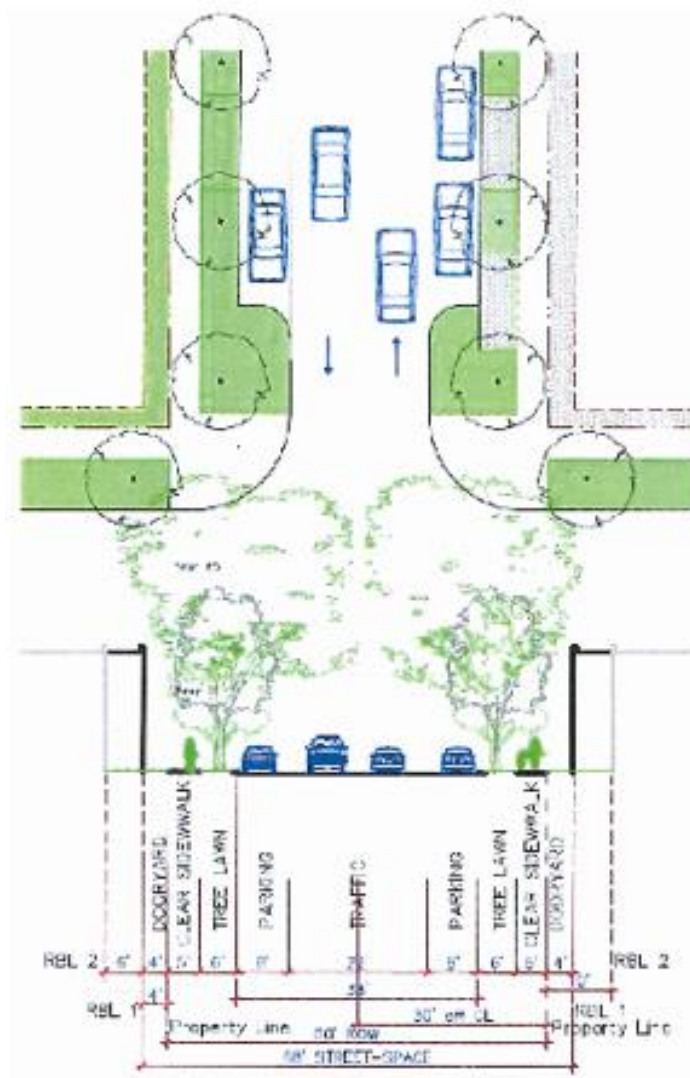
- a. Parking may be located on the street, in a surface lot, or in a structure.
- b. No parking shall be located between the building facade and the back of curb.
- c. All off-street parking shall be located behind the parking setback line, typically 25' feet or more behind the back of sidewalk.
- d. All surface parking (as well as loading areas) shall be placed to the rear or to the side of the buildings, but in no case shall more than 60 feet of the property frontage (along the required building line) be used for surface parking.
- e. All surface parking and loading areas shall be screened from public areas, public sidewalks, and abutting residentially zoned properties by landscaping and a four (4) foot solid wall or a combination masonry and a wrought iron or metal fence.

Current Ordinance Text

- f. When parking is above grade within a structure, a facade treatment that is consistent (in terms of materials and design) with the building facade shall be provided for the parking floors/levels.
 - g. Parking structures shall be constructed so that commercial uses occupy the ground floor level on all street frontages. Automobile parking spaces are to be provided as required in this section and configured according to Sections 12.8 and 12.9.
 - h. Residential minimum reserved parking spaces per unit: Up to 1,000 square feet, regardless of bedroom county: one (1) space/unit. Above 1,000 square feet: one and a quarter (1.25) spaces per unit.
- 5. Bicycle parking.
 - a. Sites and/or projects over 10,000 square feet in land area require one (1) tenant bicycle parking rack (2-bike capacity) per ten (10) units. Buildings under four (4) units shall have no requirement.
 - b. Bicycle parking facilities shall be visible to intended users. The bicycle parking facilities shall not encroach on any area in the public right-of-way designated as the clear walkway nor shall they encourage on any required fire egress.
 - c. On-street bicycle parking spaces (typically along the street tree alignment line) may be counted toward the minimum customer/visitor bicycle parking requirement. For areas with constrained street-space, an optional approach is to consolidate public bicycle parking in a single (1) dedicated on-street parking space per block.
 - d. Bike rack design shall meet the requirements of Section 12.4D.
- 6. Permissive Parking and Loading Facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design and operation of such facilities.
- 7. On-Street Parking. A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site (where more than 50 percent of the space is fronting). Each on-street parking space may only be counted once.
- 8. Loading Facilities. If provided, loading zones shall be located to the rear and/or alley side of buildings.
- 9. Parking Lot Plantings for New Development.
 - a. Trees. for any surface parking lot not separated from the street or public realm by a building, the space between the RBL and the parking setback line shall be planted with canopy shade trees. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel three (3) to seven (7) feet behind the RBL or garden wall.
 - b. Edge. The edge of any surface parking lot adjacent to a single-family lot shall:
 - Be planted with canopy shade trees placed at an average distance not to exceed 40 feet on center and aligned parallel three (3) to seven (7) feet behind the common lot line; and
 - Have a garden wall or privacy fence along the common lot line at least three (3) feet in height.
 - c. Streets and Streetscape - Public Realm. The street graphic illustrates the recommended typical configuration for street spaces within multi-family developments. The plans and sections specify ideal vehicular travel lane widths, curb radii, sidewalks, tree planting areas, and on-street parking configurations. The streets must work in conjunction with the building form standards to create

Current Ordinance Text

the type of walkable place envisioned by the Comprehensive Plan. Streets must balance the needs of all forms of traffic - auto, bicycle and pedestrian.



Draft Ordinance Text (RL/SO)

Section 3.7 Townhome Regulations

- A. Purpose. To require a high standard for townhome development. To promote access to housing, and increased variety of housing options, while ensuring quality development in the City.
- B. Form and Character. Townhome developments should have a generally urban building form and street frontage when feasible. The primary building form is street-oriented with windows and one or more entrances along the street. Buildings sit behind a landscaped dooryard and may be configured around a courtyard. The buildings define the street space and typically provide private open space through a combination of balconies, roof decks, and spaces interior to the lot.
- C. Building Form Standards. All buildings shall meet the following standards:
 - 1. Height.
 - a. The height of all buildings is measured in stories, with an ultimate building height in feet, measured to the top of the wall plate. At no time may a building exceed the prescribed maximum height in stories or in feet.
 - b. All heights are measured from the average fronting sidewalk elevation (at the required building line) unless otherwise noted.
 - c. A half-story (or attic story), defined as habitable space within a pitched roof, does not count against the maximum height in stories or feet, but may provide no greater than 75 percent of the square footage of the floor immediately below.
 - d. The prescribed minimum story clear height shall be met within 30 feet of the required building line (RBL) and by at least 80 percent of each story floor area.
 - e. The required ground story finished floor level shall be measured within 30 feet of any RBL.
 - f. Residential entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior.
 - 2. Siting.
 - a. Building facades shall be built to the RBL.
 - b. The building facade shall be built to the RBL within 30 feet of a block corner.
 - c. No part of any building or structure may encroach beyond the RBL or into any required setback except overhanging eaves, awnings, balconies, bay windows, stoops, steps or barrier free ramps approved by the Administrator.
 - d. There are no side setbacks
 - e. Vehicle parking must be setback a minimum of six feet (6') from the ROW line.
 - f. All lots, including corner lots and through lots, shall satisfy the build-to requirements for any and all of their RBL frontages.
 - 3. Elements.
 - a. Fenestration is regulated as a percentage of the facade between floor levels. Fenestration is measured as a glass area (including mullions, muntins, and similar window frame elements with a dimension less than one inch) and/or open area.

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- b. At least one (1) functioning entry door shall be provided along each ground story facade. The maximum distance between functioning facade entrances shall not be exceeded.
- c. Fences constructed forward of the RBL shall be no higher than three feet (3').
- d. A garden wall may be used to define the street edge, to secure a pedestrian passage, to enclose a courtyard space, on rear lot lines, or to screen building service elements.

Height	
Max Building	3 stories and 38'
Minimum ground floor clear height	9'
Minimum upper story clear height	9'
Max Garden Wall Height	10'
Max Privacy Fence Height	7'
Siting	
Min Build-To	75%
Min Parking Setback	6' from the ROW
Side setbacks	None required
Min rear setback with alley	3'
Min rear setback with no ally	20'
Garden wall	Permitted on unbuilt RBL
Privacy fence (a fence between 3'-8' >50% opaque)	Permitted on common and rear lot lines only
Elements	
Min/Max Ground floor Facade Fenestration	Minimum 33 to 80% Maximum
Min/Max Upper Story Fenestration	Minimum 20 to 70% Maximum
Max Blank Wall Limitation	30'
Max Distance between Facade Entrances	60'
Balconies	Permitted

- 4. Parking.
 - a. All off-street parking spaces, including those enclosed within a garage, will be a minimum of 10' wide and 25' feet of depth and not within a visibility triangle of a street intersection .
 - b. In no case shall more than 46 feet along the property frontage (along the required building line) be used for either on-street or off-street surface parking combined, for any lot.
 - c. Residential minimum reserved parking spaces per unit: Up to 1,000 square feet, regardless of bedroom county: one (1) space/unit. Above 1,000 square feet: one and a quarter (1.25) spaces per unit.
- 6. Permissive Parking and Loading Facilities. Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design and operation of such facilities.
- 7. On-Street Parking. On street parking shall only be allowed on local roads and where provided shall be parallel to the street with said spaces being offset adequately to ensure travel lanes are not blocked. A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site (where more than 50 percent of the space is fronting). Each on-street parking space may only be counted once.
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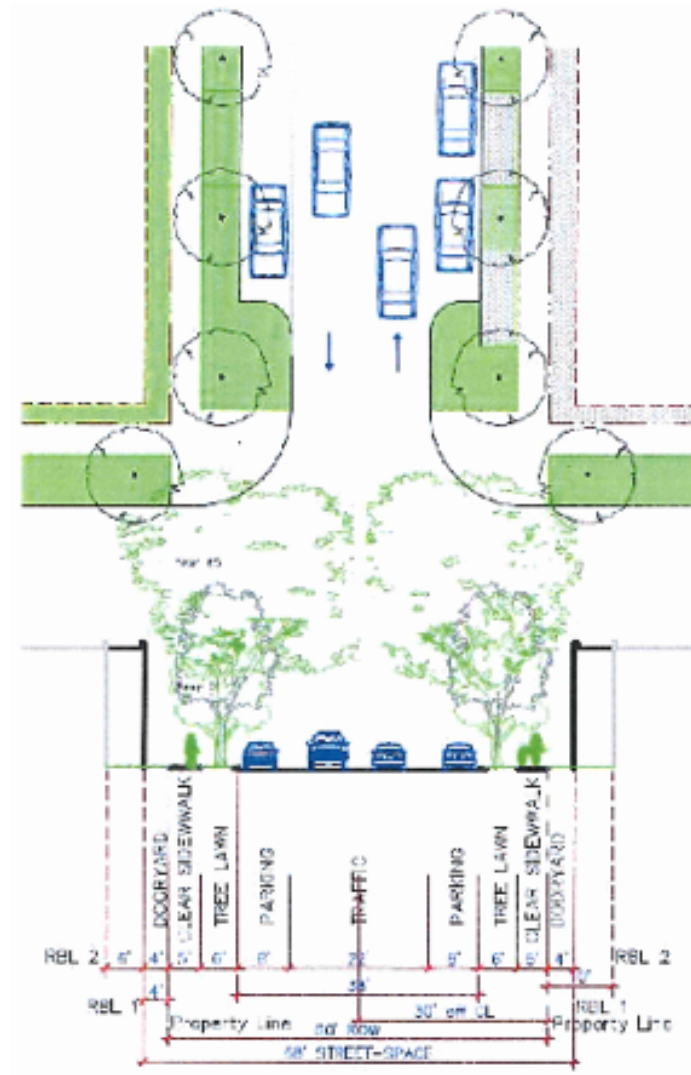
9. Parking Lot Plantings for New Development.

- a. Trees. Where on-street surface parking is used, a landscaped island shall be planted with a canopy shade tree. For every four (4) spaces. If front facing off-street parking is provided an additional tree shall be planted at an average distance not to exceed 40 feet on center and aligned parallel three (3) to seven (7) feet behind the RBL or garden wall.
- b. Edge. The edge of any off-street surface parking lot adjacent to a single-family lot shall:

Be planted with canopy shade trees placed at an average distance not to exceed 40 feet on center and aligned parallel three (3) to seven (7) feet behind the common lot line; and have a garden wall or privacy fence along the common lot line at least three (3) feet in height.
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