

PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | AUGUST 10, 2026 AT 5:30 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 June 25, 2026 Regular Meeting Minutes.

B. PUBLIC HEARINGS

1. **PZ Case #26-13** to conduct a public hearing and consider a proposed zoning change from "OT-2 OLD TOWN SUB-DISTRICT 2" and "OT-4 OLD TOWN SUB-DISTRICT 4" to "PD – OLD TOWN SUB-DISTRICT PLANNED DEVELOPMENT" for the property located at 509 Corry A Edwards, Parcel 4479513, WOODLEA ACRES ADDITION Block 2 Lot 1 and approximately 1.33 acres of 506 North Rd, Parcel 4480104, WOODLEA ACRES ADDITION Block 2 Lot 29A Blk 2 Lot 29 Less SW Corner of the City Of Kennedale, Tarrant County, Texas, 76060.
2. **PZ Case 26-14** Consider a Replat of the property located at 439 Mansfield Cardinal, Parcel 6356354, Kennedale Oaks Addition, Block 1 Lot 1-1R, Lots 2-39, Lot 40 HOA, Lot 41 POND being 6.180 acres being a replat of Harris Hill Estates, Block 1, Lot 1-R situated in the Jesses B. Renfro Survey, Abstract 1260 of the City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

Kimisha Kelley
Permit Clerk

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 10, 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, PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT.

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: AUGUST 10, 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: AUGUST 10, 2026

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

SUBJECT

Approval of the June 25, 2026 Regular Meeting Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2026.06.25 - Minutes	2026.06.25 - Minutes.docx
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**PLANNING AND ZONING COMMISSION
REGULAR MEETING | JUNE 25, 2026 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

MEETING MINUTES

I. CALL TO ORDER

Vice - Chairman Michael Brown called the meeting to order at 6:00 p.m.

A. ROLL CALL

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

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

II. PUBLIC COMMENT

No comments were made at this time.

III. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes of the February 26, 2026, Regular Meeting.
MOTION by Place 4 Jones, second by Place 3 Madrid, to approve meeting minutes.
MOTION PASSED by unanimous vote.

B. PUBLIC HEARINGS

1. **PZ CASE #26-05** to conduct a public hearing and consider a recommendation of approval 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 of the City of Kennedale, Tarrant County, Texas, 76060.

Vice-Chairman Brown opened the public hearing at 6:06 PM.

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

Vice-Chairman Brown closed the public hearing at 6:07 PM.

Community Development Director, Edward McRoy, briefed the Commissioners on the case by stating that the replat in question is simple in nature. The applicant is desiring to split the lot into two for future development in the Employment Center District 2. Mr. McRoy concluded his brief by stating that the replat met all zoning requirements and staff

recommends approval.

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

Vice-Chairman Brown and Place 3 Madrid made inquiries if there were any clarifications needed for the replat and if it followed a potential future Transit Oriented District overlay to which Mr. McRoy responded that because that zoning district was not in place currently, compliance would not be required.

MOTION by Place 3 Madrid, second by Place 4 Jones, to recommend to the City Council to approve the proposed replat without conditions for 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.

MOTION CARRIED by unanimous vote.

2. **PZ CASE #26-06** to conduct a public hearing and consider a recommendation of approval for a proposed replat of the property located at 600 W. Kennedale Pkwy, Parcel #04478924 Block 1 Lots 8R1, 8R2, 8R3, Woodlea Acres Addition being a replat of Lot 8, Block 1 Woodlea Acres Addition to the City of Kennedale, Tarrant County, Texas, 76060.

Vice-Chairman opened the public hearing at 6:14 PM.

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

Chairman Malkowski closed the public hearing at 6:15 PM.

Community Development Director, Edward McRoy, gave a brief synopsis on the case. He shared with the Commissioners that this is a simple replat request. The applicant would like to replat the long narrow lot into three lots for retail development. Director McRoy concluded by stating that because the replat meets all requirements, staff recommends approval.

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

No questions or comments were made by the Commissioners on the replat case.

MOTION by Place 4 Jones, second by Place 3 Madrid, to recommend to the City Council to approve the proposed replat for the property located at 600 W. Kennedale Pkwy, Parcel #04478924 Block 1, Lots 8R1, 8R2, 8R3, Woodlea Acres Addition being a replat of Lot 8, Block 1 Woodlea Acres Addition of the City of Kennedale, Tarrant County, Texas, 76060 with the following conditions:

MOTION CARRIED by unanimous vote.

3. **PZ CASE #26-07** to conduct a public hearing and consider a recommendation of approval for a proposed 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, 76060.

Vice-Chairman opened the public hearing at 6:20 PM.

No one spoke in favor of or against the replat request.
Chairman Malkowski closed the public hearing at 6:28 PM.

Community Development Director, Edward McRoy, gave a brief synopsis on the case. He shared with the Commissioners that the 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 and future development. Staff has requested that the applicant apply for a rezone of the lots that are not zoned C-2 General Commercial in order to have a more cohesive development pattern. Director McRoy concluded by stating that staff recommends approval with conditions as presented.

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

Place 3 Madrid and Place 5 Martinez requested clarification on easements and as to how many openings the future development would have. Mr. McRoy provided the requested information.

MOTION by Place 4 Jones, second by Place 3 Madrid, to recommend to the City Council to approve the proposed replat for 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, 76060 with the following conditions:

- Rezone the properties located at 933 Bowman Springs Rd. and 1003 Bowman Springs Rd. to a more conducive zoning.
- Correct the following items in the Metes and Bounds Description:
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 no longer applicable the abandoning instrument should be identified as appropriate. *(Engineer Comment)*.
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)*
- Show and label on the face of the plat the following building setback lines as indicated below to comply with City standards Specifically:
- Front setback (Primary) from street ROW; Front setback (Secondary) from secondary street ROW (corner lots) UDC10.12 C.2.; Front Setback (Through Lot) from the 2nd street ROW UDC 10.12 C.4.; Front Setback (Multi-Street) from 3rd street UDC 10.12 C.3.; Side setback (Standard) from interior lot lines; Side setback (Special) from lot lines adjacent to A, R, OT, NV, & UV zoned districts; 20' Rear setback (Standard) from adjacent lot line (See Note 1); 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).

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

MOTION CARRIED by unanimous vote.

4. **PZ CASE #26-04** to conduct a public hearing and 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 and I)".

Vice-Chairman Brown opened the public hearing at 6:36 PM.

No one spoke in favor of or against the proposed UDC Amendment.

Vice-Chairman Brown closed the public hearing at 6:41 PM.

Community Development Director, Edward McRoy, gave a report - 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.

Director McRoy concluded his report that staff recommends approval of proposed amendment.

Vice-Chairman Brown and Place 5 Martinez made inquiries as to the location of the proposed signs that the updated ordinance would affect and if there would any restrictions regarding remote programming of the CEVMS. Director McRoy provided answers to the Commissioners' questions.

MOTION by Place 4 Jones, second by Place 3 Madrid, to recommend to the City Council to approve 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 and I)".

MOTION CARRIED by unanimous vote.

5. **PZ CASE #26-09** to conduct a public hearing and 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.

Vice-Chairman Brown opened the public hearing at 6:44 PM.

No one spoke in favor of or against the proposed UDC Amendment.

Vice-Chairman Brown closed the public hearing at 6:50 PM.

Community Development Director, Edward McRoy, gave a brief history regarding the need for the proposed amendment to the Commissioners. 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. Mr. McRoy stated that 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, which has resulted 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. The proposed ordinance would 1) reduce the number of Commissioners to five (5) matching current positions, 2) reduce the number of members necessary for a quorum to three, 3) remove the

requirement that the P&Z meet a specific number of times, 4) add one (1) alternate member place and 5) clarify means of selecting alternate use. Mr. McRoy concluded his report by stating that the proposed ordinance is not prohibited by State Law or the City Charter, and staff recommends approval of proposed amendment.

All commissioners spoke on the need for alternates and the difficulties that the City has had in the past keeping members. Place 4 Jones asked as to when the alternates would be chosen and if there were any age requirements to serve. Mr. McRoy replied that the timing would be up to the City Manager and the City Secretary and there are no known age restrictions other than the requirement that a commissioner needs to be a registered voter in the City of Kennedale.

MOTION by Place 3 Madrid, second by Place 4 Jones, to recommend to the City Council to approve 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.

MOTION CARRIED by unanimous vote.

6. **PZ CASE #26-10** to conduct a public hearing and 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.

Vice-Chairman Brown opened the public hearing at 7:00 PM.

No one spoke in favor of or against the proposed UDC Amendment.

Vice-Chairman Brown closed the public hearing at 7:16 PM.

Director, Edward McRoy, provided background information on the case to the Commissioners by stating that 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) there is 7-12% less of the available land needed 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. With that being stated, Mr. McRoy shared that the proposed ordinance would modify the current townhome standards to the following:

- 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.

In conclusion, Director McRoy stated the proposed ordinance is authorized under Texas state law as well as the City Charter, all notification requirements were met, and because the proposed change would be beneficial to the health and safety of the public, staff recommends approved of proposed amendment.

Discussion amongst the commissioners involved potential issues that could arise due to on-street parking, changes in the size of the townhomes and if the proposed ordinance amendment would affect the Urban Village zoning district.

MOTION by Place 4 Jones, second by Place 3 Madrid, to recommend to the City Council to approve 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.

MOTION CARRIED by unanimous vote.

VI. ADJOURNMENT

There being no further business, Vice-Chairman Brown adjourned the meeting at 7:17 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

COMMISSION SECRETARY

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: AUGUST 10, 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

For a MEETING DATE: August 10, 2026

AGENDA ITEM NUMBER: Public Hearings Item III B.1.

SUBJECT

PZ CASE #26-13 Conduct a public hearing and consider approval of a recommendation for a proposed zoning change from "OT-2 Old Town Sub-district 2" and "OT-4 Old Town Sub-district 4" to "PD – Old Town Sub-district Planned Development" for properties located at 509 Corry A Edwards, Parcel ID 4479513, Woodlea Acres Addition Block 2, Lot 1 and Approximately 1.33 acres of 506 North Rd., Parcel ID 4480104, Woodlea Acres Addition Block 2, Lot 29A in the City of Kennedale, Tarrant County Texas, 76060. The request being for a PD District based on the OT-2 District utilizing the Colonial Revival style architecture and allowing 59 residential units.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
OT-2 and OT-4	PD-OT-2	Old Town

Nearby Zoning/Use			
North	OT-2 & OT-4 Vacant and MH park	East	OT-3 (Commercial)
South	PD-HT (Residential)	West	OT-4 (Commercial Auto Repair)

BACKGROUND / ANALYSIS / REVIEW

This proposal is for a residential development complex consisting of a number of residential buildings each having between five (5) to eight (8) residential units with a primary access from Corry A Edwards and a secondary outlet to Daleview Drive. The total number of units shown is 59 resulting in an overall density of 11.8 units per acre.

Key Observations

- The property is located in proximity to a library, senior center, city park/gathering space, shopping area, Kennedale Parkway and Civic Uses (City Hall, Police, Court, Water Billing).
- The proposal indicates a moderate level of density with a design far more compatible to a traditional small town area than would be true for a more conventional/modern apartment complex.
- In addition to the residential units the proposed concept plan includes information showing a clubhouse, a sports court, a small dog park, and indicates a fitness gym will be available to residents.
- The materials provided show a fence surrounding the site. The development standards relating to this may require modification to determine if this is to be required, optional, have specific standards, or prohibited. Recent communications with the applicant indicates a possible solid screening wall may be contemplated at the southeast side and adjacent to Daleview Dr. Clarity on this is needed. Such a facility would increase the isolation of the site from integrating seamlessly into the neighborhood, would be visually out of character for this location, and would be more akin with a modern rather than an Old Town identity.
- Renderings provided indicate that all proposed residential buildings are intended to be 2-story but

that entrances for upper story units would all be at ground level providing a visual experience more akin to a townhome than to a traditionally configured mid-density 3-story apartment building.

- Vehicular access to the buildings would be through a proposed 24' access drive that would presumably be private and maintained by the development. This drive continues west ending approximately 500' to 550' terminating with a non cul-de-sac turn around.
- Materials submitted indicate the first two residential buildings adjacent to Daleview Dr. having entrances both facing the north and the south. This creates a face-to-face configuration with off-site homes on Daleview Dr. To the west units are shown with unit entrances only to the north or east. This establishes a back-to-back or back-to-side yard configuration with adjacent SF lots. This is a preferred configuration.
- The proposed housing type appears to fit with the concept of providing a "missing middle" for residential opportunities between single-family homes and high-density apartments.
- Sidewalks are shown inside the site extending to Correy A. Edwards with two additional connections apparently extending from two units at the southeast to Daleview Dr.
- Even though there is a cross connection for a secondary street access, this is effectively a de-facto cul-de-sac style layout with all vehicular traffic flowing to and from Corry A Edwards. The applicants have indicated in recent communications they would like to consider this being only for emergency access.
- The site is located within a block measuring approximately 2,216 feet between Dick Price Road and W. 3rd Street. This significantly exceeds the block lengths commonly associated with traditional walkable development (approximately 600 to 1,000 feet). As proposed, the development would continue a street pattern that functions as a "superblock", providing limited east-west connectivity and few alternative routes for pedestrians or vehicles.
- A Landscaping Plan or specific standards relating to required landscaping has not been included with this proposal. It is unclear how existing standards would apply give the OT residential and "multi-family" nature of the proposal except that street trees and parking lot landscaping appears to be required. If these standards are to be waived this should be clarified.
- Recent communications with the applicant indicates a possible solid screening wall may be contemplated at the Southeast side of the development where Dalview Dr. is adjacent

Comprehensive Plan & UDC OT Language

The Comprehensive Plan and Future Land Use Plan show this area intended for Old Town Development. The language in the Comprehensive Plan about this however is notably limited in providing effective guidance about specific land uses density or intensities desired. The following from the Comprehensive Plan and OT-District provisions in the UDC offers some limited guidance.

"As redevelopment unfolds, the focus should be on preserving the area's diverse mixture of uses, promoting walkability, and creating public gathering spaces."

"Adaptive reuse plays a crucial role in revitalizing the area ..."

“Encourage a mix of residential, commercial, institutional, and recreational uses to promote diversity, vibrancy, and economic resilience.”

“Mixed uses that meet pre-determined standards may be permitted within designated neighborhoods and provide a variety of housing for people in different stages of their lives.”

“The regulations in this section are intended to encourage a relatively dense mix of residences and businesses that create a built environment which is both aesthetically pleasing, and which encourages walkability and public gatherings.”

“Minimize use of cul-de-sacs in new neighborhoods so that emergency services can be provided as quickly as possible when needed”

“Design rights-of-way on new neighborhoods to provide a permeable but not strictly gridded network of streets. This allows a spreading of traffic for new neighborhoods and reduces congestion on pinch points on arterials and collectors.”

PUBLIC COMMENTS

Public comments received to date reflect opposition from several property owners within the 200-foot notification area. Written comments received as of the preparation of this report have been provided to the Commission. Because the request includes new residential development, Staff has determined that the 60% written protest provisions of Texas Local Government Code §211.0061 apply rather than the traditional 20% threshold.

The Planning and Zoning Commission serves solely in an advisory role. The statutory written protest provisions apply only to the City Council's final consideration of applicable residential zoning requests and do not affect the Commission's recommendation. In making its recommendation, the Commission considers all public comments (in favor or against), the Comprehensive Plan, applicable ordinances, and other relevant evidence.

FINDINGS & CONCLUSIONS The proposed zoning:

Is not clearly incompatible or entirely consistent with the OT designation in the Future Land Use Plan. (?)
Reasonably conforms to many of the concepts expressed in the Comprehensive Plan (+)
Reinforces a superblock condition for vehicular and pedestrian travel. (-)
Would benefit from some additional regulatory clarity within the PD.

Recommendations

Staff – Approve Conditionally subject to satisfaction of the following points below or Postpone if desired

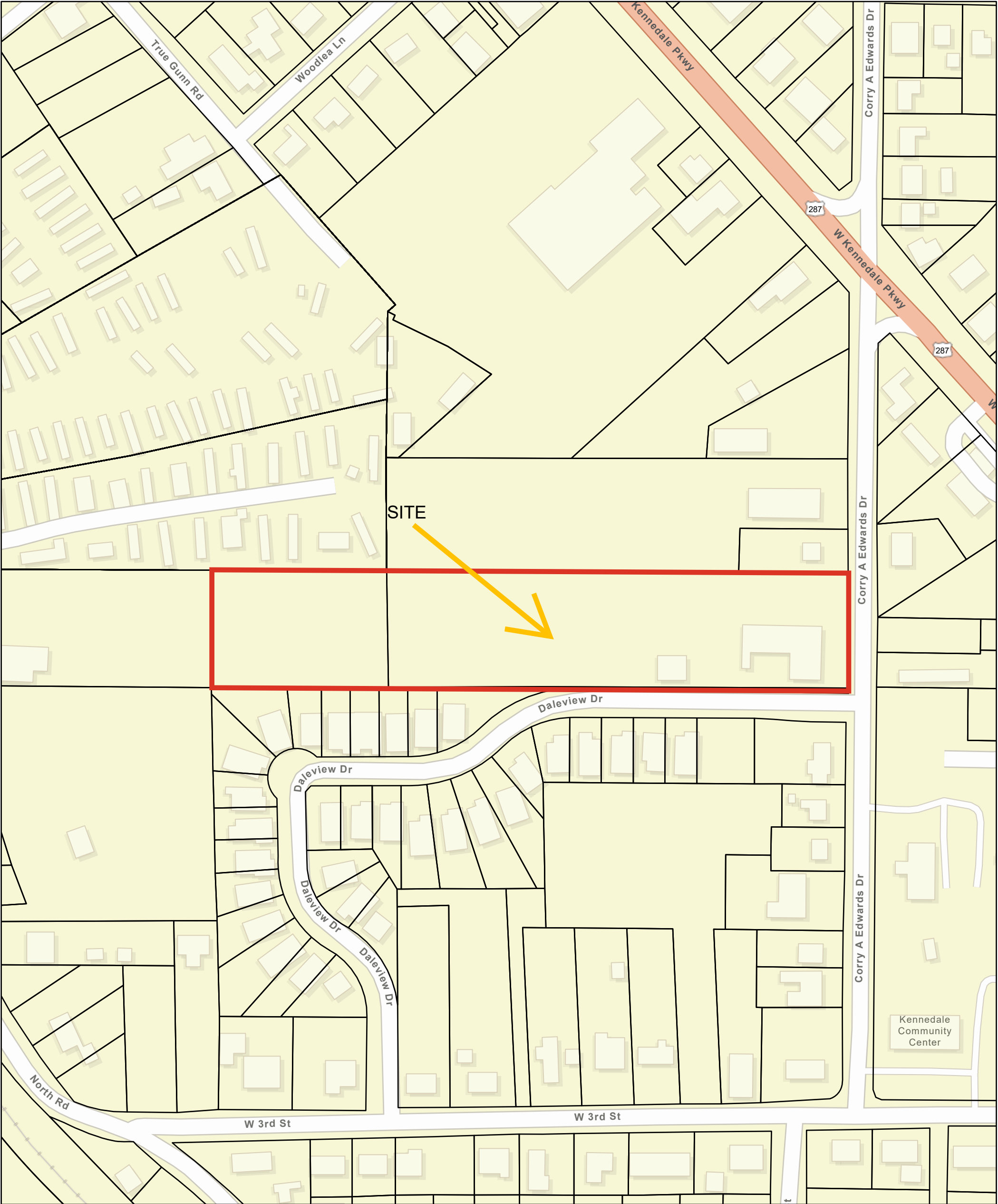
- This Development shall substantially conform to the shown Concept Plan.
- Development shall substantially conform to the architectural renderings.
- All buildings shall be constructed as indicated with unit facing and entrances substantially constructed as shown. Special care to prevent Back-to-Front configurations must be utilized.

- All common areas to be privately owned and maintained.
- Lighting shall be full cutoff and directed away from adjacent residential property.
- A landscape plan demonstrating proposed plantings complying with the UDC or as approved by the City Council shall be provided before any clearing or grading is commenced.
- Any substantial increase in density or reduction in amenities shall require amendment of the PD.
- Demonstrate adequate emergency vehicle circulation and fire department access. No parking shall be allowed within the internal central drive (fire lane) shown on this site.
- Provide a public street, common access easement and/or stub connections to the west and north property lines to facilitate future traffic circulation improvements and excessive block length issues.

ATTACHMENTS

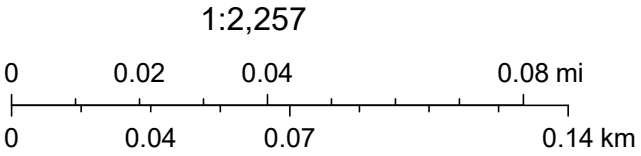
1	Location Map	4	Proposed Plat	7	Application Materials
2	Zoning Map	5	Staff Comments /Corrections Needed	8	Tax Statement
3	Land Use Plan Map	6	PD Zoning Ord 758		

PZ 26-13 Site Map



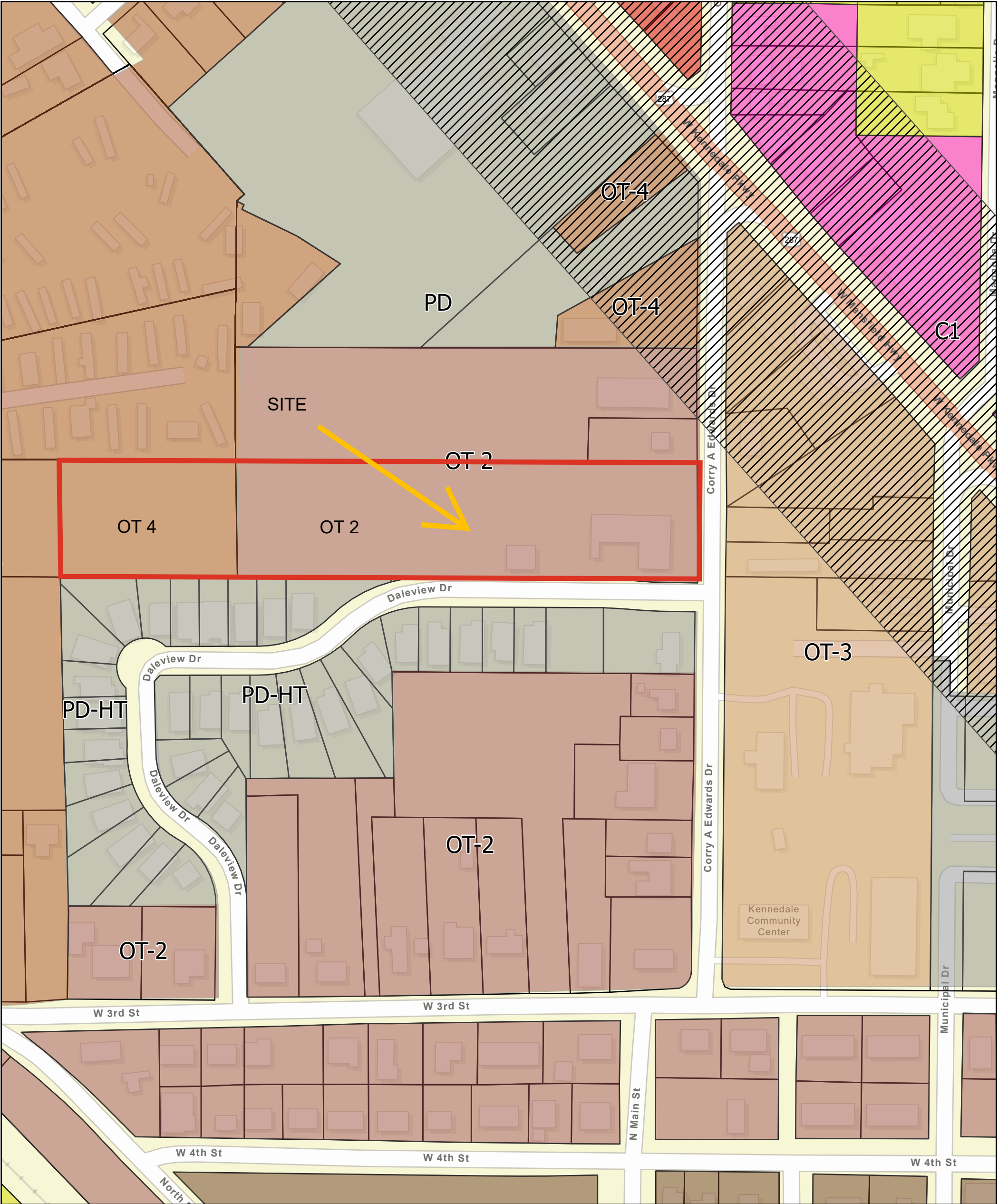
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-  City Limits
-  TAD Parcels



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

PZ 26-13 Zoning Map



7/17/2026, 12:51:39 PM

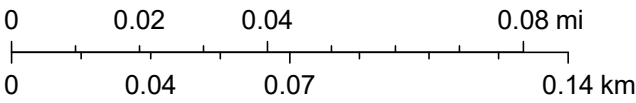
Overlay Districts - Business 287 and Interstate 20/820 Loop

Zoning (View)

- C1 - Restricted Commercial District
- C2 - General Commercial District
- OT-1 - Old Town Sub-District 1
- OT-2 - Old Town Sub-District 2
- OT-3 - Old Town Sub-District 3

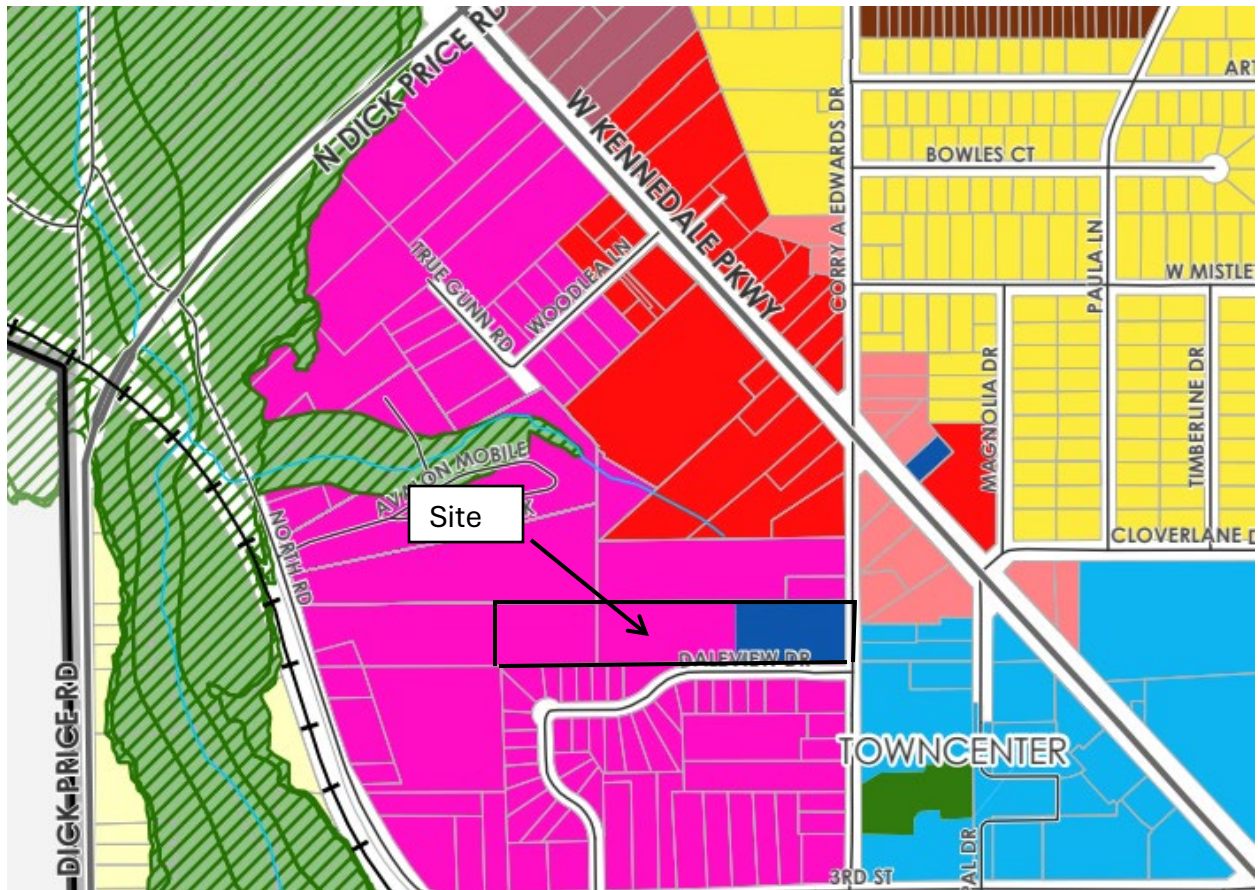
- OT-4 - Old Town Sub-District 4
- R3 - Single Family Residential District
- PD - Planned Development District
- PD-HT - Planned Development District - Hilltop PD
- City Limits
- TAD Parcels

1:2,257



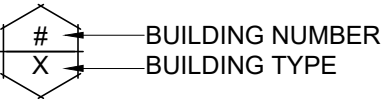
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PZ Case 26-13 Future Land Use Map



BUILDING TABULATION					
BUILDING TYPE	A	B	C	D	TOTAL
# BLDGS	4	1	2	1	8
# STORIES	2	2	2	1 & 2	
UNITS/BLDG	8	6	8	5	59
TOTAL GROSS BLDG S.F.	43,776 S.F.	7,954 S.F.	19,174 S.F.	6,154 S.F.	77,058 S.F.

BUILDING KEY



SITE PLAN ADHERES TO THE
LOCAL CODES AND ORDINANCES

EMPLOYEE AND TENANT S.F. CLUBHOUSE CALCULATIONS

CONDITIONED SPACE S.F.	
EMPLOYEE ONLY S.F.	
[CLUBHOUSE] MECH. CLOSETS	52 S.F.
[CLUBHOUSE] RESTROOM	47 S.F.
TOTAL EMPLOYEE ONLY S.F.	99 S.F.
TENANT ACCESS S.F.	
[LEASING] LOBBY	268 S.F.
[LEASING] MAILROOM	220 S.F.
[LEASING] PACKAGE	88 S.F.
[CLUBHOUSE] COMMUNITY ROOM	900 S.F.
[CLUBHOUSE] KITCHEN	157 S.F.
[FITNESS] FITNESS	737 S.F.
[FITNESS] RESTROOM	66 S.F.
TOTAL TENANT ACCESS S.F.	2,436 S.F.

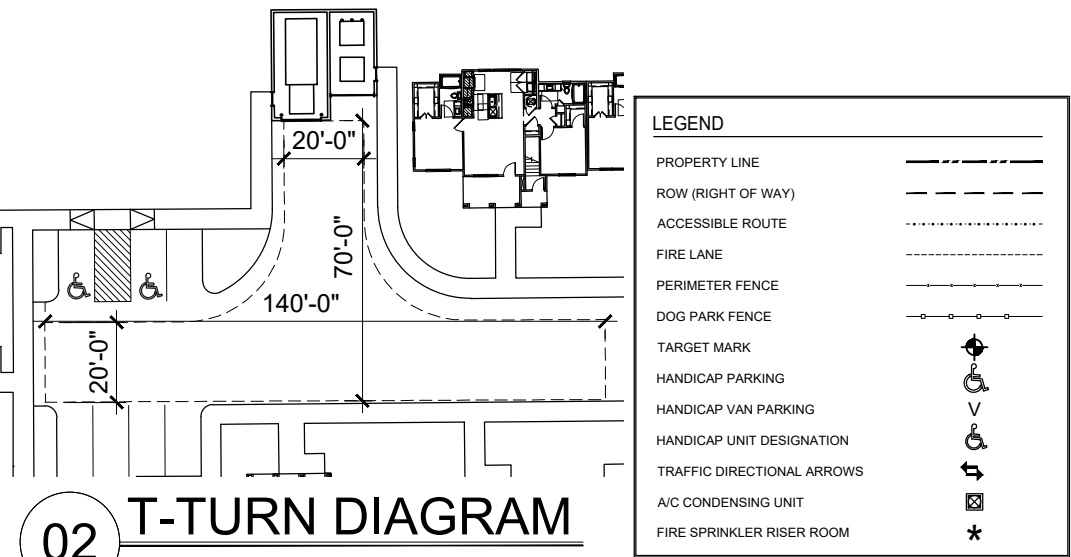
TOTAL CONDITIONED AIRSPACE 2,535 S.F.

UNCONDITIONED SPACE S.F.	
EMPLOYEE ONLY S.F.	
N/A	0 S.F.
TOTAL EMPLOYEE ONLY S.F.	0 S.F.
TOTAL GROSS CLUBHOUSE S.F.	2,737 S.F.

SITE DATA		PARKING REQUIRED	
ACRES (TOTAL)	5.00	1.5 SPACES PER UNIT	
TOTAL UNITS	59	(1.5 X 59 UNITS)	89
UNITS/ACRE	11.80		
-NO KNOWN FLOODPLAIN		TOTAL PARKING REQUIRED	89
-DETENTION POND SHOWN			

SITE AMENITIES		PARKING PROVIDED	
-COMMUNITY ROOM		• UNCOVERED PARKING	
-FITNESS CENTER		REGULAR	77
-PICKLEBALL COURT		HC ACCESSIBLE	6
-DOG PARK		HC VAN ACCESSIBLE	2
-TRASH COMPACTOR		CLUBHOUSE	4
		TOTAL PARKING PROVIDED	89
		PARING RATIO	1.50

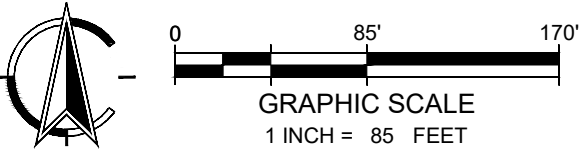
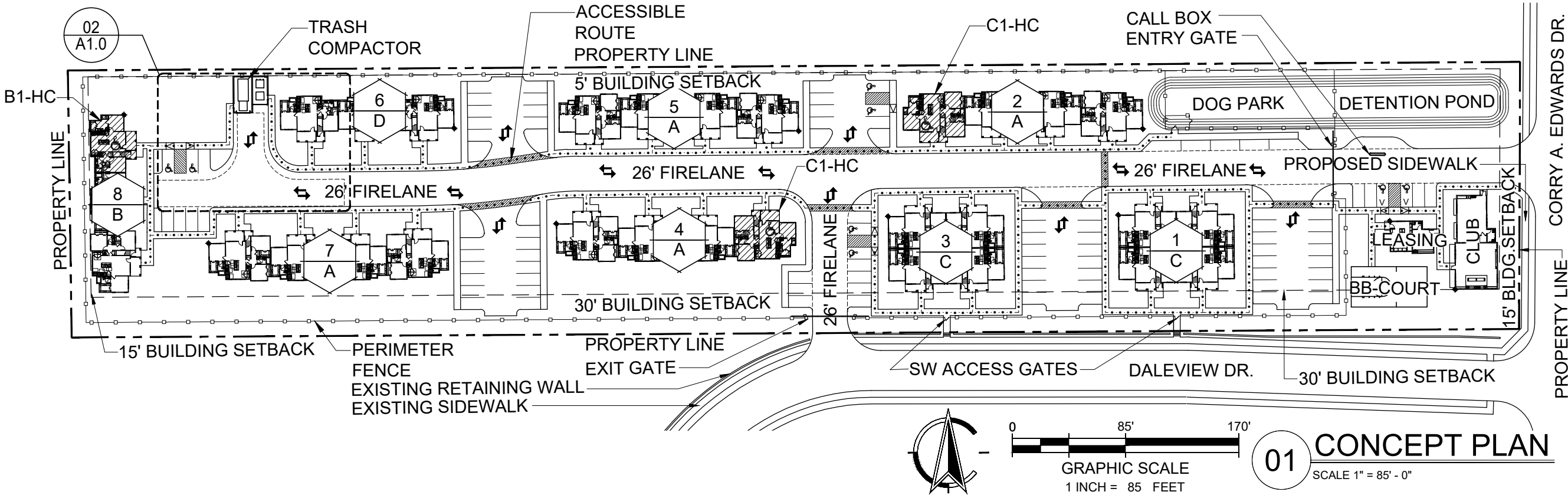
UNIT TABULATION				
UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL NET S.F.
B1 - TWO BED/TWO BATH	12	20%	1,097 S.F.	13,164 S.F.
B1P1 - TWO BED/TWO BATH	11	19%	1,074 S.F.	11,814 S.F.
B1P2 - TWO BED/TWO BATH	1	2%	1,075 S.F.	1,075 S.F.
B1P3 - TWO BED/TWO BATH	1	2%	1,074 S.F.	1,074 S.F.
B2 - TWO BED/TWO BATH	8	14%	1,146 S.F.	9,168 S.F.
B2P1 - TWO BED/TWO BATH	8	14%	1,138 S.F.	9,104 S.F.
B-UNIT SUBTOTAL:	41	71%		45,399 S.F.
C1 - THREE BED/TWO BATH	9	15%	1,352 S.F.	12,168 S.F.
C1P1 - THREE BED/TWO BATH	7	12%	1,333 S.F.	9,331 S.F.
C1P2 - THREE BED/TWO BATH	2	3%	1,333 S.F.	2,666 S.F.
C-UNIT SUBTOTAL:	18	29%		24,165 S.F.
TOTAL	59	100 %		69,564 S.F.



02 T-TURN DIAGRAM

SCALE 1/4" = 1'-0"

ACCESSIBLE UNITS	
TOTAL UNITS	59
ADA UNITS (5% OF TOTAL UNITS)	3
B1 HC UNITS	1
C1 HC UNITS	2



01 CONCEPT PLAN

SCALE 1" = 85' - 0"

Planned Development Standards

Sphinx Development Corporation Corry A. Edwards Townhomes

The purpose of the Planned Development is to create unique standards to develop a cottage style residential community based in the Old Town District. Development is subject to the regulations of the Kennedale Code of Ordinances, as amended, unless explicitly stated otherwise in this article.

Development shall generally comply with the enclosed Concept Plan, Exhibit C. In the event of a conflict between the PD conditions and the Concept Plan, the PD Conditions prevail.

- A. ***Permitted Land Uses.*** Uses allowed are those uses allowed in the Old Town-2 District (OT-2) plus the following use: dwelling, multi-family
- B. ***Development Standards.*** Development is subject to the OT-2 District, except as provided in this article below:
 - 1. Building design and architecture shall generally comply with the enclosed building renderings, Exhibit D-1 and D-2. The inspiration of design generally follows the “Colonial Revival” option of the OT-2 District. Exhibits D-1 and D-2 supplant the requirements of
 - a. To differentiate from a conventional apartment community, all residential units shall comply with the following regulations:
 - i. The primary access for all ground floor residential units shall be directly from the outside
 - ii. The primary access for all upper story residential units shall be directly from the outside via an enclosed staircase connected to an exterior ground floor door
 - 2. Site design.
 - a. Building Orientation. The office and community clubhouse shall be oriented toward Corry A. Edwards Drive. The office clubhouse shall occupy a minimum of 30% of the public street frontage. The drive approach shall be deducted from the street frontage calculation. The clubhouse shall be located within 25 feet of the right-of-way to qualify as fronting the public street.
 - b. Residential structures are permitted to front on the private internal drive. Buildings A2, A4, A5, A7, B8, and D6 are not required to front on a public street.
 - c. Except for Buildings C1 and C3, all residential structures shall front on the shown internal drive and are not required to front on a periphery public street.
 - d. Buildings C1 and C3 shall have half of the units fronting north toward the internal drive and the other half front Daleview Drive, as shown on Exhibit C.
 - e. Porch entrance. Except for Buildings C1 and C3, building entrance and porches are permitted to be oriented toward the main internal drive. Building entrances and porches are permitted to be oriented toward the main internal private drive. Buildings C1 and C3 shall have half of the units with entrances and porches fronting toward the internal drive and the other half fronting Daleview Drive.
 - f. Block length. Block length and connectivity are generally permitted as shown on the Concept Plan.
 - g. Parking. Open surface parking is allowed as generally shown on the Concept Plan. Covered parking is not required.

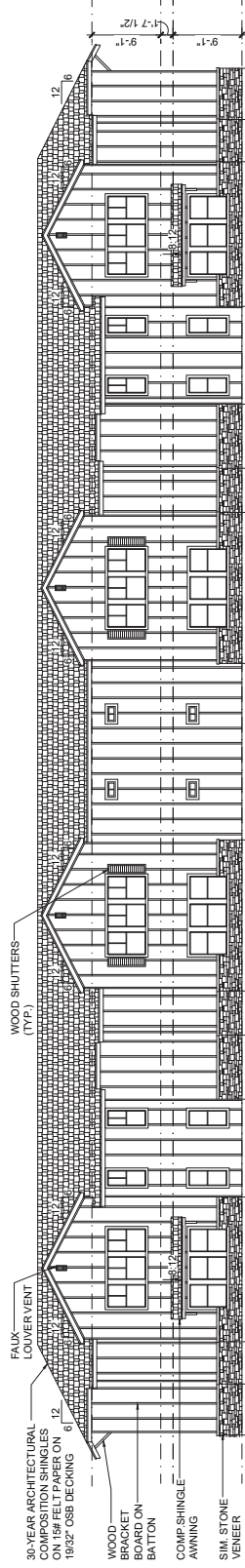
Planned Development Standards

Sphinx Development Corporation

Corry A. Edwards Townhomes

- h. A minimum 5' wide sidewalk is required along Correy A. Edwards Drive.
 - i. A minimum 5' wide sidewalk is required to connect the private sidewalk in the development to the public sidewalk along Daleview Drive.
 - j. A perimeter decorative metal fence is permitted but optional.
-
- 3. Parking space requirement: 1.5 spaces per residential unit.
 - 4. Buildings shall be setback a minimum of 30 feet from the common property line shared with the residential neighborhood to the south.
 - 5. In addition to striping, no parking signage shall be posted periodically along the internal drive with relevant references to city ordinance provisions.

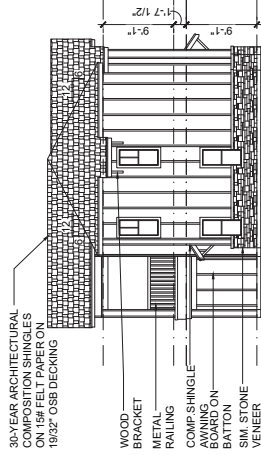




BUILDING 'A' - REAR ELEVATION

SCALE: 1/16" = 1'-0"

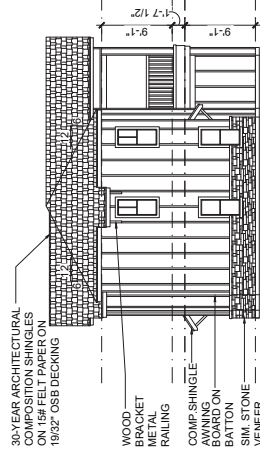
04 REQ'D @ BLDG. #2,4,5,7



BUILDING 'A' - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

04 REQ'D @ BLDG. #2,4,5,7



BUILDING 'A' - LEFT ELEVATION

SCALE: 1/16" = 1'-0"

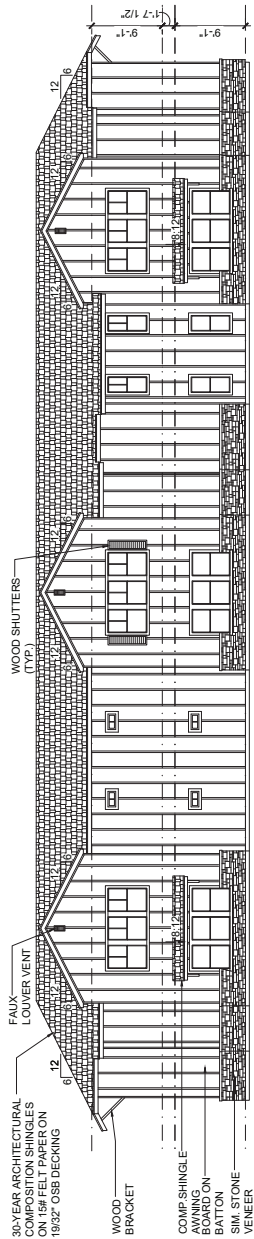
04 REQ'D @ BLDG. #2,4,5,7



BUILDING 'A' - FRONT ELEVATION

SCALE: 1/16" = 1'-0"

04 REQ'D @ BLDG. #2,4,5,7



BUILDING 'B' - REAR ELEVATION

SCALE: 1/16" = 1'-0" 01 REQ'D @ BLDG. #8



BUILDING 'B' - RIGHT ELEVATION

SCALE: 1/16" = 1'-0" 01 REQ'D @ BLDG. #8

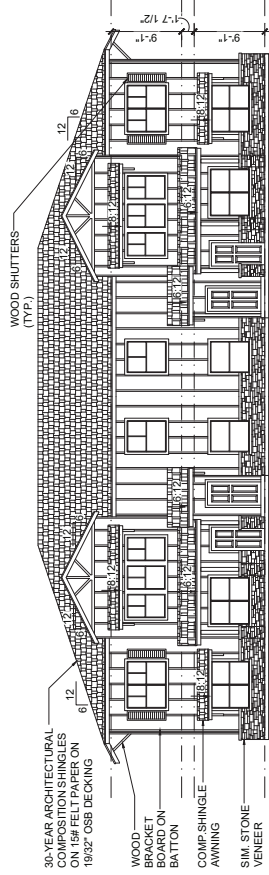
BUILDING 'B' - LEFT ELEVATION

SCALE: 1/16" = 1'-0" 01 REQ'D @ BLDG. #8



BUILDING 'B' - FRONT ELEVATION

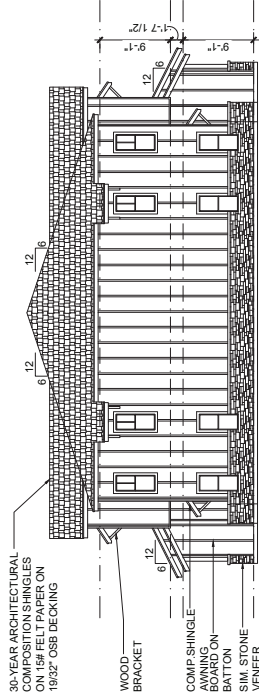
SCALE: 1/16" = 1'-0" 01 REQ'D @ BLDG. #8



BUILDING 'C' - REAR ELEVATION

SCALE: 1/16" = 1'-0"

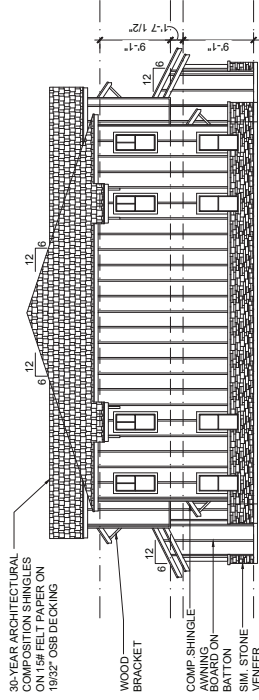
02 REQ'D @ BLDG. #1 & 3



BUILDING 'C' - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

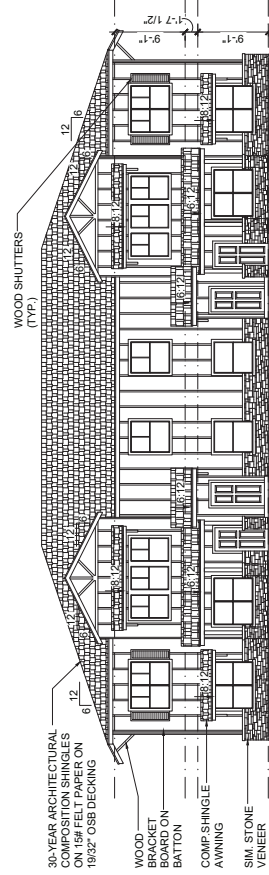
02 REQ'D @ BLDG. #1 & 3



BUILDING 'C' - LEFT ELEVATION

SCALE: 1/16" = 1'-0"

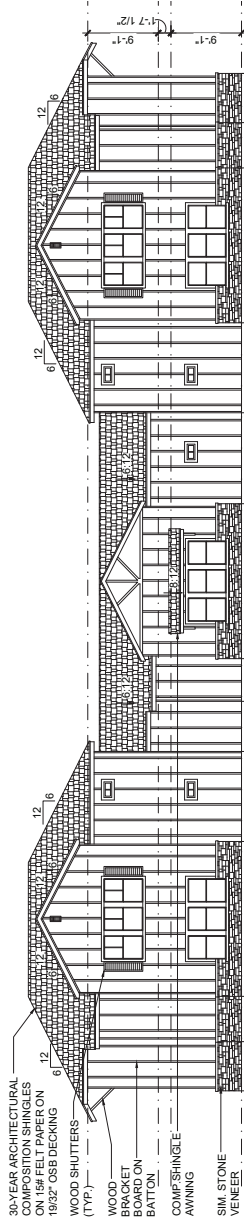
02 REQ'D @ BLDG. #1 & 3



BUILDING 'C' - FRONT ELEVATION

SCALE: 1/16" = 1'-0"

02 REQ'D @ BLDG. #1 & 3



BUILDING 'D' - REAR ELEVATION

SCALE: 1/16" = 1'-0"

01 REQ'D @ BLDG. #6



BUILDING 'D' - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

01 REQ'D @ BLDG. #6

BUILDING 'D' - LEFT ELEVATION

SCALE: 1/16" = 1'-0"

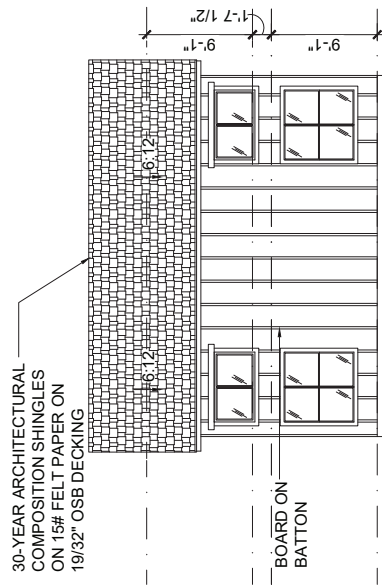
01 REQ'D @ BLDG. #6



BUILDING 'D' - FRONT ELEVATION

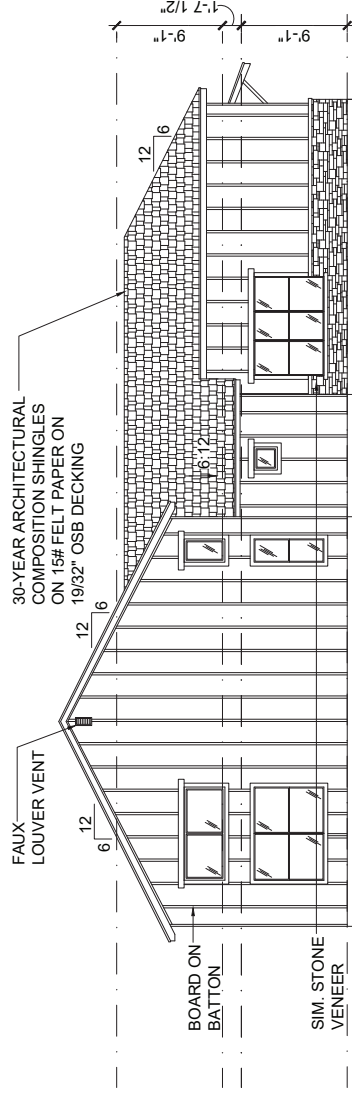
SCALE: 1/16" = 1'-0"

01 REQ'D @ BLDG. #6



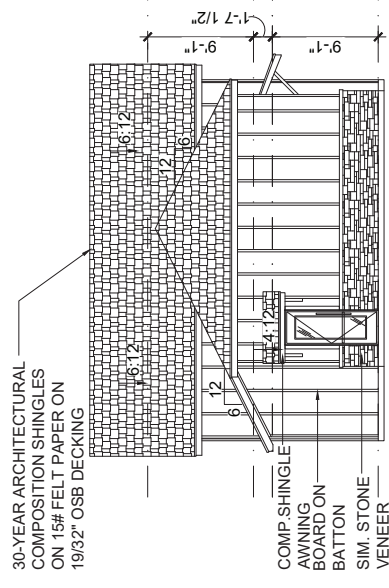
AMENITY - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



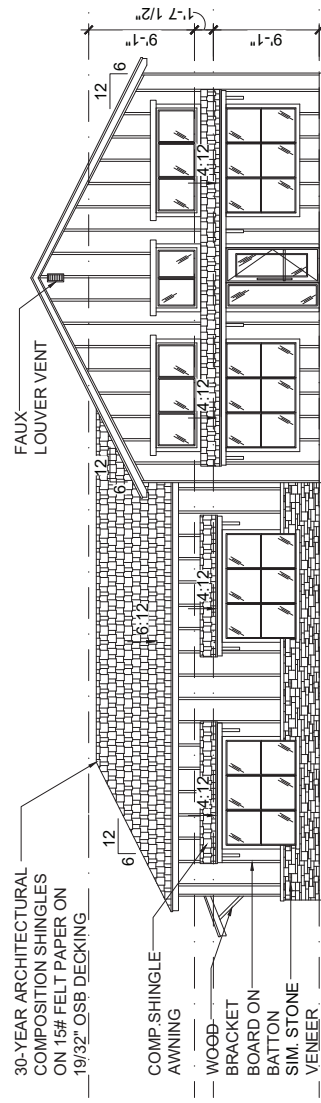
AMENITY - REAR ELEVATION

SCALE: 3/32" = 1'-0"



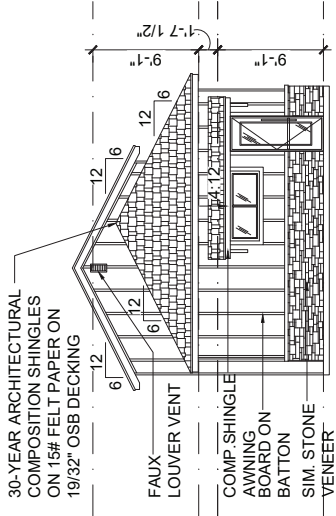
AMENITY - LEFT ELEVATION

SCALE: 3/32" = 1'-0"



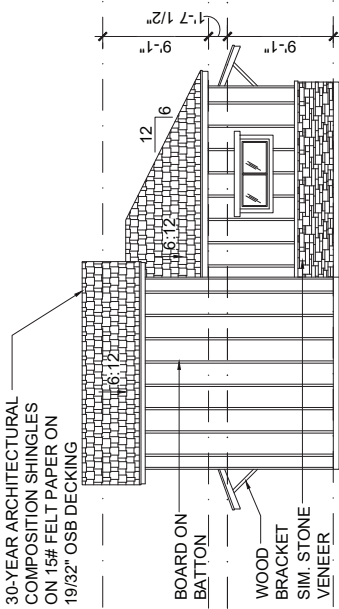
AMENITY - FRONT ELEVATION

SCALE: 3/32" = 1'-0"



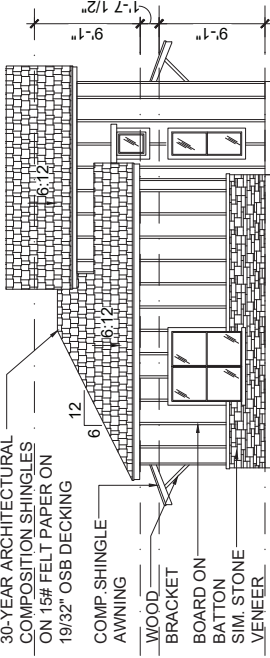
LEASING - RIGHT ELEVATION

SCALE: 3/32" = 1'-0"



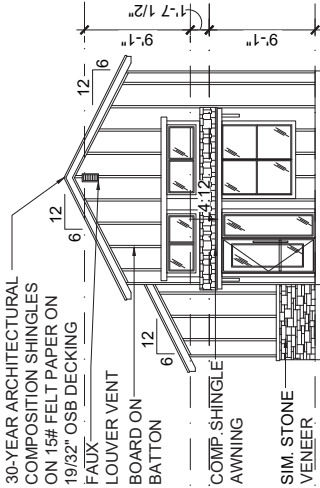
LEASING - REAR ELEVATION

SCALE: 3/32" = 1'-0"



LEASING - LEFT ELEVATION

SCALE: 3/32" = 1'-0"



LEASING - FRONT ELEVATION

SCALE: 3/32" = 1'-0"





Sphinx Development Corporation ("SDC"), formally expresses interest in developing a 59-unit, 2-story, residential community on a 5-acre site consisting of 509 Correy A. Edwards and the eastern portion of 506 North Road. SDC requests a change of zoning from both Old Town subdistrict-2 and Old Town subdistrict-4 to a Planned Development based on the Old Town-2 subdistrict to allow the townhome style residential community. The purpose of the Planned Development is to create zoning that best accommodates a unique housing community on an irregular shaped and challenging parcel.

SDC intends to provide a unique housing option in the heart of Kennedale. SDC has a proven history of building excellent communities in the DFW metro. SDC has a proven track record of partnering with cities to create excellent living communities. These communities enrich the city and expand attainable housing options for prospective residents. Please find a summary of the proposed residential community below:

Project Concept

- Approximately 60 total units of mixed income residences
- Eight (8) buildings with a range of 5 to 8 units per building
- A mixture of 2 and 3-bedroom, two bath units ranging from 1,097 to 1,333 square feet in floor area
- High quality architecture with significant wall articulation and architectural features
- Unique cottage style housing with individual ground floor access like a townhome
- On-site amenities, including a 2,737-square foot clubhouse, a sports court, dog park, and community room to support recreation and community engagement.

Economic & Community Impact

- Supports sustainable growth and workforce stability by providing attainable housing options for residents who live, work, and serve the community.
- Preserves small-town character through "missing middle" housing types that offer moderate density, efficient land use, and neighborhood-scale design rather than large apartment complexes.
- Promotes inclusive and resilient neighborhoods by integrating mixed-income households and diverse housing types, encouraging long-term residency, and stable property values.
- Strengthens walkability and quality of life by allowing residents to access daily needs—parks, library, groceries, schools, and civic services—without relying on vehicles, which is especially valuable for families & seniors.

Thank you for your consideration of support for Corry Edwards
Townhomes

See more of our work at: www.sdcus.com

*Development information is preliminary at this time and subject to change.





Corry Edwards Townhomes

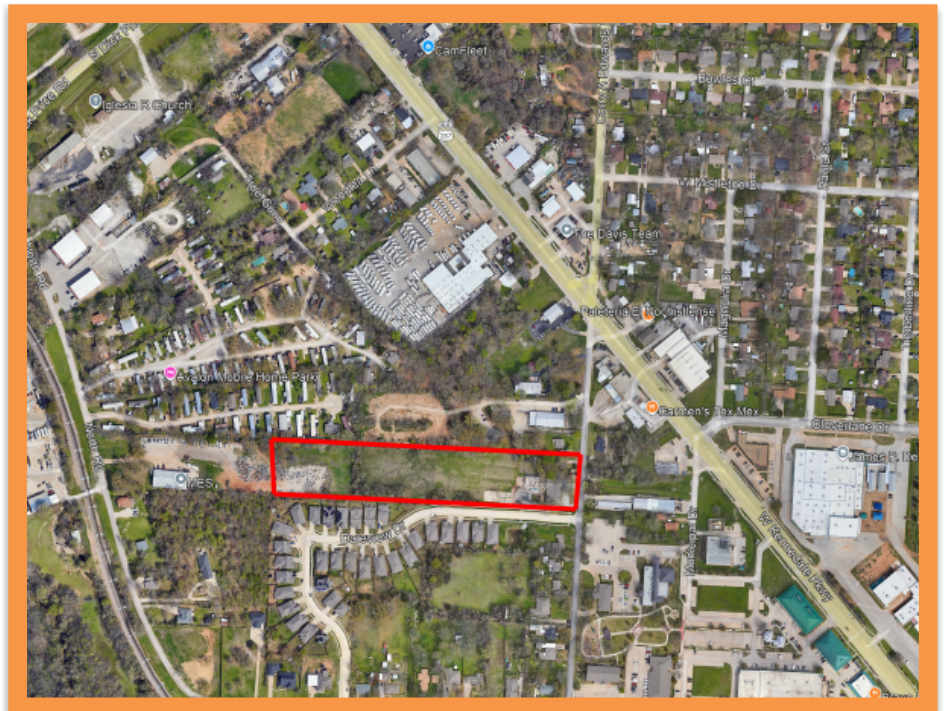
A Mixed Income Family Community

To be located at 509 Corry A Edwards Dr Kennedale, TX 76060



Located in Historic Old Town Kennedale

- Mixed income family community
- Proximity to various family-serving amenities including Town Center Park, and Kennedale Town Center
- In walking distance of city hall, public library, and grocery stores.





Community & Unit Amenities

- Townhome style buildings that will conform to the existing community.
- 59 units total with a mix of two- and three-bedroom units.
- Onsite leasing center and community room with kitchen, fitness center, sports court, dog park, and cyber lounge.
- Onsite property management and maintenance.
- Supportive services for tenants include but not limited to tax prep, notary services, food pantry, financial literacy classes, annual health fair, and other frequent on-site services.

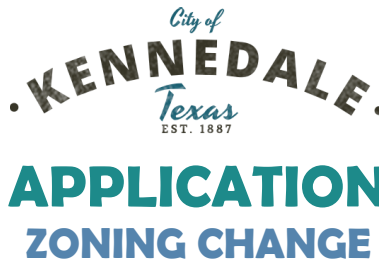
Community-driven development with long term, involved ownership.

- Minimum of 30-years of ownership
- Large Texas portfolio of comparable mixed-income communities in operation and under construction.
- Texas-based, HUB development team with ongoing connection to the Dallas/Fort Worth Area through past operational and completed communities in Dallas, Fort Worth, Wylie, and Burleson.

Thank you for your consideration of support for Corry Edwards
TownhomeSus

See more of our work at: www.sdcus.com

*Development information is preliminary at this time and subject to change.



Permit Number

Requirements

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

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

Applicant Information

Applicant Name: Maxwell Fisher, AICP of ZoneDev on behalf of Sphinx Development

Applicant Title: President

Applicant Address: 2502 Grandview Drive

Applicant Phone: 945.248.4167 Applicant Email: maxwell@zonedevtx.com

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

Owner Name: Citipoint Properties & Investments, LLC - / RDLJ, LLC - Randy Murphy

Owner Address: 5020 Mansfield Road, Arlington, TX 76017 / 6552 Stephenson Levy Road, Ft Worth, 76140

Owner Phone: 817.819.3459 / 817.228.9319 Owner Email: info@olufairdeal.com oluasekun@gmail.com / lmurphy@mes-ac.com

Property Information

Property Address: 509 Corry A Edwards Drive and a portion of 506 North Drive

Property Legal Description: Lot 1, Block 2 Woodlea Acres Addition / refer to enclosed legal description

Present Use of Property: Undeveloped / Warehouse, rear portion undeveloped

Present Zoning of Property: Old Town - Subdistrict 2 / Old Town - Subdistrict 4

Desired Zoning of Property: Planned Development - Old Town Sub-District

Applicant Agreement

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

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

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

Signature of Applicant: _____ Date: _____

For Office Use Only**Completeness Check**

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

Sign _____ **Date** _____**Preliminary Planning and Zoning Review****Current zoning:** _____ **Proposed zoning:** _____

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

Sign _____ **Date** _____Please submit to permits@cityofkennedale.com with supporting documents if applicable.

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



OWNER AFFIDAVIT

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

Property Address: 1.3 acres of the eastern portion of 506 North Dr. Kennedale, TX 76060

Legal Description: Legal Description to be provided by survey

Applicant: Sphinx Development Corporation

Type of P&Z Request: Zoning Change

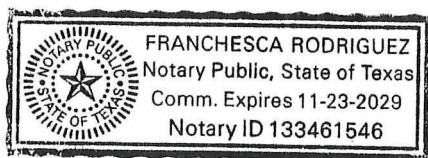
I, Randy Murphy, current owner of the above mentioned property, authorize the applicant or his authorized representative to make application for the City of Kennedale Planning & Zoning Commission to consider granting the above referenced request on my behalf and to appear before the Commission.

Owner Name: Randy Murphy
 Owner Signature: [Signature]
 Date: 2/13/26

Sworn To and Subscribed before me by 2.13.26 Randy Murphy

ON THIS 13 DAY OF February, 2026

[Signature]
 Notary Public, Tarrant County, Texas



**OWNER AFFIDAVIT**

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

Property Address: 509 Corry A Edwards Dr Kennedale TX 76060

Legal Description: Lot 2, Block 2 Woodlea acres Addition

Applicant: Sphinx Development Corporation

Type of P&Z Request: Zoning Change

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

Owner Name: CITIPoint PROPERTIES & INV. LLC

Owner Signature: [Signature]

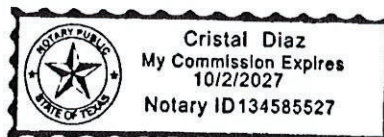
Date: 01/28/2026

Sworn To and Subscribed before me by Olusegun Asekun

ON THIS 28th DAY OF January, 2026

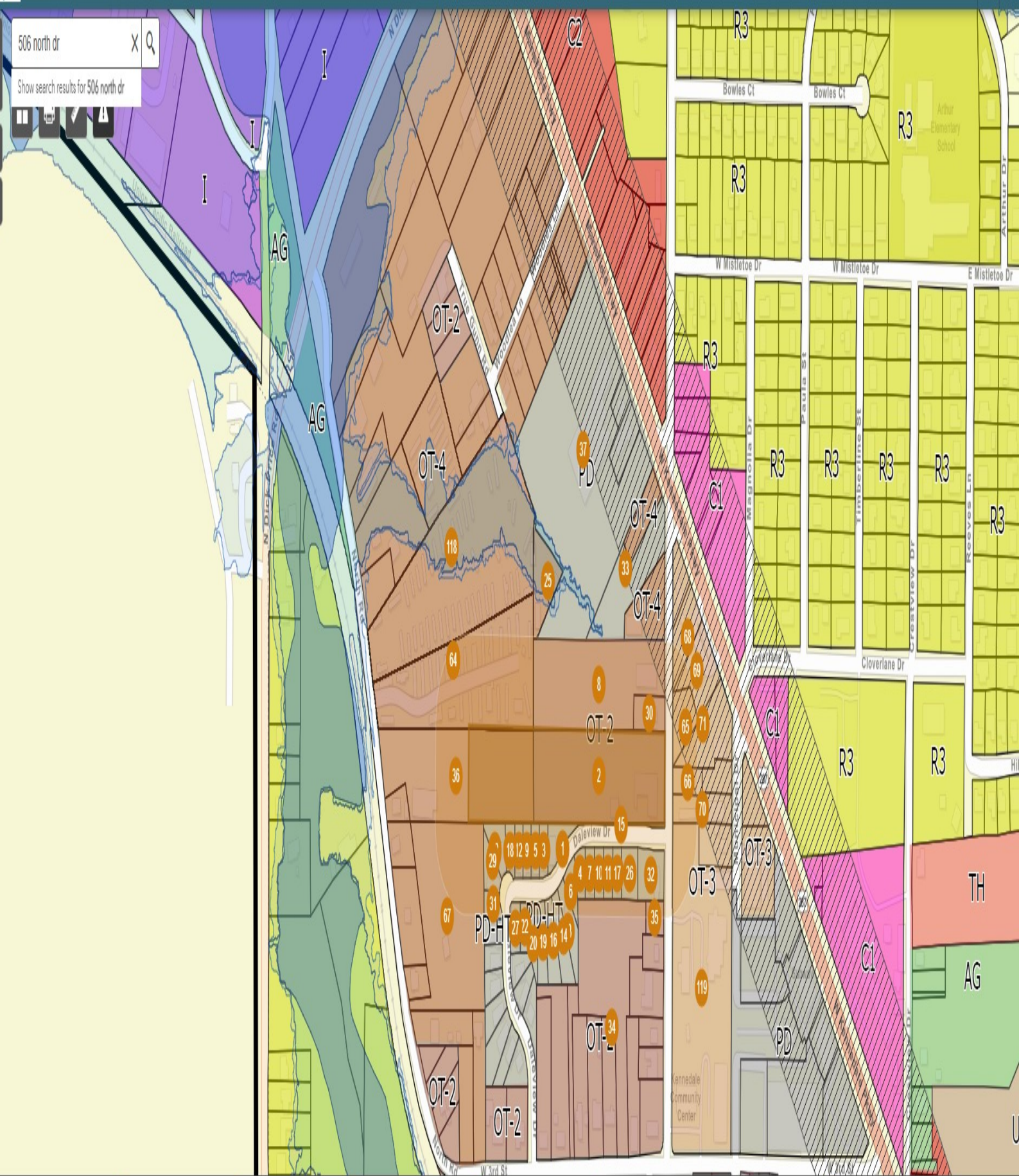
[Signature]

Notary Public, Tarrant County, Texas



506 north dr X Q

Show search results for 506 north dr



DOWNLOAD CSV	1 Feet: 158.74 GILBERT JIMMY B 360 DALEVIEW DR	2 Feet: 199.4 CITPOINT PROPERTIES & INV... 509 CORY A EDWARDS DR	3 Feet: 212.78 MARSHALL SHENIKA NIKOLE 356 DALEVIEW DR	4 Feet: 225.15 DYER SARAH LINDSEY 345 DALEVIEW DR	5 Feet: 248.74 HARKRIDER MORALEZ LORRIE 352 DALEVIEW DR	6 Feet: 250.23 BUCKLEY LAMIEDRA NICOLE 341 DALEVIEW DR	7 Feet: 253.99 LEWIS WILLIAM R 349 DALEVIEW DR	8 Feet: 279.06 EDWARDS 14-601 LLC 601 CORY A EDWARDS DR
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App State

Click to restore the map extent and layers visibility where you left off

FORMAL PETITION AND WRITTEN ZONING PROTEST

TO: The Planning and Zoning Commission, the City Council, and the City Secretary of Kennedale, Texas

CASE: PZ CASE #26-13 (509 Corry A Edwards & 506 North Rd)

HEARING DATE: Thursday, July 23, 2026

STATEMENT OF PROTEST:

The undersigned are lawful owners of real property located either within the area of the proposed zoning change or within 200 feet of the boundary lines of the property proposed for rezoning in Case #26-13. Under **Texas Local Government Code § 211.006(d)** and the City of Kennedale regulations, we hereby enter our formal, written protest against the proposed zoning amendment from "OT-2" and "OT-4" to "PD - Old Town Sub-District Planned Development."

We request that the City Secretary verify these signatures against Tarrant County Appraisal District records. We demand that these combined protests be counted toward the statutory 20% land area threshold required to mandate a **three-fourths (75%) supermajority vote** of the City Council for final passage of this ordinance.

PROPERTY OWNER SIGNATURE LOG

By signing below, I certify that I am the owner of the property listed and oppose PZ Case #26-13.

1. Printed Name: Angela Goff
Signature: Angela Goff Date: 7/20/2026
Property Address: 321 Daleview Dr, Kennedale, Tx 76060
TAD Account Number (Optional): _____
2. Printed Name: Amy Hoang
Signature: Amy Hoang Date: 7/20/26
Property Address: 332 Daleview Dr. Kennedale, TX 76060
TAD Account Number (Optional): _____
3. Printed Name: LORRIE Moralez
Signature: Lorrie Moralez Date: 7/20/26
Property Address: _____
TAD Account Number (Optional): _____
4. Printed Name: Shawn Huseman
Signature: Shawn Huseman Date: 7/20/26
Property Address: _____
TAD Account Number (Optional): _____
5. Printed Name: Kara Bowman
Signature: Kara Bowman Date: 7/20/2026
Property Address: 340 Daleview Dr. Kennedale, TX 76060
TAD Account Number (Optional): _____

6. Printed Name: Jimmy Gilbert
Signature: [Signature] Date: 7-20-26
Property Address: 360 Daleview
TAD Account Number (Optional): _____
7. Printed Name: Sandi Love-Gilbert
Signature: [Signature] Date: 7-20-26
Property Address: 360 Daleview Dr.
TAD Account Number (Optional): _____
8. Printed Name: [Signature]
Signature: [Signature] Date: 7-20-26
Property Address: 349 Daleview Dr Kennedale
TAD Account Number (Optional): _____
9. Printed Name: Billy Lewis
Signature: [Signature] Date: 7-20-26
Property Address: 349 Daleview Dr Kennedale
TAD Account Number (Optional): _____
10. Printed Name: Gerardo Perez
Signature: [Signature] Date: 7/20/26
Property Address: 357 Daleview Dr
TAD Account Number (Optional): _____
11. Printed Name: Sarah English
Signature: [Signature] Date: 7/20/26
Property Address: 361 Daleview Drive
TAD Account Number (Optional): _____
12. Printed Name: Joel English
Signature: [Signature] Date: 7/20/26
Property Address: _____
TAD Account Number (Optional): _____
13. Printed Name: Jeff Stinson
Signature: [Signature] Date: 7/20/26
Property Address: 333 Daleview dr
TAD Account Number (Optional): _____
14. Printed Name: Sarah Phan
Signature: [Signature] Date: 7-20-26
Property Address: 345 Daleview Dr
TAD Account Number (Optional): _____
15. Printed Name: David Phan
Signature: [Signature] Date: 7-20-26
Property Address: 345 Daleview Dr
TAD Account Number (Optional): _____
16. Printed Name: Brandon Nguyen
Signature: [Signature] Date: 7/20/26
Property Address: 325 Daleview Dr
TAD Account Number (Optional): _____

17. Printed Name: Bobby Goff
Signature: [Signature] Date: 7-20-26
Property Address: 321 Daleview Dr
TAD Account Number (Optional): _____
18. Printed Name: Bailey Smithers
Signature: [Signature] Date: 7-20-26
Property Address: 344 Daleview Drive
TAD Account Number (Optional): _____
19. Printed Name: Garrett Smithers
Signature: [Signature] Date: _____
Property Address: 344 Daleview Drive
TAD Account Number (Optional): _____
20. Printed Name: Noel Gonzalez & Grisel Gonzalez
Signature: [Signature] Date: 7-21-26
Property Address: 329 Daleview Dr
TAD Account Number (Optional): _____



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: August 10, 2026

AGENDA ITEM NUMBER: Public Hearings Item III B.2.

SUBJECT

PZ CASE #26-14 Consider an approval of a proposed Replat of the property located at 439 Mansfield Cardinal Rd., Parcel # 06356354, proposed for 39 residential townhome lots and 2 common area lots proposed to be called Lot 1-R1, LOT'S 2-39, BLOCK 1, LOT 40 HOA, LOT 41 POND, BLOCK 1 Kennedale Oaks Addition Being a replat of Lot 1-R, Block 1 Harris Hills Estates in all approximately 6.180 acres situated in the Jesse B. Renfro Survey, Abstract No 1260 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
PD-TH Ord 758	N/A - No Change	Residential High Density

Nearby Zoning/Use			
North	C-2 – Commercial	East	R-3 Residential
South	C-2 Commercial	West	MF Multi-Family

BACKGROUND / ANALYSIS / REVIEW

This plat proposes splitting a single lot with slightly more than six (6) acres into thirty-nine (39) townhome lots and three (3) common area lots. The property has been rezoned three times in recent history for PD purposes the first for tiny homes, then to for a senior facility, and now for Townhomes.

A preliminary plat was approved on 05/22/2025. Based on this approval, construction plans were submitted and groundwork was initiated on the site. The preliminary plat expired prior to submittal of a final plat request. The applicant submitted a new final plat to resolve this matter.

Current City Staff has determined that the preliminary plat of 2025 was submitted in error. The property had already been platted. The correct procedure to modify an already platted property is a replat not a preliminary plat. It also appears that a number of zoning requirements of the PD were not identified or adequately considered in evaluating the 2025 preliminary plat. Possibly, as a result of these factors, a number of features on the submitted plat do not comply with the PD standards.

FINDINGS & CONCLUSIONS The proposed plat:

Complies with the Future Land Use Plan
Does not Comply with the PD Zoning District requirements (ORD 758)
Does not Comply with the Subdivision Standards of the UDC

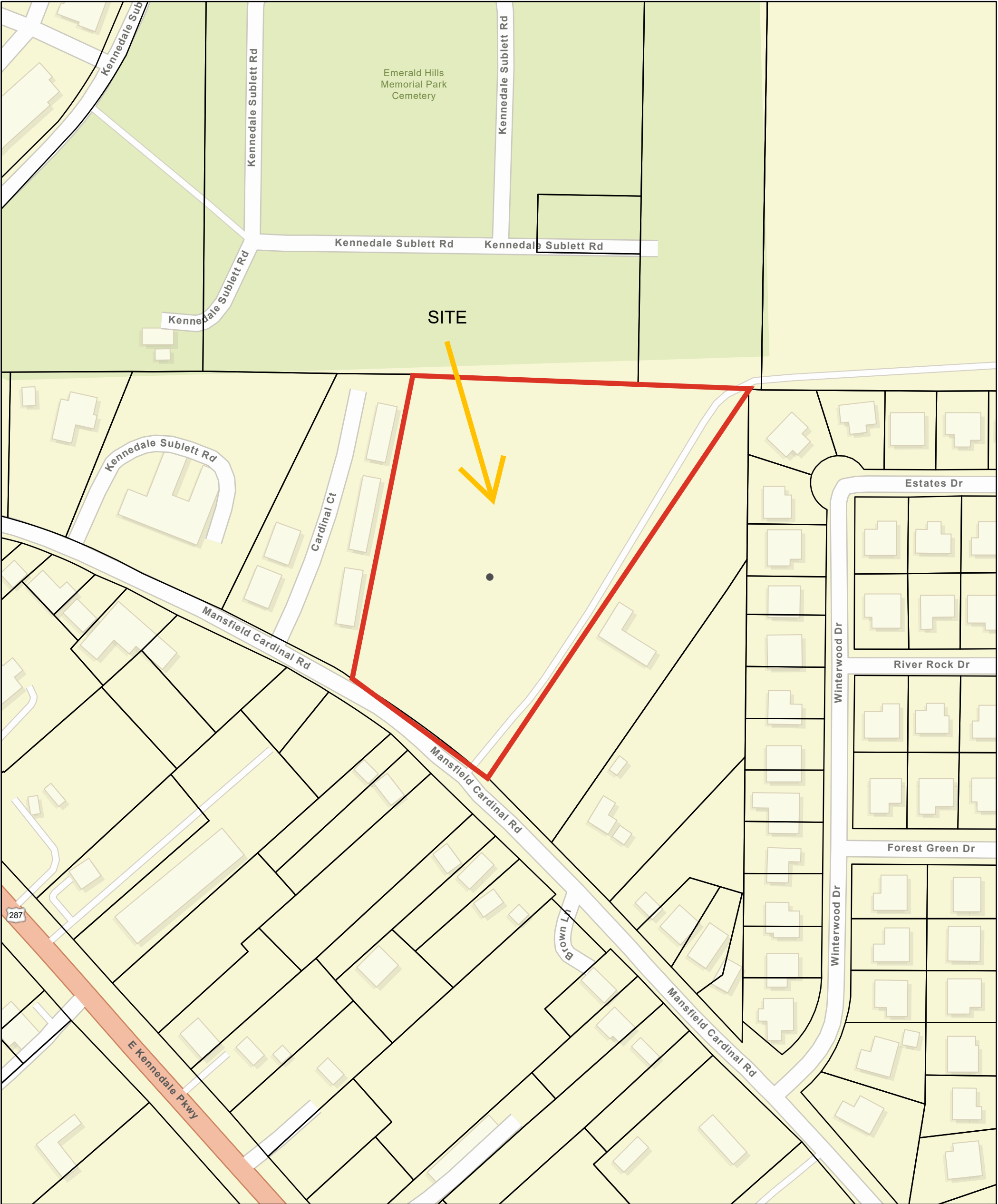
RECOMMENDATIONS

Staff – Approve Conditionally subject to satisfaction of Staff Comments within one year of the approval date or said action shall be considered a recommendation for denial.

Item III B.2. PZ 26-14 (Continued)**ATTACHMENTS**

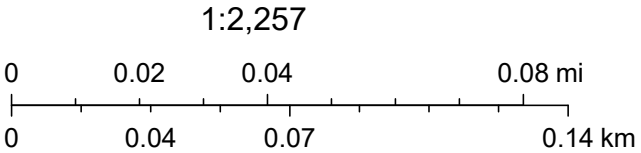
1	Location Map	4	Proposed Plat	7	Application Materials
2	Zoning Map	5	Staff Comments /Corrections Needed	8	Tax Statement
3	Land Use Plan Map	6	PD Zoning Ord 758		

PZ 26-14 SiteMap



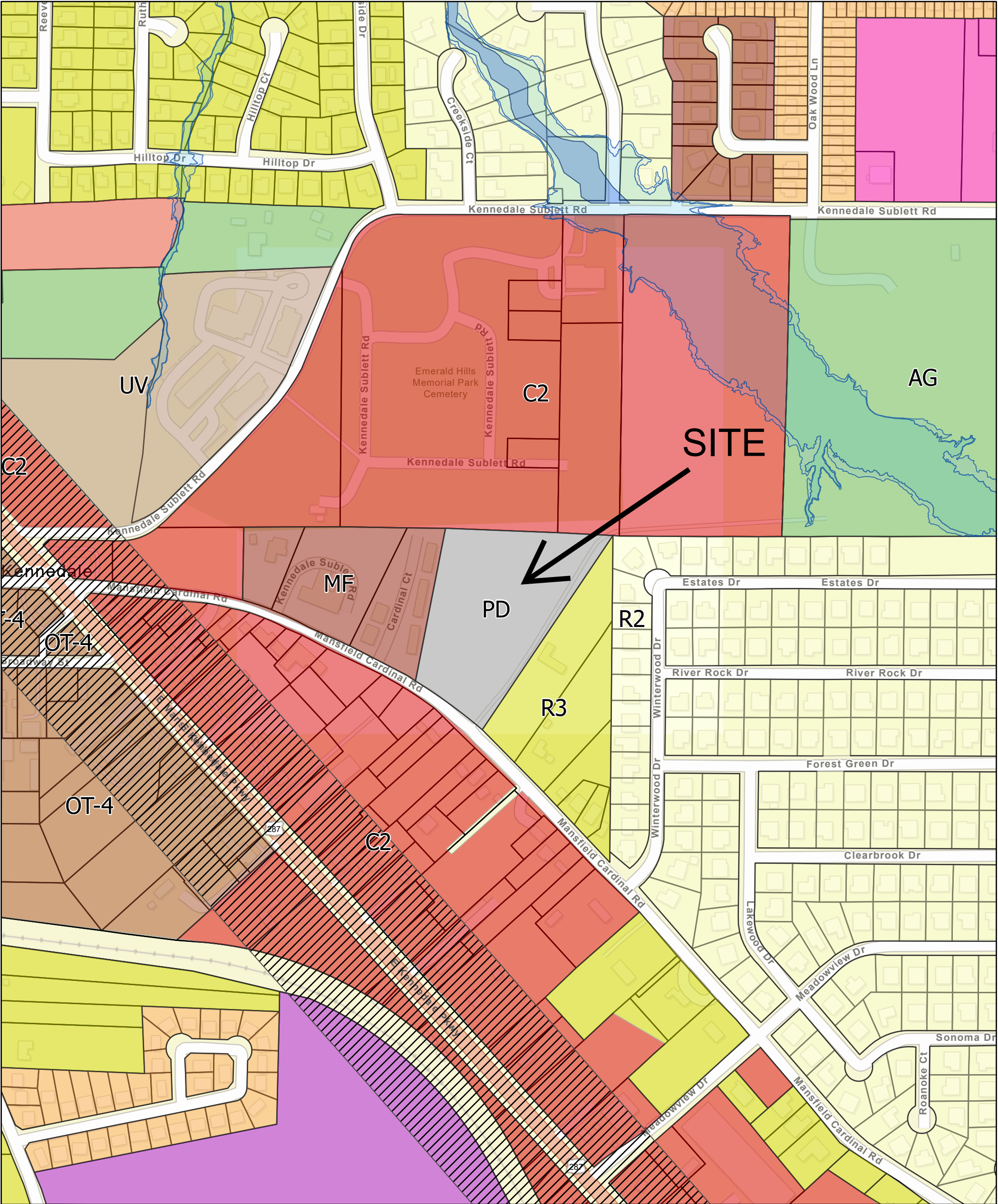
7/17/2026, 1:44:49 PM

-  City Limits
-  TAD Parcels



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

PZ 26-14 Zoning Map



7/19/2026, 11:07:30 AM

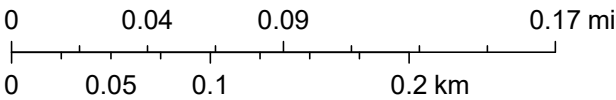
Overlay Districts - Floodplain

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

Zoning (View)

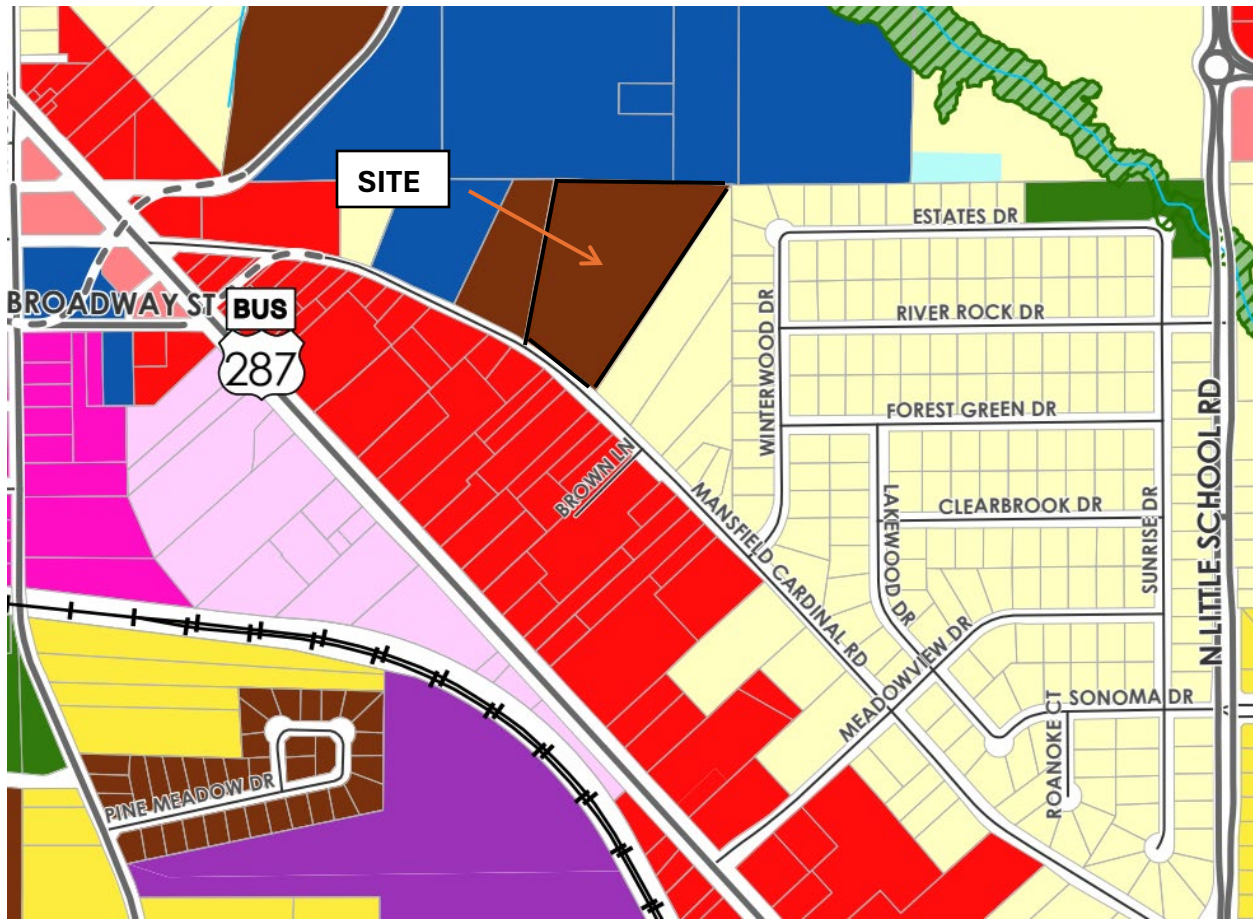
- AG - Agricultural District
- C1 - Restricted Commercial District
- C2 - General Commercial District
- D - Two Family (Duplex) Residential District
- I - Industrial District
- MF - Multi-Family District
- OT-4 - Old Town Sub-District 4
- R2 - Single Family Residential District
- R3 - Single Family Residential District
- TH - Townhome District
- UV - Urban Village District
- PD - Planned Development District
- City Limits
- TAD Parcels

1:4,514



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

PZ 26-14 Future Land Use Map



LEGEND
HOA
P.R.T.C.T.
D.R.T.C.T.
ESMT
NTS
IRF

HOME OWNERS ASSOCIATION
PLAT RECORDS TARRANT COUNTY TEXAS
DEED RECORDS TARRANT COUNTY TEXAS
EASEMENT
NOT TO SCALE
IRON ROD FOUND

EMERALD HILLS MEMORIAL PARK HOLDINGS LLC
DOC NO D215199677
D.R.T.C.T.

ZONING: C-2

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS CCBW-KENNEDALE LLC, is the sole owner of a 6.180 acre tract of land situated in the **JESSE B. RENFRO SURVEY, ABSTRACT NO. 1260**, in the City of Kennedale, Tarrant County, Texas, being Lot 1-R, Block 1, Harris Hill Estates, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 117, Plat Records, Tarrant County, Texas, being that certain tract of land described in a deed to CCBW-KENNEDALE LLC, recorded in Document Number D221309941, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follow:

BEGINNING at a 3/8 inch iron rod found for the common corner of said Lot 1-R, Block 1, and a tract of land described in a deed to Rogers and Rogers, Inv., recorded in Volume 6016, Page 727, Deed Records, Tarrant County, Texas, being in the south line of a tract of land described in a deed to Emerald Hills Memorial Park Holdings, LLC, recorded in Document Number D215199677, Deed Records, Tarrant County, Texas;

THENCE S 88°37'53" E, along the common line of said Lot 1-R, Block 1, and said Emerald Hills Memorial Park Holdings, LLC tract, a distance of 583.31 feet to the 3/8 inch iron rod found for the common corner of said Emerald Hills Memorial Park Holdings, LLC tract, a tract of land described in a deed to Adrian Alan Caruthers, recorded in Volume 16775, Page 209, Deed Records, Tarrant County, Texas, and Lot 13, Block 1, Brookstone Estates, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9741, Plat Records, Tarrant County, Texas;

THENCE S 32°36'15" W, along the common line of said Lot 1-R, Block 1, and said Caruthers tract, a distance of 811.68 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1-R, Block 1, and being in the northeasterly right-of-way line of Mansfield Cardinal Road (a variable with public right-of-way), said point being in a curve to the left having a radius of 992.58 feet, a delta angle of 17°32'08";

THENCE along the southerly line of said Lot 1-R, Block 1, along the northerly right-of-way line of said Mansfield Cardinal Road, and along said curve to the left an arc distance of 303.78 feet, a chord bearing and distance of N 51°39'58" W, 302.60 feet to a 1/2 inch iron rod found for the south west corner of said Lot 1-R, Block 1, being in the east line of said line of said Rogers and Rogers, Inv., tract;

THENCE N 10°10'46" E, along the common line of said Lot 1-R, Block 1, and said Rogers and Rogers Inv. tract, a distance of 518.17 feet to the **POINT OF BEGINNING**, and containing 269,192 square feet or 6.180 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CCBW-KENNEDALE LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as a **LOT 1-R1, LOT'S 2-39, LOT 40 HOA, LOT 41 POND, BLOCK 1, HARRIS HILL ESTATES** an Addition to the City of Kennedale, Tarrant County, Texas.

WITNESS MY HAND at Kennedale, Tarrant County, Texas on this _____ day of _____, 2026.

By: _____
AUTHORIZED AGENT FOR CCBW-KENNEDALE LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, 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/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, Roy Rodriguez, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5596, hereby certify that this correctly represents a survey made under my supervision on March 24, 2025. The subdivision boundary corners are marked with iron pins.

PRELIMINARY
RELEASED 3/24/2025 FOR REVIEW PURPOSES ONLY. THIS
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Roy Rodriguez Date
Texas Registration No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, 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: _____

FINAL PLAT
LOT 1-R1, LOT'S 2-39, BLOCK 1
LOT 40 HOA, LOT 41 POND, BLOCK 1
KENNEDALE OAKS ADDITION

6.180 ACRES

BEING A REPLAT OF

LOT 1-R, BLOCK 1

HARRIS HILL ESTATES

SITUATED IN THE

JESSE B. RENFRO SURVEY, ABSTRACT NO. 1260
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OWNER:
CCBW-KENNEDALE LLC
701 HIGHLANDER, SUITE 350
ARLINGTON, TEXAS 76015

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System Gird, North Central Zone (4202), North American Datum
1983 (NAD83).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the title commitment provided.

BLUESTAR
SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
701 HIGHLANDER, SUITE 350 ARLINGTON, TEXAS 76015
WWW.BLUESTARSURVEYING.COM

JN 19-015-FP

GF # DATE: 3/24/25

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	1°31'35"	992.58'	26.44'	N59°13'46"W
C2	14°21'12"	24.00'	6.01'	S17°19'51"W
C3	81°12'48"	48.00'	68.04'	S50°45'39"W
C4	81°12'48"	24.00'	34.02'	S50°45'39"W
C5	58°45'48"	24.00'	24.61'	S61°59'09"W
C6	58°45'48"	48.00'	49.23'	N61°59'09"E
C7	90°00'00"	24.00'	37.70'	N46°22'03"E
C8	90°00'00"	24.00'	37.70'	N43°37'57"W
C10	31°14'12"	24.00'	13.08'	N16°59'09"E
C12	10°40'39"	24.00'	4.47'	N37°56'35"E
C13	1°23'10"	992.58'	24.02'	N44°43'55"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S32°36'15"W	119.81'
L2	S88°37'57"E	28.07'
L3	S88°29'09"E	0.58'
L4	N32°36'15"E	134.37'
L5	S88°37'57"E	24.27'
L6	N1°22'03"E	86.78'
L7	N1°22'03"E	72.26'
L8	N43°16'54"E	64.07'
L9	N43°16'54"E	55.07'

SURVEYOR'S NOTES:

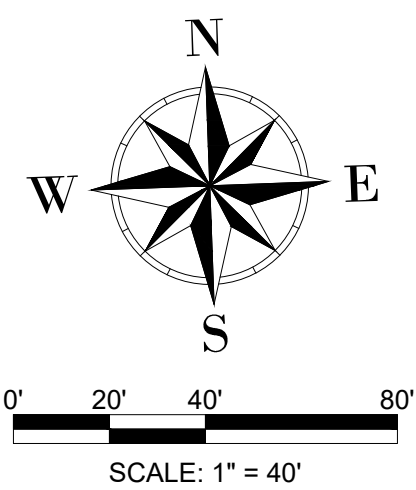
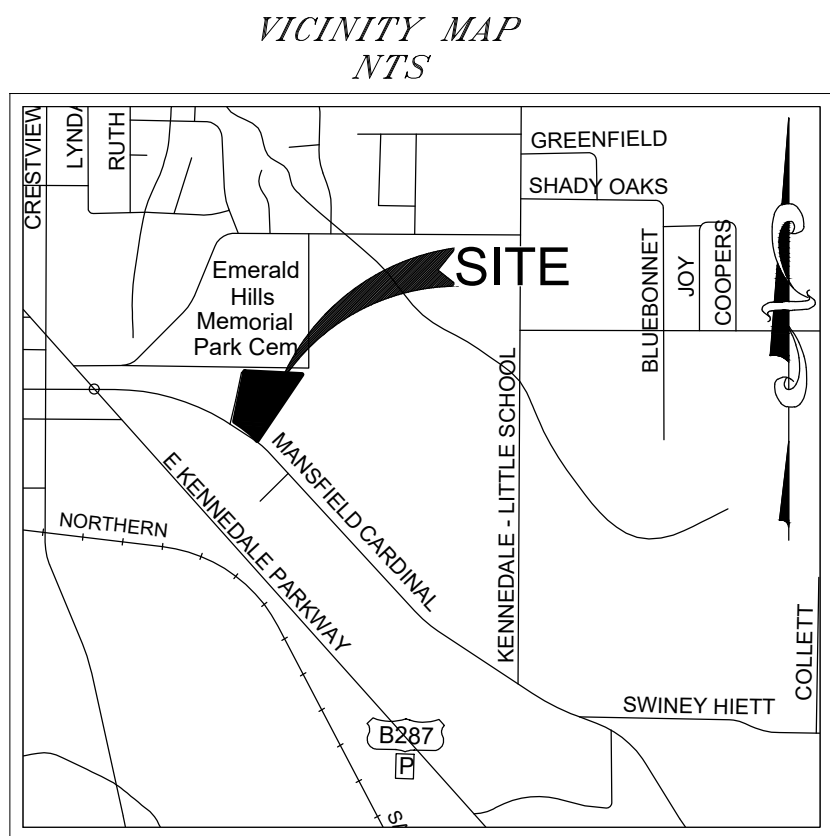
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (BASE FLOOD ELEVATION DETERMIND) (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0340K, EFFECTIVE DATE OF AUGUST 25, 2009. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- BUILDING SETBACKS WILL CONFORM TO THE CITY OF KENNEDALE ZONING ORDINANCE.

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE,
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



CORRECTIONS LIST

Project Type: Preliminary Plat | **Project Title:** Re-Plat

ID # 26-000417 | **Started:** 07/02/2026 at 5:21 PM



Address

439 Mansfield Cardinal,
Kennedale, TX USA
76060

Legal

Harris Hills Estates Block
1 Lot 1r Blk 1 Lot 1r
Harris Hills Estates Block
1 Lot 1r

Property Info

Property ID: 06356354

Description

PZ Case - 26-14 Replat Original Prelim Plat expired 05/25/2026 and it was determined that a preliminary plat was not needed.

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 9 Corrected: 0

Street Names

By: Edward McRoy
07/19/2026 at 11:05 AM

NOTE

(Informational) For addressing purposes,
Please show and label a proposed name
for the shown 24' access easement and
note on that this will be a "Private Street".

Normal

Informational Note - Comment Types Please be aware of the following

Normal

[N/A]

By: Edward McRoy

07/17/2026 at 7:01 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.

Access Easements [COK Ordinance 758]

By: Edward McRoy

07/17/2026 at 6:40 PM

REQUIRED

The following are related to the proposed access easements on the site

High

A) (Action) A 40' wide looping private access easement for vehicular travel with a sidewalk is required to transit through this development as established in Ordinance 758 Section IV Subsection H. The proposed 24' access easement is insufficient to meet this standard. Correct as appropriate.

B) (Action) An existing "45' Right of Way Easement" is shown to be abandoned on the east side of this site. Clarify the status of this easement and what parties may have rights or interests in its use.

C) (Conditional) If the easement referred to in Item B above would isolate off-site properties from a public roadway, or parties with a legal interest would be damaged by such abandonment this must be addressed prior to the filing of the plat. Additionally, if said easement was dedicated to the public in general or to the City additional steps may be needed to effect this change (COK UDC 26.22)

Replat - Common Areas/Lots W Detention [UDC 26.19.C.3. & UDC 16.4A]

By: Edward McRoy

07/17/2026 at 5:58 PM

REQUIRED

(Action) Add a note to the face of the plat stating, "Lots 40 and 41 are private common areas to be owned and maintained by an HOA for common and drainage, purposes. The City shall retain a right of entry and a right, but not an obligation, to maintain these areas as necessary for public health, safety, or welfare. The City may assess costs thus incurred on an HOA or owners who have not adequately maintained them."

Normal

Notes - UDC and PD Reference [UDC 26.19.C.3.]

By: Edward McRoy

07/17/2026 at 4:41 PM

REQUIRED

(Action) Change the shown Note 5 on the face of the plat to read "Development of this property is subject to the City of Kennedale Unified Development Ordinance and PD-TH zoning established by Ordinance 758."

Normal

Plat - Replat - CC Approval Block

[UDC 26.17.B.2.]

By: Edward McRoy

07/17/2026 at 4:19 PM

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

Plat - Replat - General Notes - Covenants and Restrictions [LGC CH

212.014 (3)]

By: Edward McRoy

07/17/2026 at 4:19 PM

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

Replat - Firelane and Access Easement [COK Ordinance 758]

By: Edward McRoy

07/17/2026 at 4:12 PM

REQUIRED

(Action) The PD for this site (Established with Ordinance # 758), requires a continuous looping sidewalk to be located within a 40' wide private "firelane and access" easement. (See Exhibit B Section IV Subsection H). The provided "access" easement shown is only 24' wide. Correct as needed.

High

Replat - Minimum Average Lot Size

[COK Ordinance 718]

By: Edward McRoy

07/17/2026 at 3:48 PM

REQUIRED

(Action) Ordinance 758 establish a minimum average lot size of 5,450 square feet. The provided residential lots as shown yield an average lot size of only 4,838.949 square feet. Correct as needed by increasing lot sizes.

High

Plat - Replat - Title Block [UDC

26.17.B.2.]

By: Edward McRoy

07/17/2026 at 3:13 PM

REQUIRED

In the Title Block:

Normal

A) (Action) above the plat name, denote that this is a "Replat" and not a "Final Plat"

B) (Informational) For simplicity and readability it is recommended that the name of the plat be amended to simply read "Kennedale Oaks Addition".

C) (Conditional) If the plat name is not changed as suggested in item B above change ... "LOT'S 2-39" to "LOTS 2-39" as a grammatic correction.

Replat - Minimum Lot Width [Ordinance 758] (Action) With the exception of Lots 5, 6, 24,

By: Edward McRoy

07/17/2026 at 3:10 PM

REQUIRED

25, 31, 32, 35, and 36 the remaining residential lots do not appear to meet the minimum 35' lot width standard at the Setback Line established in Ordinance 758 Exhibit B. Section III Subsection B) 12. Correct as needed and provide a table indicating the specific width, depth, and area of each residential lot or label this on the graphic.

High

ORDINANCE NO. 158

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 6.18 ACRES DESCRIBED AS “KENNEDEALE OAKS”, LOT 1R, BLOCK 1 OF THE HARRIS HILL ESTATE, LOCATED AT 439 MANSFIELD CARDINAL ROAD FROM “PD” PLANNED DEVELOPMENT DISTRICT TO “PD-TH” PLANNED DEVELOPMENT TOWNHOME DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the “City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the property owners of a certain tract or parcel of land have requested a zoning classification change on the property from its current classification of “PD” Planned Development District to “PD-TH” Planned Development Townhome District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on September 8, 2022, and by the City Council of the City on October 18, 2022, with respect to the zoning change described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend the Unified Development Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

The Unified Development Code, as amended, is hereby amended so that the permitted uses in the hereinafter described area shall be altered, changed and amended as shown and described below:

A certain tract or parcel of land, known as ± 6.18 acres, described as "Kennedale Oaks", being lot 1R, Block 1 of the Harris Hill Estate, located at 439 Mansfield Cardinal Road, City of Kennedale, Tarrant County, Texas (the "Property"), shall be rezoned from "PD" Planned Development District to "PD-TH" Planned Development Townhome District as depicted in **Exhibit "A"** Zoning Map.

SECTION 2.

The zoning districts and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses allowed and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.

The Development Standards for the Property, attached hereto as **Exhibit "B"**, is hereby approved and incorporated herein. The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in the Development Standards; shall conform to the permitted standards and regulations of the Unified Development Code; and shall conform to all applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City.

Any further amendments to the permitted standards and regulations of the standards described herein shall require public hearings and approval by the Planning and Zoning Commission and the City Council.

SECTION 4.

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City of Kennedale, Texas, affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

All rights or remedies of the City of Kennedale, Texas, are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7.

It is hereby declared to be the intention of the City Council of the City of Kennedale that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, the penalty clause, the publication clause, and the effective date clause of this Ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS 19th DAY OF DECEMBER, 2023.

APPROVED:


MAYOR, JAN JOPLIN

ATTEST:

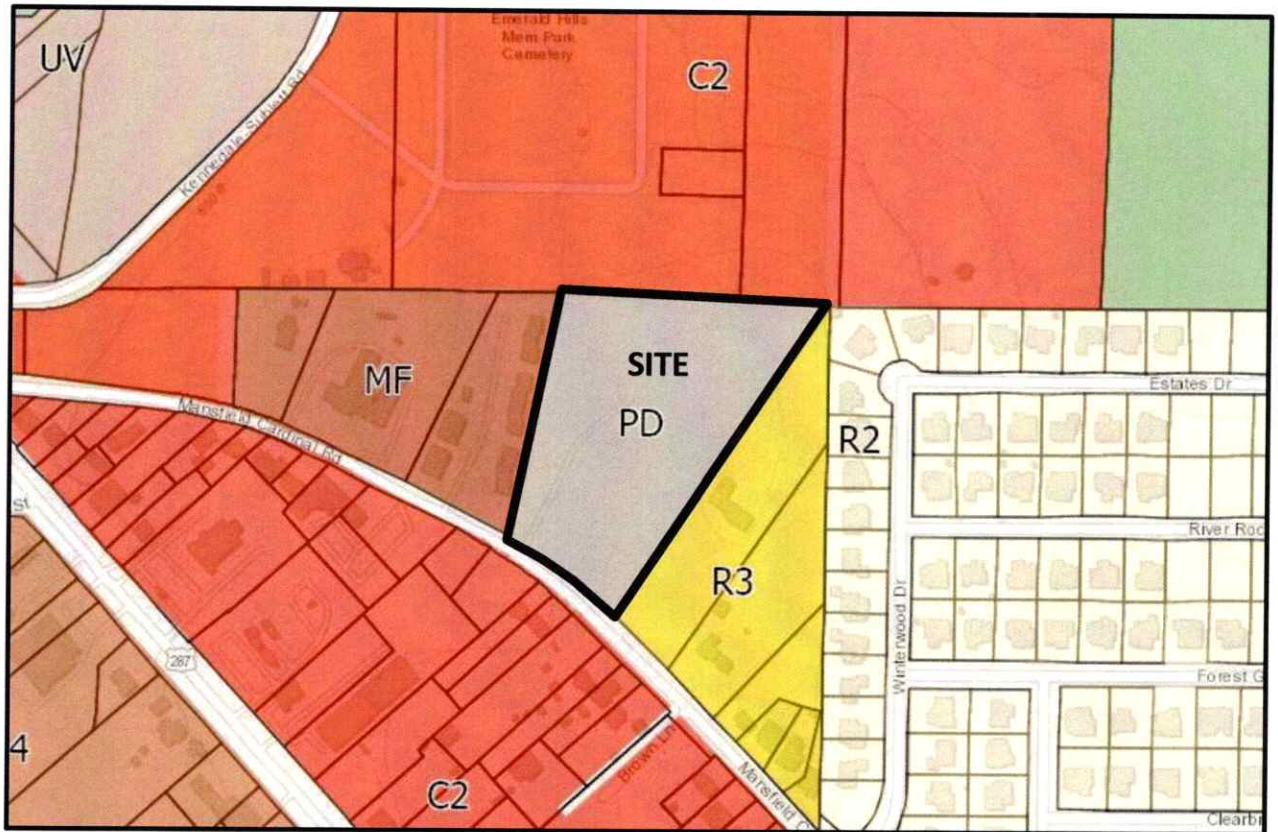

CITY SECRETARY, RAEANNE BYINGTON

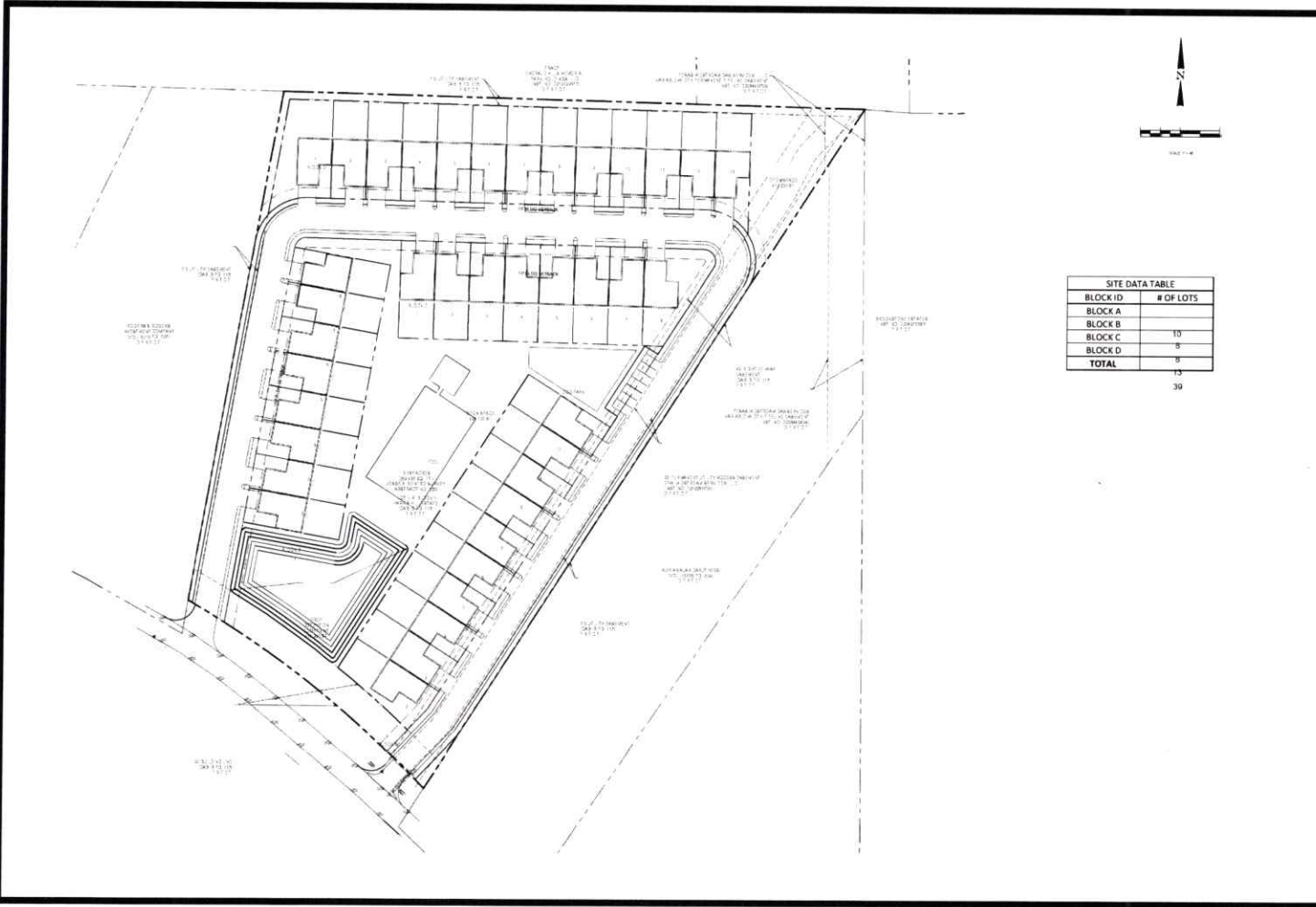


439 MANSFIELD CARDINAL RD.



**439 MANSFIELD CARDINAL RD.
ZONING MAP**





SITE DATA TABLE	
BLOCK ID	# OF LOTS
BLOCK A	
BLOCK B	
BLOCK C	10
BLOCK D	8
TOTAL	18

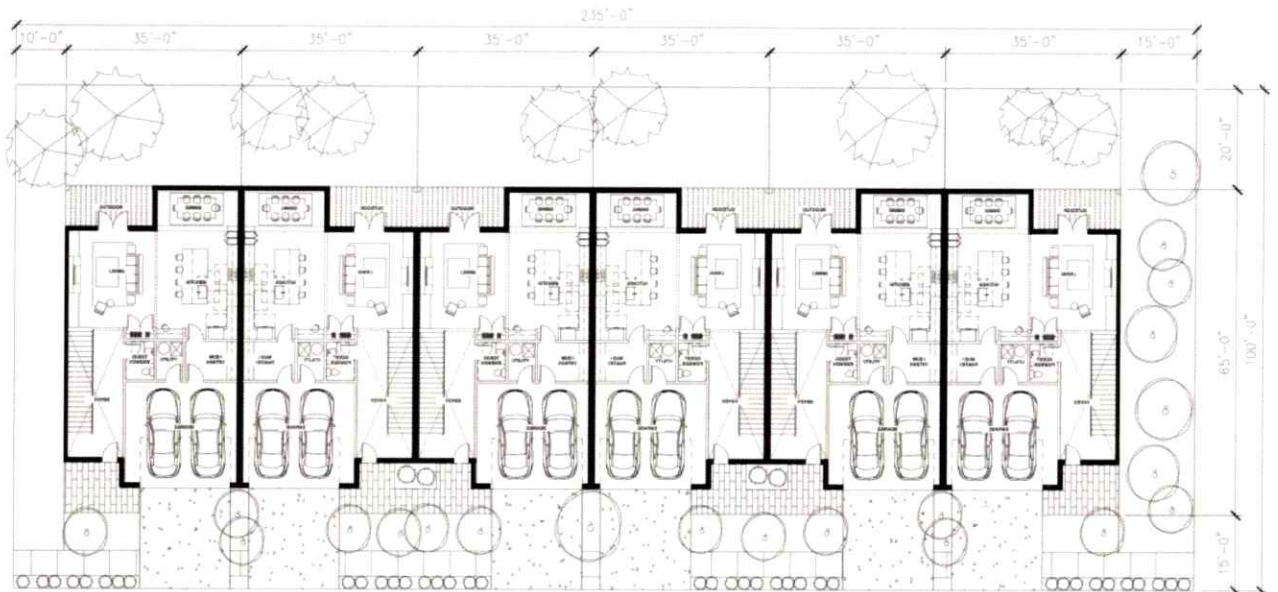
30

KENNEDALE OAKS
 SITE LAYOUT EXHIBIT
 City of Kennedale, Tarrant County, Texas
 JUNE 2023

BOE, Inc.
 10111 East 15th, Suite 2100
 Dallas, TX 75230
 Tel: 972-442-8333 • www.boe.com
 18085 Regd. Prof. No. 11016



439 MANSFIELD CARDINAL RD.



439 MANSFIELD CARDINAL RD.



KENNEDALE
www.cityofkennedale.com

Exhibit "B"

KENNEDALE OAKS DEVELOPMENT STANDARDS FOR TOWNHOME (TH) RESIDENTIAL (PLANNED DEVELOPMENT)

Kennedale Oaks is a townhome community located off Mansfield Cardinal Road in Kennedale, Texas.

The intent of these PD guidelines is to promote a community that upholds and enhances the quality of the surrounding environment. This neighborhood will feature high-quality attached townhomes that are desirable in a higher density residential area.

- I. **Purpose:** This lot type is designed to allow a minimum of three (3) to thirteen (13) attached dwellings per building. Each dwelling (townhome) will be situated on a platted lot of not less than three thousand five hundred (3,500) square feet and up to a maximum of three thousand six hundred thirty (3,675) square feet. A Homeowner's Association (HOA), or similar managing authority for common areas, shall be created for the purpose of maintaining all common areas, private firelane and access easements, public access, and utility easements. If required, the Town of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements.
- II. **Permitted Uses:** Land use and structures shall comply with uses permitted for townhome residential districts (TH) in Section 3 of the City of Kennedale Unified Development Code and in accordance with the following:
- A) Conditional Uses: Any conditional uses may be permitted as noted herein.

III. **Development Regulations**

- A) **Plan Requirements:** No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the City of Kennedale, has been approved by the City Council and recorded in the Tarrant County Plat Records.
- B) **Area Regulations:** The following minimum standards shall be required as measured from property lines:
- | | |
|--|-----------------------|
| 1. Minimum Lot Size: | 3,500 square feet |
| 2. Maximum Lot Size: | 7,400 square feet |
| 3. Average Lot Size: | 5,450 square feet |
| * Minimum lot width shall be 35 feet (measured at front lot line). | |
| 4. Lot Coverage: | 80% maximum |
| 5. Density: | 8 units max. per acre |
| 6. Dwelling Size (Minimum): | 1,600 square feet |
| 7. Dwelling Size (Maximum): | 2,200 square Feet |

8. Front Yard Setback: 10 feet
* Front porches shall be allowed to encroach up to five feet into the front setback.
9. Rear Yard setback: 10 feet
10. Side Yard setback (interior): 0 feet between units; 0 Feet at end of building
11. Side Yard Setback Adjacent to Street: 15 feet
12. Lot Width (Minimum): 35 feet
13. Lot Depth (Minimum): 86 feet
14. Garage Setback (Driveways): 18 feet minimum*

* Minimum distance measured from edge of public access curb/gutter to face of garage.

C) Parking:

1. All off-street parking shall be located between the edge of public access/face of curb to face of garage and measured at eighteen (18) feet minimum.
2. Minimum parking spaces per unit, regardless of bedroom count, shall be two (2) spaces per unit. The garage parking spaces and/or parking areas in front of the garages may count towards the parking calculations.
3. A minimum of one (1) bicycle rack shall be provided for every ten (10) units to meet UDC requirements.
4. Loading zone requirements shall be excluded from the development.
5. Surface parking lot requirements shall be excluded from the development.
6. On-street parking shall be restricted along Mansfield Cardinal Road and the private firelane/access easement. If required, "no parking" signs shall be installed.

IV. Design Standards:

- A) Building Form Standards: All buildings shall meet, at minimum, the building form and design standards outlined in the Unified Development Code Section 3.7 (B) and (C).
- B) Architectural Enhancements: Each Townhome dwelling may utilize the following architectural or design features:
 - a. Building materials may consist of any combination of vinyl/fiber cement siding, masonry, such as stucco, tile/porcelain/artificial stone, brick, and natural stone.

C) Siting

- a. The parking setback shall be a minimum of eighteen (18) feet and shall be measured from the face of curb/access drive (parallel to the public access easement) to the front façade of the garage.

D) Elements:

- a. The minimum and maximum ground floor fenestration (1st Floor) shall be between 3% and 80%.
- b. The minimum and maximum upper story fenestration (2nd Floor) shall be between 10% and 70%.

E) Elevations: Refer to presentation:



F) Fences/ Walls/ Retaining Walls:

- a. Fences, screen walls and retaining walls shall be maintained by a Homeowner's Association or similar managing authority.
- b. Maximum privacy fence height shall be seven (7) feet and allowed along rear and common lot lines.
- c. HVAC Screening: All buildings shall be designed such that the mechanical equipment (HVAC), except venting & stacks, is not visible from Cardinal Mansfield Road.

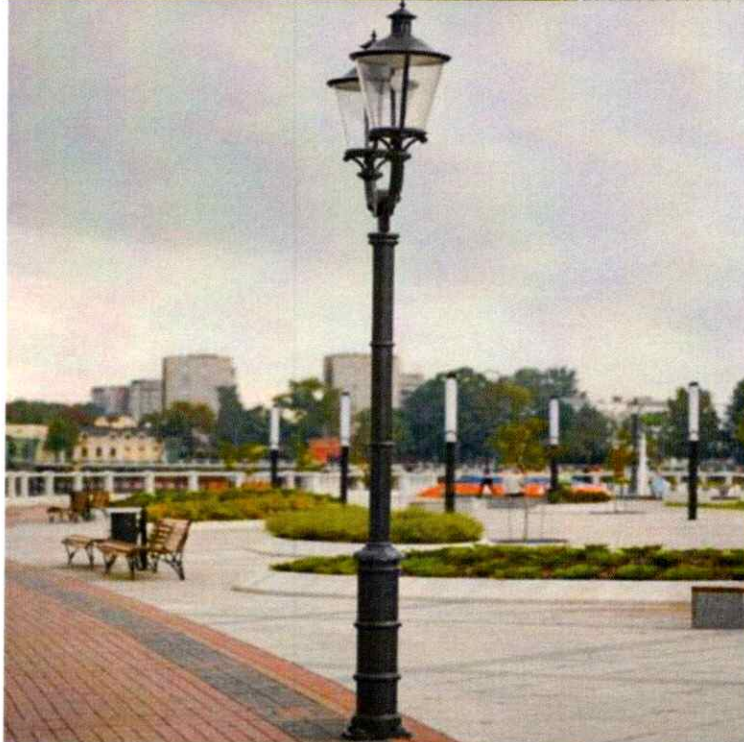
G) Garages:

- a. All units and/or lots shall provide a minimum two-car garage.
- b. Garages may face and access from a dedicated public access easement and/or public right of way.

H) Sidewalks: A 5' wide sidewalk will be required within the development and provide a continuous loop within the development. The sidewalk will be located within a 40' wide private firelane and access easement. In addition, a 5' wide sidewalk will be required within the public right of way of Mansfield Cardinal Road.

I) Landscaping: Landscaping, at minimum, shall conform to the requirements outlined in Article 13 of the Unified Development Code. All site landscaping, including maintenance of the right-of-way, shall be HOA-maintained.

J) Exterior Lighting: All exterior lighting, including streetlights, shall be decorative and complement the design of the development. Examples of appropriate light fixtures and streetlights are provided below:



- K) Refuse Facilities: Each resident will be responsible for trash & recycling collection through an individual 3rd party vendor. Rollout bins will be utilized and stored inside the proposed garages.
- L) Amenities: All development amenities, including pools, parks, and open-space areas, shall be HOA-maintained.

Any regulation not specifically addressed herein or shown on Table A shall be in accordance with the current ordinances of the City of Kennedale for Townhome (TH) District.

Planned Development Regulations Summary Table 'A'

PLANNED DEVELOPMENT REGULATIONS - TABLE 'A'		
	UDC Form-Based Code	Proposed
Base Zoning	TH	PD
Uses	Vacant	Townhomes
Setbacks (Minimum)		
Front Yard - Primary	10 Feet	10 Feet
Front Yard - Secondary	10 Feet	10 Feet
Side Yard (Interior Common Lot Line)	0 Feet	0 Feet
Side Yard (Exterior End of Building)	0 Feet	0 Feet
Side Yard (Adjacent to Street)	15 Feet	15 Feet
Rear Yard	20 Feet	10 Feet
Lot Dimensions (Minimum)		
Lot Width (Minimum)	40 Feet	35 Feet
Lot Depth (Minimum)	80 Feet	100 Feet
Lot Area (Minimum)	3000 SF	3,500 SF
Building Height (Maximum)	2 nd Story Top Wall Plate	3 stories
Minimum ground floor clear height	9 Feet	9 Feet
Minimum upper story clear height	9 Feet	9 Feet
Max garden wall height	10 Feet	10 Feet
Max privacy fence height	7 Feet	8 Feet
Minimum build-to percentage	75%	50%
Minimum parking setback	30 Feet	18 Feet
Garden wall	Permitted on unbuilt RBL	Permitted on unbuilt RBL
Privacy fence (Lots)	Permitted on common and rear lot lines only	Permitted on common and rear lot lines only
Min/Max ground floor (1st Floor) façade fenestration	33% to 80%	3% to 80%
Min/Max upper story (2nd Floor) fenestration	20% to 70%	10% to 70%
Max blank wall limitation	30 Feet	30 Feet
Max distance between façade entrances	60 Feet	70 Feet
Balconies	Permitted	Permitted
ROW Section/Access Easement	50 Feet	40 Feet
Parking	Up to 1,000SF: one (1) space/unit Above 1,000SF: one and a quarter (1.25)	(2) parking enclosed spaces/unit
Bicycle Parking	One (1) parking rack / ten (10) units	One (1) parking rack / ten (10) units

CIVIL ENGINEERING PLANS
FOR
KENNEDALE OAKS ADDITION
AN ADDITION TO THE
CITY OF KENNEDALE, TEXAS

PREPARED BY:



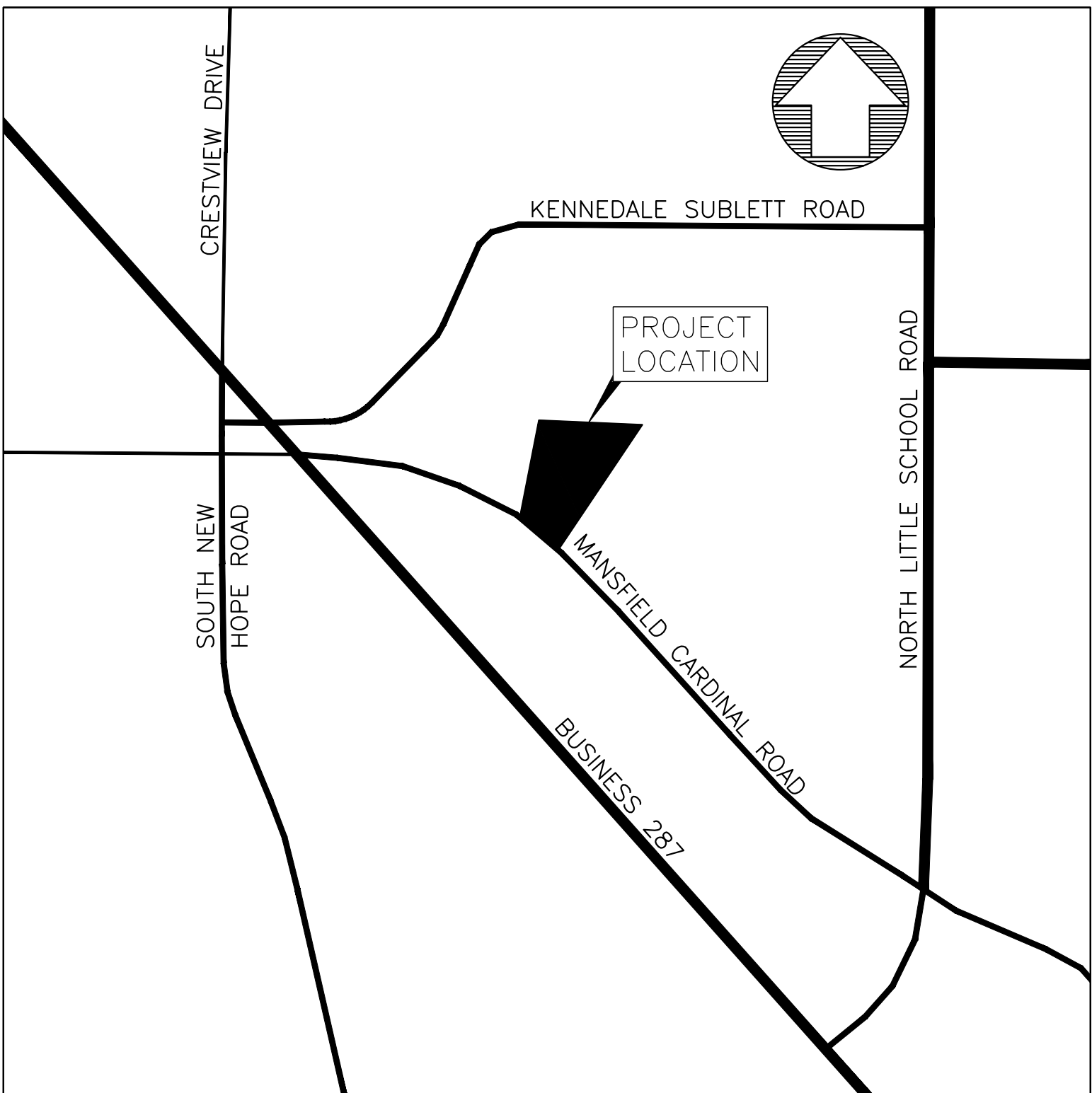
2131 NORTH COLLINS ST.
SUITE 433-148
ARLINGTON, TX 76011
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

OWNER/DEVELOPER:

CCBW-KENNEDALE, L.L.C.
701 HIGHLANDER
SUITE 350
ARLINGTON, TX 76015

SURVEYOR:

BLUE STAR LAND SURVEYING
220 ELM STREET, SUITE 200
LEWISVILLE, TX 75057
PHONE (214) 217-2544



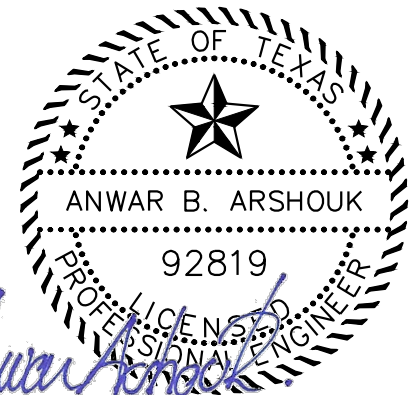
LOCATION MAP
NOT TO SCALE

10/21/25 THRD SUBMITTAL
07/14/25 SECOND SUBMITTAL
04/02/25 FIRST SUBMITTAL

SHEET INDEX

■ ■ ■	COVER SHEET
■ ■ ■ 1.1	PRELIMINARY PLAT
■ ■ ■ 1.2	KENNEDALE GENERAL NOTES
■ ■ ■ 1.3	GENERAL NOTES
■ ■ ■ 2.1	DEMOLITION PLAN
■ ■ ■ 3.1	SITE, DIMENSION CONTROL, AND PAVING PLAN
■ ■ ■ 4.1	DRAINAGE AREA MAP - EXISTING CONDITIONS
■ ■ ■ 4.2	DRAINAGE AREA MAP - PROPOSED CONDITIONS
■ ■ ■ 5.1	WATER PLAN
■ ■ ■ 5.2	SANITARY SEWER PLAN
■ ■ ■ 5.3	SANITARY SEWER PROFILES
■ ■ ■ 6.1	STORM SEWER PLAN AND PROFILES
■ ■ ■ 6.2	STORM SEWER PLAN AND PROFILES
■ ■ ■ 6.3	CULVERT AND POND PLAN AND PROFILES
■ ■ ■ 6.4	HYDRAULIC CALCULATIONS
■ ■ □ 6.5	DRAINAGE DETAILS
■ ■ □ 6.6	HANDRAIL DETAILS
■ ■ ■ 7.1	GRADING PLAN
■ ■ ■ 8.1	EROSION CONTROL PLAN
■ ■ ■ A.1	CITY DETAILS
■ ■ ■ A.2	CITY DETAILS
■ ■ □ A.3	CITY DETAILS
■ ■ □ TCP	TRAFFIC CONTROL PLAN

OCTOBER 2025



10-21-2025



LEGEND
HOA
P.R.T.C.T.
D.R.T.C.T.
ESMT
NTS
IRF

HOME OWNERS ASSOCIATION
PLAT RECORDS TARRANT COUNTY TEXAS
DEED RECORDS TARRANT COUNTY TEXAS
EASEMENT
NOT TO SCALE
IRON ROD FOUND

EMERALD HILLS MEMORIAL PARK HOLDINGS LLC
DOC NO D215199677
D.R.T.C.T.

ZONING: C-2

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS CCBW-KENNEDALE LLC, is the sole owner of a 6.180 acre tract of land situated in the **JESSE B. RENFRO SURVEY, ABSTRACT NO. 1260**, in the City of Kennedale, Tarrant County, Texas, being Lot 1-R, Block 1, Harris Hill Estates, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 117, Plat Records, Tarrant County, Texas, being that certain tract of land described in a deed to CCBW-KENNEDALE LLC, recorded in Document Number D221309941, Deed Records, Tarrant County, Texas, being more particularly described by metes and bounds as follow:

BEGINNING at a 3/8 inch iron rod found for the common corner of said Lot 1-R, Block 1, and a tract of land described in a deed to Rogers and Rogers, Inv., recorded in Volume 6016, Page 727, Deed Records, Tarrant County, Texas, being in the south line of a tract of land described in a deed to Emerald Hills Memorial Park Holdings, LLC, recorded in Document Number D215199677, Deed Records, Tarrant County, Texas;

THENCE S 88°37'53" E, along the common line of said Lot 1-R, Block 1, and said Emerald Hills Memorial Park Holdings, LLC tract, a distance of 583.31 feet to the 3/8 inch iron rod found for the common corner of said Emerald Hills Memorial Park Holdings, LLC tract, a tract of land described in a deed to Adrian Alan Caruthers, recorded in Volume 16775, Page 209, Deed Records, Tarrant County, Texas, and Lot 13, Block 1, Brookstone Estates, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9741, Plat Records, Tarrant County, Texas;

THENCE S 32°36'15" W, along the common line of said Lot 1-R, Block 1, and said Caruthers tract, a distance of 811.68 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1-R, Block 1, and being in the northeasterly right-of-way line of Mansfield Cardinal Road (a variable with public right-of-way), said point being in a curve to the left having a radius of 992.58 feet, a delta angle of 17°32'08";

THENCE along the southerly line of said Lot 1-R, Block 1, along the northerly right-of-way line of said Mansfield Cardinal Road, and along said curve to the left an arc distance of 303.78 feet, a chord bearing and distance of N 51°39'56" W, 302.60 feet to a 1/2 inch iron rod found for the south west corner of said Lot 1-R, Block 1, being in the east line of said line of said Rogers and Rogers, Inv., tract;

THENCE N 10°10'46" E, along the common line of said Lot 1-R, Block 1, and said Rogers and Rogers Inv. tract, a distance of 518.17 feet to the **POINT OF BEGINNING**, and containing 269,192 square feet or 6.180 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CCBW-KENNEDALE LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as a **LOT 1-R1, LOT'S 2-39, LOT 40 HOA, LOT 41 POND, BLOCK 1, HARRIS HILL ESTATES** an Addition to the City of Kennedale, Tarrant County, Texas.

WITNESS MY HAND at Kennedale, Tarrant County, Texas on this _____ day of _____, 2025.

By: _____
AUTHORIZED AGENT FOR CCBW-KENNEDALE LLC

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, 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/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 _____, 2025.

Notary Public in and for
The State of Texas
My Commission expires: _____

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Roy Rodriguez, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5596, hereby certify that this correctly represents a survey made under my supervision on March 24, 2025. The subdivision boundary corners are marked with iron pins.

PRELIMINARY
RELEASED 3/24/2025 FOR REVIEW PURPOSES ONLY. THIS
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Roy Rodriguez Date
Texas Registration No. 5596

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Rodriguez, 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 _____, 2025.

Notary Public in and for
The State of Texas
My Commission expires: _____

PRELIMINARY PLAT
LOT 1-R1, LOT'S 2-39, BLOCK 1
LOT 40 HOA, LOT 41 POND, BLOCK 1
KENNEDALE OAKS ADDITION

6.180 ACRES

BEING A REPLAT OF

LOT 1-R, BLOCK 1

HARRIS HILL ESTATES

SITUATED IN THE

JESSE B. RENFRO SURVEY, ABSTRACT NO. 1260
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OWNER:
CCBW-KENNEDALE LLC
701 HIGHLANDER, SUITE 350
ARLINGTON, TEXAS 76015

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System Gird, North Central Zone (4202), North American Datum
1983 (NAD83).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the title commitment provided.

BLUESTAR
SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
701 HIGHLANDER, SUITE 350
ARLINGTON, TEXAS 76015
WWW.BLUESTARSURVEYING.COM

JN 19-015-P

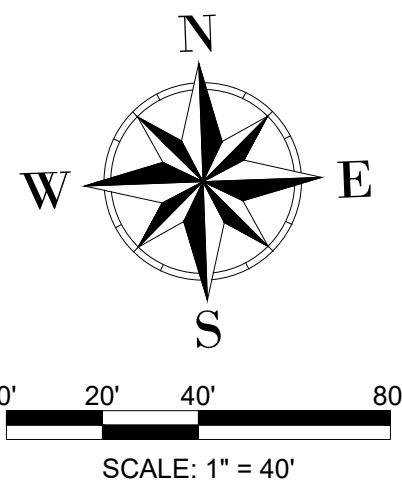
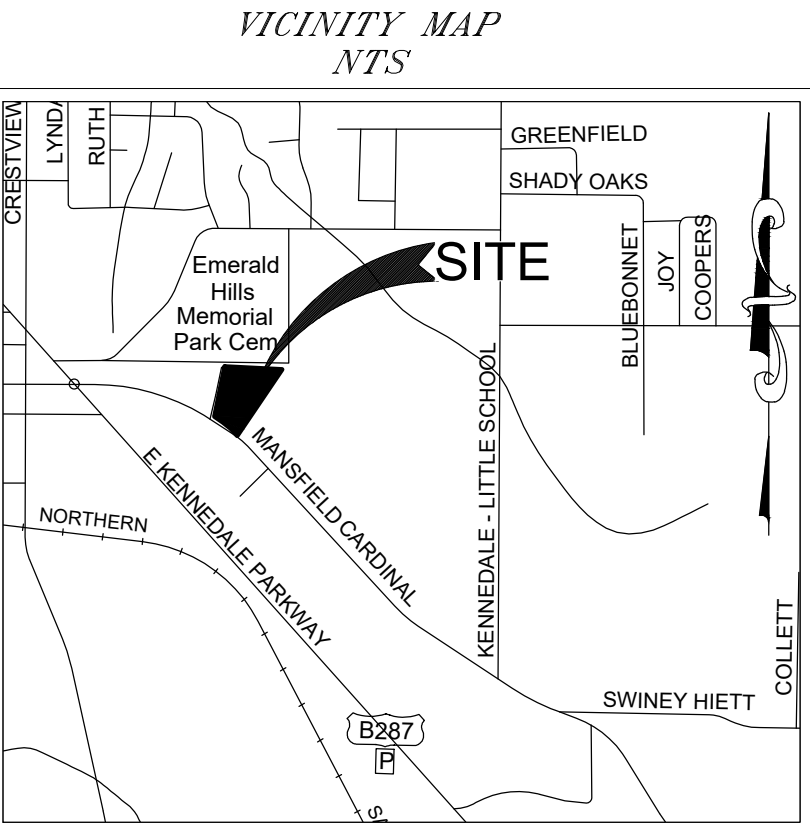
GF # DATE: 3/24/25

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	1°31'35"	992.58'	26.44'	N59°13'46"W
C2	14°21'12"	24.00'	6.01'	S17°19'51"W
C3	81°12'48"	48.00'	68.04'	S50°45'39"W
C4	81°12'48"	24.00'	34.02'	S50°45'39"W
C5	58°45'48"	24.00'	24.61'	S61°59'09"W
C6	58°45'48"	48.00'	49.23'	N61°59'09"E
C7	90°00'00"	24.00'	37.70'	N46°22'03"E
C8	90°00'00"	24.00'	37.70'	N43°37'57"W
C10	31°14'12"	24.00'	13.08'	N16°59'09"E
C12	10°40'39"	24.00'	4.47'	N37°56'35"E
C13	1°23'10"	992.58'	24.02'	N44°43'55"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S32°36'15"W	119.81'
L2	S88°37'57"E	28.07'
L3	S88°29'09"E	0.58'
L4	N32°36'15"E	134.37'
L5	S88°37'57"E	24.27'
L6	N1°22'03"E	86.78'
L7	N1°22'03"E	72.26'
L8	N43°16'54"E	64.07'
L9	N43°16'54"E	55.07'

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (BASE FLOOD ELEVATION DETERMIND) (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0340K, EFFECTIVE DATE OF AUGUST 25, 2009. THIS SURVEYOR WILL NOT ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF SAID MAP, NOR WILL THIS SURVEYOR ACCEPT THE RESPONSIBILITY FOR ANY LOCAL SURFACE DRAINAGE AFFECTING THE PROPERTY.
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- BUILDING SETBACKS WILL CONFORM TO THE CITY OF KENNEDALE ZONING ORDINANCE.



Kennedale Standard Notes General Notes																
1. All materials and construction shall be in strict accordance with the standards of the City of Kennedale and governed by the North Central Texas Council of Government's Standard Specifications for Public Works Construction. 2. Texas Department of Highways and Public Transportation approval must be obtained prior to construction within State Highway right-of-way. 3. Right-of-Way Permit (issued by Public Works Department) is required before cutting any City street. 4. All water meters shall be sized and installed by City Personnel. 5. Fire Hydrants shall be located outside of sidewalk if walk intended. 6. The location of underground facilities indicated on the plans is taken from public records. It is the Contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether any additional facilities other than those shown on the plans may be present. The Contractor shall preserve and protect all underground facilities.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><u>Underground Facility Owner</u></th> <th style="text-align: left; padding: 5px;"><u>Telephone Number</u></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">City of Kennedale</td> <td style="padding: 5px;">(817) 985-2170</td> </tr> <tr> <td style="padding: 5px;">Dig Tress</td> <td style="padding: 5px;">(800) 344-8377</td> </tr> <tr> <td style="padding: 5px;">Atmos Gas</td> <td style="padding: 5px;">(888) 286-6700</td> </tr> <tr> <td style="padding: 5px;">Oncor</td> <td style="padding: 5px;">(888) 313-6862</td> </tr> <tr> <td style="padding: 5px;">AT&T</td> <td style="padding: 5px;">(800) 288-2020</td> </tr> <tr> <td style="padding: 5px;">Charter</td> <td style="padding: 5px;">(855) 757-7328</td> </tr> </tbody> </table>	<u>Underground Facility Owner</u>	<u>Telephone Number</u>	City of Kennedale	(817) 985-2170	Dig Tress	(800) 344-8377	Atmos Gas	(888) 286-6700	Oncor	(888) 313-6862	AT&T	(800) 288-2020	Charter	(855) 757-7328	
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AT&T	(800) 288-2020															
Charter	(855) 757-7328															
7. Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities or service lines with the same type of original material and construction, or better, unless otherwise shown or noted on the plans of his own cost and expense. The Contractor shall notify the Engineer at once of any conflicts in grades and alignment. 8. All excavations, trenching and shoring operations shall comply with the requirements of the US Department of Labor, OSHA, "Const Safety and Health Regulations", Vol 29, Subpart P, pg 128-137, and any amendments thereto. 9. Adequate measures shall be taken to prevent erosion. In the event that significant erosion occurs as a result of construction, the Contractor shall restore the eroded area to original condition. 10. The Contractor shall restore all areas disturbed by construction to original condition or better. Restored areas include, but are not limited to trench backfill, side slopes, fences, culvert pipes, drainage ditches, driveways, private yards, and roadways. All areas disturbed by construction shall be hydro-mulched, unless otherwise specified in the plans. 11. All water lines shall be PVC pipe conforming to AWWA standard C-900 or ductile iron pipe pressure class 150, latest revision of AWWA specification. All fittings shall be ductile iron and designed for 200 PSI pressure. Water mains to have a minimum of 42" cover to top of pipe, as measured from the top of the pipe to the existing ground, or the proposed finished grade, whichever is greater. All ductile iron pipe and fittings shall be installed with "Polywrap" for cathodic protection. 12. All water lines to be embedded in sand. Backfill shall be select material compacted to 95% standard proctor density. 13. Curb stops should be tested for leakage and full flow when system is pressure tested. 14. All water main clearance at sanitary sewer main crossings shall be a minimum separation of 2' vertical or 10' horizontal. 15. Contractor is advised that for all water service connections, including all new service, meter, and meter box. Water meter, in each case, shall be OWNER FURNISHED and contractor installed.																
CITY OF KENNEDALE, TEXAS STANDARD DETAILS COVERING GENERAL NOTES AND UTILITIES PROJECTS April 2020		M-1														

Kennedale Standard Notes General Notes		
16.	Service line pay items will include tapping of water main and necessary service line and fittings as per standard detail.	
17.	Fire hydrant assembly bid items will include the fire hydrant, the pipe extension from the tee and all necessary fittings excluding the 6" gate valve.	
18.	Any water valves located within pavement areas shall be adjusted to final grade by the paving contractor. The paving contractor shall construct a typical concrete block out per detail on sheet.	
19.	Any changes from approved construction plans shall be approved by the Water Utility Department and a change order must be obtained from the design engineer. Any deviations from the State regulations shall be approved by the Director of Public Works.	
20.	Water lines will be installed as shown on the plans. However, field adjustments approved by the inspector or engineer may be made to lessen damage to the road pavement or when other utility locations, trees, or structures warrant such an adjustment.	
21.	All sanitary gravity sewer line pipes shall be furnished and installed with PVC pipe specifications SDR-35 or SDR-26 depending on depth of cover.	
22.	Sewage force mains discharging from sewage lift stations shall be PVC pressure sewer pipe designed and manufactured to withstand the maximum anticipated lift station discharge pressures. Meter and meter box (where applicable) shall then be removed and delivered to the City's Water Department.	
23.	The contractor shall be responsible for all disinfection, chlorination and flushing requirements of the City of Kennedale. This shall include providing temporary isolation valves, plugs, injection ports, flushing valves, tools and for storage equipment necessary to complete this task.	
24.	In the event that existing utilities such as water, gas, telephone, electric, ETC must be taken out of service to facilitate construction, the contractor shall provide temporary utilities to the satisfaction of the engineer.	
25.	One lane of traffic shall be maintained at all times. All traffic control signs, barricades, and flagging shall be in accordance with the latest Texas Manual of Uniform Control Devices. Contractors shall be responsible for traffic control. Contractor shall maintain access to all adjacent properties at all times.	
26.	Notwithstanding references to the contrary elsewhere in the plans, all trench backfill performed within existing roadway pavements shall be accomplished from top of granular embankment to top of trench utilizing compacted (95% Standard Proctor density) crushed stone. The stone to be furnished shall conform to the prescribed gradation requirements specified in Standard Specification Item 504.2.2 and classified "Standard Crushed Stone Aggregate Grade 4."	
27.	When the proposed utilities conflict with an existing structure (culvert, mailbox, ETC) the contractor may bore across the areas in conflict, but the City shall determine the required bore length in each case.	
28.	The contractor shall field verify the depth and location of all existing utilities before beginning construction and location of all sprinkler system lines shall be located before digging. Any damage to system shall be repaired at contractor's expense.	
CITY OF KENNEDALE, TEXAS STANDARD DETAILS COVERING GENERAL NOTES AND UTILITIES PROJECTS		April 2020 M-2

NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				

DRAWN :
 CHECKED :
 ED :
 DATE :

JUN. G.
 10-21-25
 PROJECT NO. : 24-008



10-21-2025

KENNEDALE
GENERAL NOTES

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



SHEET

1.2

Released For
Construction
10/22/2025



GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY DESIGN STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
12. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
16. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
17. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
19. THE CONTRACTOR SHALL SEED AND FERTILIZE ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES INCLUDING TEMPORARY IRRIGATION TO ENSURE FULL COVERAGE OF VEGETATION. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING.
20. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
21. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
23. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q.
24. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
25. ALL WORK ON STATE RIGHT-OF-WAY (ROW) SHALL COMPLY WITH THE TxDOT PERMIT PROVISIONS AND TxDOT STANDARDS.
26. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
27. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET. ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
28. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK. PROVISION OF A SAFE AND HEALTHFUL WORK ENVIRONMENT INCLUDES PROVISION OF A TRENCH SAFETY SYSTEM.

WATER AND SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
3. ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT CITY DESIGN STANDARDS.
4. ALL WATER MAINS 6"-12" DIA. SHALL MAINTAIN A MINIMUM COVER OF 48" IN PUBLIC RIGHT-OF-WAY & 48" IN PROPOSED OR EXISTING PAVEMENT. ALL SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF 42".
5. ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF PVC (SDR-35) PIPE. ALL SANITARY SEWER LINES DEEPER THAN 10" SHALL BE A MINIMUM OF PVC (SDR-26) PIPE. ALL WATER LINES 12" AND SMALLER SHALL BE C900.
6. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
7. EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. CONTRACTOR TO MAINTAIN MINIMUM 9- FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER, WATER AND STORM SEWER MAINS.
8. EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN.
9. CONTRACTOR SHALL CONTACT NECESSARY FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION, IN ORDER TO LOCATE AND/OR DISCONNECT SERVICES.
10. FOR EACH SEWER AND WATER CROSSING, CENTER ONE JOINT OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.
11. ALL VALVES AND FITTINGS SHALL HAVE MEGALUG ANCHORS.

PAVING AND STRIPING NOTES

1. ALL WORK AND MATERIALS ON SITE SHALL BE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS.
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER. FOR TESTING MATERIALS, PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
4. RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
6. ALL TRAFFIC STRIPING AT ENTRANCE SHALL BE EXTRUDED THERMOPLASTIC MARKING MATERIAL.
7. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.
8. ALL EXISTING CONCRETE SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE.
9. CONTRACTOR SHALL CONDUCT STABILIZATION ANALYSIS OF SUBGRADE & PROVIDE A REPORT TO THE CITY AND THE CITY ENGINEER DETAILING THE RECOMMENDED AMOUNT OF LIME OR CEMENT TO BE ADDED AND THE APPROPRIATE APPLICATION & COMPACTION METHODS.

GRADING NOTES

1. A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS PERMIT AND PAYING ALL ASSOCIATED FEES.
2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.
3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
5. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
6. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY, AND DISPOSED OF BY THE CONTRACTOR, OFF SITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
7. ALL AREAS DISTURBED BY GRADING OPERATIONS SHALL BE SEEDED, TEMPORARILY IRRIGATED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE, IS ACHIEVED.
8. THE GRADING CONTRACTOR SHALL COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
9. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. ANY DEVIATION FROM A BALANCED CUT AND FILL SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND ANY VARIANCE SHALL BE SPECIFICALLY ITEMIZED ON THE BID.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND A STAND OF GRASS IS ESTABLISHED WITH 70% COVERAGE ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH TOPSOIL AND VEGETATION.
3. ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE SEEDED AND IRRIGATED UNTIL A PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES AND OBTAIN APPROPRIATE PERMITS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE AND THE ESTABLISHMENT OF A STAND OF GRASS WITH 70% COVERAGE TO PREVENT EROSION. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER FOR EXISTING INLETS FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS.
5. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
6. CONSTRUCTION ENTRANCE:
MINIMUM SIZE STONE: 3-INCHES DIAMETER
THICKNESS: NOT LESS THAN 8-INCHES
A. NOT LESS THAN 50- FEET
B. NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
7. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFF SITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY.
12. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
14. CONTRACTOR SHALL PROMOTE AND PROVIDE FOR A HEALTHY ESTABLISHMENT OF TURF GRASSES WHILE KEEPING IRRIGATION TO A MINIMUM IN ORDER TO REDUCE EROSION FROM SURFACE RUNOFF.
15. SOD OR SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES AFTER FINAL GRADING AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
16. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q.
17. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.

NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	DATE :
2.	SECOND SUBMITTAL	MA	07/14/25	DATE :
3.	THIRD SUBMITTAL	MA	10/21/25	DATE :
4.				DATE :
5.				DATE :
6.				DATE :
7.				DATE :



GENERAL NOTES

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



Released For
Construction
10/22/2025

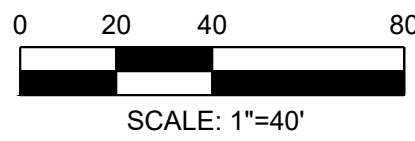


SHEET

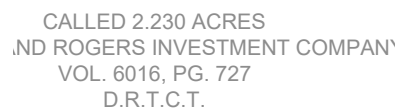
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**Know what's below.
Call before you dig.**



—W—	EXISTING WATER LINE
—OHE—	EXISTING OVER HEAD ELECTRIC
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—GAS—	PROPOSED GAS LINE
—UG—	UNDER GROUND ELECTRIC CONDUIT
—SF—	SILT FENCE
— — — — —	PROPERTY BOUNDARY LINE
— — — — —	PROPOSED 6" CURB
— — — — —	DRAINAGE AREA BASIN



EMERALD HILLS MEMORIAL PARK
VOL. 3062, PG. 543
D.R.T.C.T.

BROOKSTONE ESTATES
CAB. A, SLIDE 9740 - 9741
P.R.T.C.T.

REMOVE EXISTING TREES

PROTECT EXISTING TREE

PROTECT EXISTING POWER
POLES AND OHE LINES
(TYP.)

CALLED 2.482 ACRES
 FRANKLIN D. CALAME
 VOL. 9172, PG. 2100
 D.R.T.C.T.

PROTECT EXISTING POWER
POLES AND OHE LINES
(TYP.)

REMOVE AND DISPOSE OF
EXISTING FENCE (TYP.)

TBM X-CUT
N:6919810.1
E:2363674.4
ELEV:659.0'

EXISTING FIRE HYDRANT
TO BE RELOCATED

~~TBM X-CUT
N:6919675.9
E:2363904.4
ELEV:663.3'~~

REMOVE AND DISPOSE OF
EXISTING CONCRETE,
STORM DRAIN, AND
HEADWALLS (TYP.)



DEMOLITION PLAN

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



SHEET

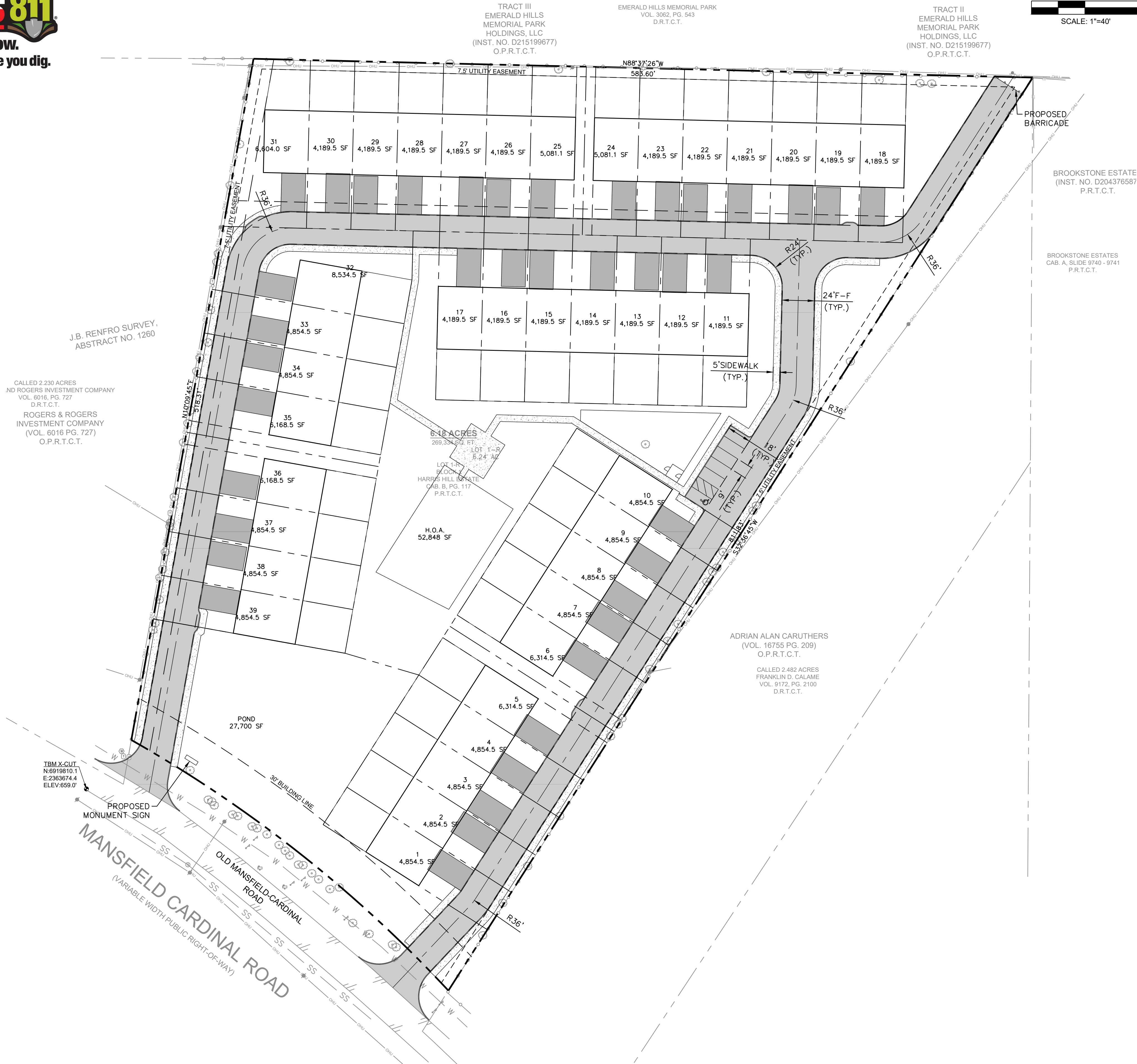
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Released For
Construction
10/22/2025



KENNEDALE OAKS

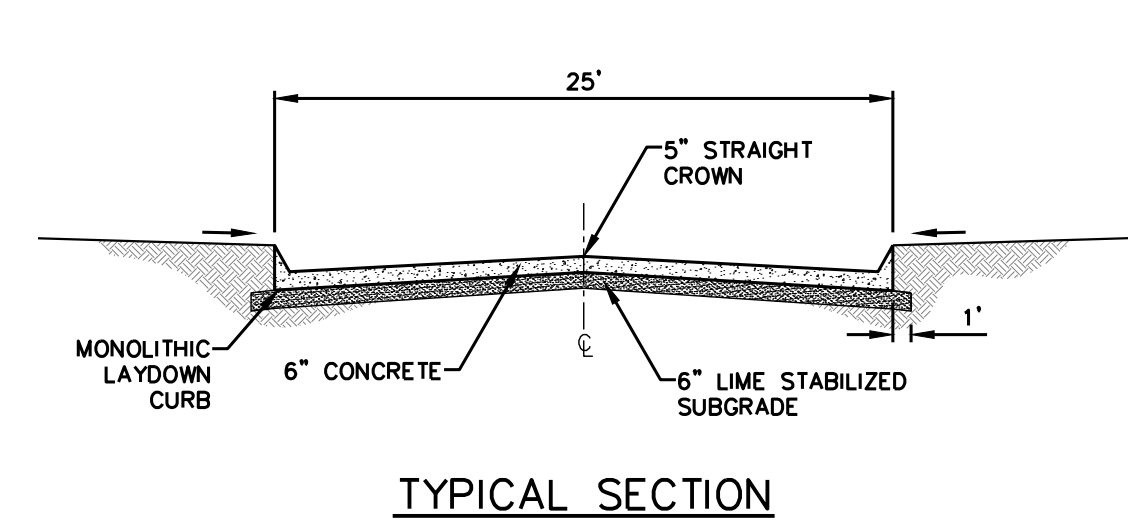
CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND

W	EXISTING WATER LINE
OHE	EXISTING OVER HEAD ELECTRIC
SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
UG	UNDER GROUND ELECTRIC CONDUIT
SF	SILT FENCE
---	PROPERTY BOUNDARY LINE
---	PROPOSED 6" CURB

[Pattern]	HEAVY-DUTY PAVING - 6" THICK, 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON AN 8" SUB-GRADE COMPACTED TO 95% STD DRY DENSITY
[Pattern]	LIGHT-DUTY PAVING - 5" THICK, 3,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON AN 8" SUB-GRADE COMPACTED TO 95% STD DRY DENSITY
[Pattern]	SIDEWALK PER CITY DETAILS



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	DATE :
2.	SECOND SUBMITTAL	MA	07/14/25	DATE :
3.	THIRD SUBMITTAL	MA	10/21/25	DATE :
4.				DATE :
5.				DATE :
6.				DATE :
7.				DATE :

PROJECT NO. : 24-008



**SITE, DIMENSION
CONTROL, AND
PAVING PLAN**

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
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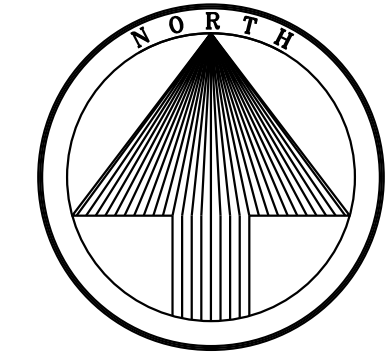
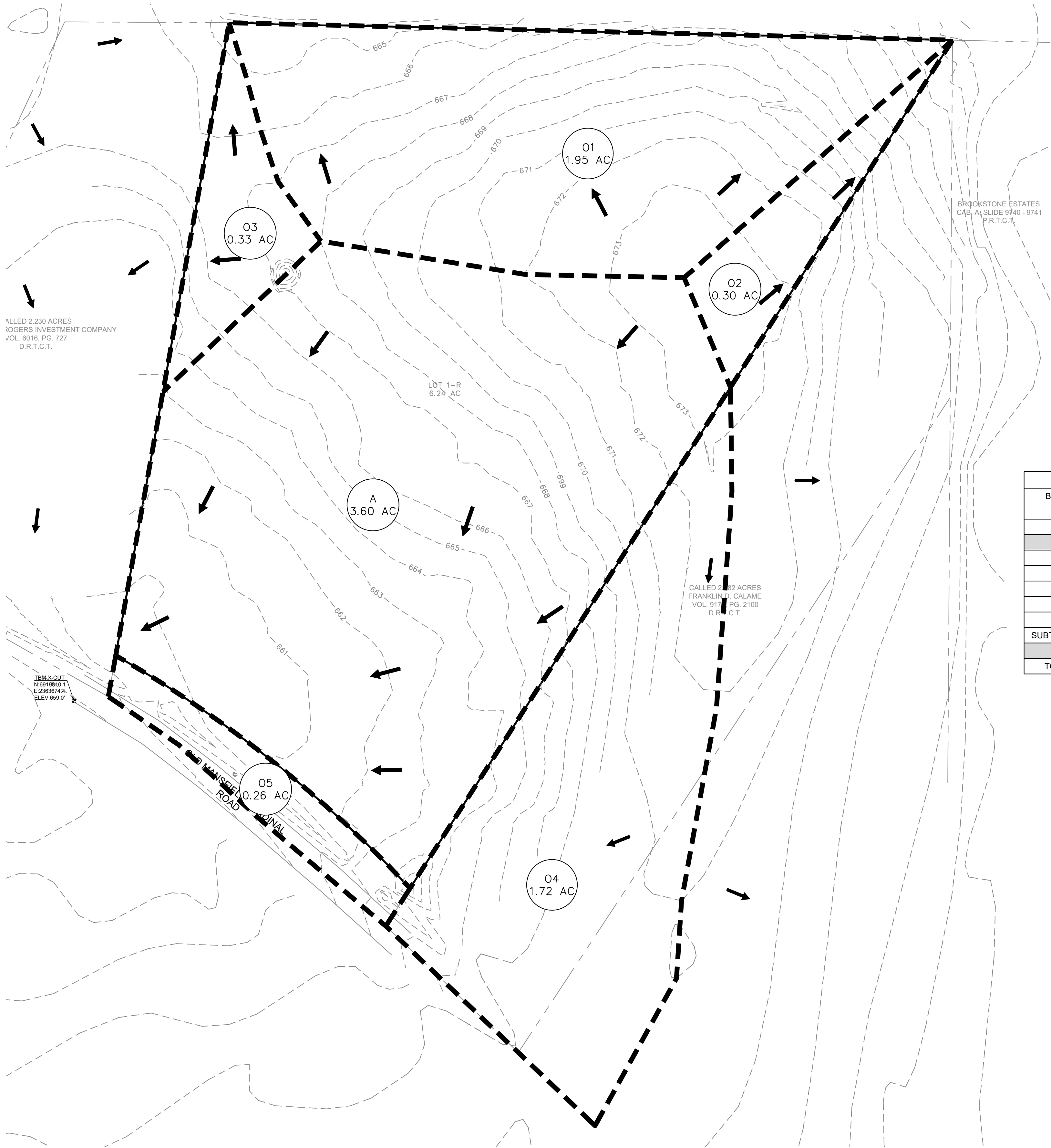
MA
ENGINEERING &
CONSTRUCTION

Released For
Construction
10/22/2025

KENNEDALE
City of
Texas
YOU'RE HERE YOUR HOME

CAUTION NOTICE TO CONTRACTOR

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LEGEND			
---	W	---	EXISTING WATER LINE
---	OHE	---	EXISTING OVER HEAD ELECTRIC
---	SS	---	EXISTING SANITARY SEWER LINE
---	SS	---	PROPOSED SANITARY SEWER LINE
---	W	---	PROPOSED WATER LINE
---	GAS	---	PROPOSED GAS LINE
---	UG	---	UNDER GROUND ELECTRIC CONDUIT
---	SF	---	SILT FENCE
---		---	PROPERTY BOUNDARY LINE
---		---	PROPOSED 6" CURB
---		---	DRAINAGE AREA BASIN

EXISTING 100 YEAR HYDRAULIC CALCULATIONS															
BASIN	AREA (ACRES)	C	Cf			Tc (MIN)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I25 (IN/HR)	Q25 (CFS)	I100 (IN/HR)	Q100 (CFS)	NOTES
			<=10	25	100										
A	3.60	0.30	1.00	1.10	1.25	15	3.32	3.59	4.86	5.25	6.46	7.68	7.98	10.77	TO ROAD
O1	1.95	0.30	1.00	1.10	1.25	15	3.32	1.94	4.86	2.84	6.46	4.15	7.98	5.83	OFFSITE
O2	0.30	0.30	1.00	1.10	1.25	15	3.32	0.30	4.86	0.44	6.46	0.64	7.98	0.90	
O3	0.33	0.30	1.00	1.10	1.25	15	3.32	0.33	4.86	0.48	6.46	0.71	7.98	0.99	
O4	1.72	0.30	1.00	1.10	1.25	15	3.32	1.72	4.86	2.51	6.46	3.67	7.98	5.16	
O5	0.26	0.30	1.00	1.10	1.25	15	3.32	0.26	4.86	0.38	6.46	0.56	7.98	0.78	
SUBTOTAL O	4.57							4.55		6.65		9.73		13.66	
TOTAL	8.17							8.14		11.90		17.41		24.43	

$Q = C \cdot Cf \cdot I \cdot A$
(C * Cf SHALL NOT EXCEED 1.0)

FLOOD PLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER
48439C0340K, DATED SEPTEMBER 25, 2009, PREPARED BY FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY,
TEXAS. THIS PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE
OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN).



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				



DRAINAGE AREA
MAP - EXISTING
CONDITIONS

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

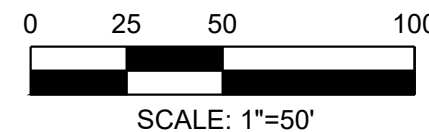
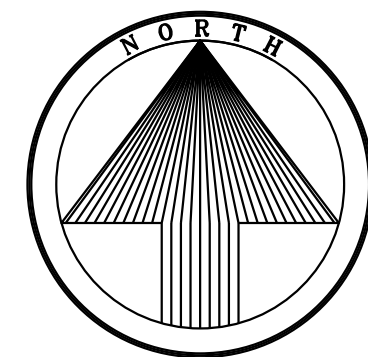
105 E OAK ST., SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



SHEET

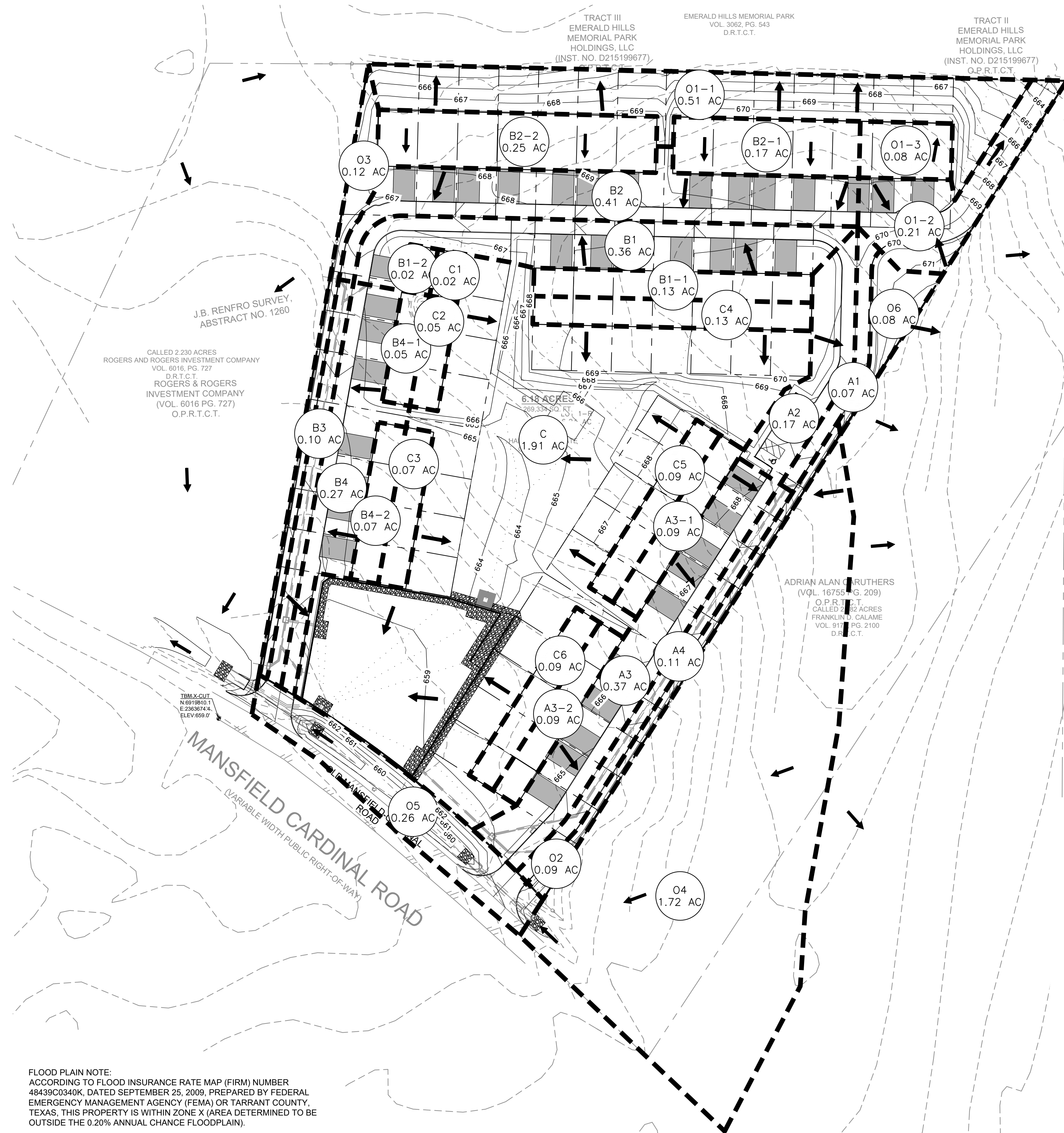
4.1

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LEGEND

- W EXISTING WATER LINE
- OHE EXISTING OVER HEAD ELECTRIC
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- GAS PROPOSED GAS LINE
- UG UNDER GROUND ELECTRIC CONDUIT
- SF SILT FENCE
- PROPERTY BOUNDARY LINE
- PROPOSED 6" CURB
- DRAINAGE AREA BASIN



COMPOSITE-C CHART								
Name	Area		C	CA	C	Cf	I100	Q100
	SF	AC						
A1	2935.25	0.067	1.00	0.06738	1.00	1.25	9.24	0.62
A2	7557.88	0.174	0.70	0.12145	0.70	1.25	9.24	1.40
A3	16042.23	0.368	0.75	0.27621		1.25	9.24	3.19
A3-1	3906.74	0.090	1.00	0.08969		1.25	9.24	0.83
A3-2	3905.62	0.090	1.00	0.08966		1.25	9.24	0.83
	23854.59	0.548		0.45556	0.83	1.25	9.24	5.06
A4	4922.51	0.113	1.00	0.11301	1.00	1.25	9.24	1.04
B1	15846.97	0.364	0.75	0.27285		1.25	9.24	3.15
B1-1	5469.62	0.126	1.00	0.12557		1.25	9.24	1.16
B1-2	924.59	0.021	1.00	0.02123		1.25	9.24	0.20
	22241.18	0.511		0.41964	0.82	1.25	9.24	4.72
B2	17759.75	0.408	0.75	0.30578		1.25	9.24	3.53
B2-1	7317.88	0.168	1.00	0.16800		1.25	9.24	1.55
B2-2	10939.25	0.251	1.00	0.25113		1.25	9.24	2.32
	36016.88	0.827		0.72491	0.88	1.25	9.24	7.64
B3	4274.11	0.098	1.00	0.09812	1.00	1.25	9.24	0.91
B4	11700.94	0.269	0.75	0.20146		1.25	9.24	2.33
B4-1	2200.91	0.051	1.00	0.05053		1.25	9.24	0.47
B4-2	3125.50	0.072	1.00	0.07175		1.25	9.24	0.66
	17027.35	0.391		0.32374	0.83	1.25	9.24	3.61
C	83358.70	1.914	0.30	0.57410		1.25	9.24	6.63
C1	924.59	0.021	1.00	0.02123		1.25	9.24	0.20
C2	2200.91	0.051	1.00	0.05053		1.25	9.24	0.47
C3	3125.50	0.072	1.00	0.07175		1.25	9.24	0.66
C4	5469.63	0.126	1.00	0.12557		1.25	9.24	1.16
C5	3906.66	0.090	1.00	0.08968		1.25	9.24	0.83
C6	3906.02	0.090	1.00	0.08967		1.25	9.24	0.83
	102892.01	2.362		1.02252	0.43	1.25	9.24	11.82
		5.090						36.82
O1-1	22235.83	0.510	0.30	0.15314		1.25	9.24	1.77
O1-2	9194.38	0.211	0.90	0.18997		1.25	9.24	1.95
O1-3	3621.37	0.083	1.00	0.08314		1.25	9.24	0.77
O1	35051.58	0.805		0.43	0.53	1.25	9.24	4.93
O2	3831.74	0.088	0.30	0.02639	0.30	1.25	9.24	0.30
O3	5131.45	0.118	0.30	0.03534	0.30	1.25	9.24	0.41
O4	74880.74	1.719	0.30	0.51571	0.30	1.25	9.24	5.96
O5	11366.63	0.261	0.30	0.07828	0.30	1.25	9.24	0.90
O6	3597.36	0.083	0.30	0.02478	0.30	1.25	9.24	0.29
		3.073						12.79

PROPOSED 100-YEAR HYDRAULIC CALCULATIONS																
BASIN	AREA (ACRES)	C	Cf			Tc (MIN)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I25 (IN/HR)	Q25 (CFS)	I100 (IN/HR)	Q100 (CFS)		NOTES
			<=10	25	100											
A1	0.07	1.00	1.00	1.10	1.25	10	4.06	0.27	5.74	0.39	7.55	0.51	9.24	0.62		TO INLET A1
A2	0.17	0.70	1.00	1.10	1.25	10	4.06	0.49	5.74	0.70	7.55	1.01	9.24	1.40		TO INLET A2
A3	0.55	0.83	1.00	1.10	1.25	10	4.06	1.85	5.74	2.62	7.55	3.78	9.24	5.06		TO INLET A3
A4	0.11	1.00	1.00	1.10	1.25	10	4.06	0.46	5.74	0.65	7.55	0.85	9.24	1.04		TO INLET A4
B1	0.51	0.82	1.00	1.10	1.25	10	4.06	1.70	5.74	2.41	7.55	3.49	9.24	4.72		TO INLET B1
B2	0.83	0.88	1.00	1.10	1.25	10	4.06	2.94	5.74	4.16	7.55	6.02	9.24	7.64		TO INLET B2
B3	0.10	1.00	1.00	1.10	1.25	10	4.06	0.40	5.74	0.56	7.55	0.74	9.24	0.91		TO INLET B3
B4	0.39	0.83	1.00	1.10	1.25	10	4.06	1.31	5.74	1.86	7.55	2.69	9.24	3.61		TO INLET B4
C	2.36	0.43	1.00	1.10	1.25	10	4.06	4.15	5.74	5.87	7.55	8.49	9.24	11.82		TO DETENTION POND
SUBTOTAL	5.09					10	4.06	13.57	5.74	19.22	7.55	27.58	9.24	36.82		TO DETENTION POND

O1	0.805*	0.53*	1.00	1.10	1.25	10	4.06	1.73	5.74	2.45	7.55	3.54	9.24	4.93		PROPOSED OFFSITE
O2	0.09	0.30	1.00	1.10	1.25	10	4.06	0.11	5.74	0.15	7.55	0.22	9.24	0.30		PROPOSED OFFSITE
O3	0.12	0.30	1.00	1.10	1.25	10	4.06	0.14	5.74	0.20	7.55	0.29	9.24	0.41		PROPOSED OFFSITE
O4	1.72	0.30	1.00	1.10	1.25	10	4.06	2.09	5.74	2.96	7.55	4.28	9.24	5.96		EXISTING OFFSITE
O5	0.26	0.30	1.00	1.10	1.25	10	4.06	0.32	5.74	0.45	7.55	0.65	9.24	0.90		EXISTING OFFSITE
O6	0.08	0.30	1.00	1.10	1.25	10	4.06	0.10	5.74	0.14	7.55	0.21	9.24	0.29		EXISTING OFFSITE
SUBTOTAL	3.07							4.49		6.35		9.19		12.79		
TOTAL	8.17							18.06		25.57		36.77		49.61		

*SEE COMPOSITE-C CHART

$Q = C * Cf * I * A$
(C * Cf SHALL NOT EXCEED 1.0)

Released For Construction
10/22/2025



NO. DESCRIPTION

1. FIRST SUBMITTAL

2. SECOND SUBMITTAL

3. THIRD SUBMITTAL

4.

5.

6.

7.

BY DATE SCALE

MA 04/02/25

MA 07/14/25

MA 10/21/25

PROJECT NO. : 24-008

DATE : 10-21-25

CREATED BY : ED A

JOINED BY : JON G

PROJECT NO. : 24-008

10-21-2025

ANWAR B. ARSHOIK

92819

10-21-2025

DRAINAGE AREA

MAP - PROPOSED

CONDITIONS

KENNEDALE OAKS

ADDITION

KENNEDALE, TX

105 E OAK ST. SUITE 203

MANSFIELD, TX 76063

PHONE (817) 563-6900

FAX (817) 796-1042

FIRM # 13916

MA

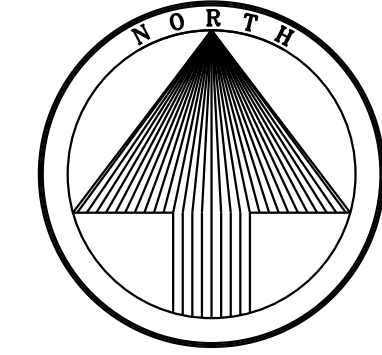
ANWAR B. ARSHOIK

CONSTRUCTION

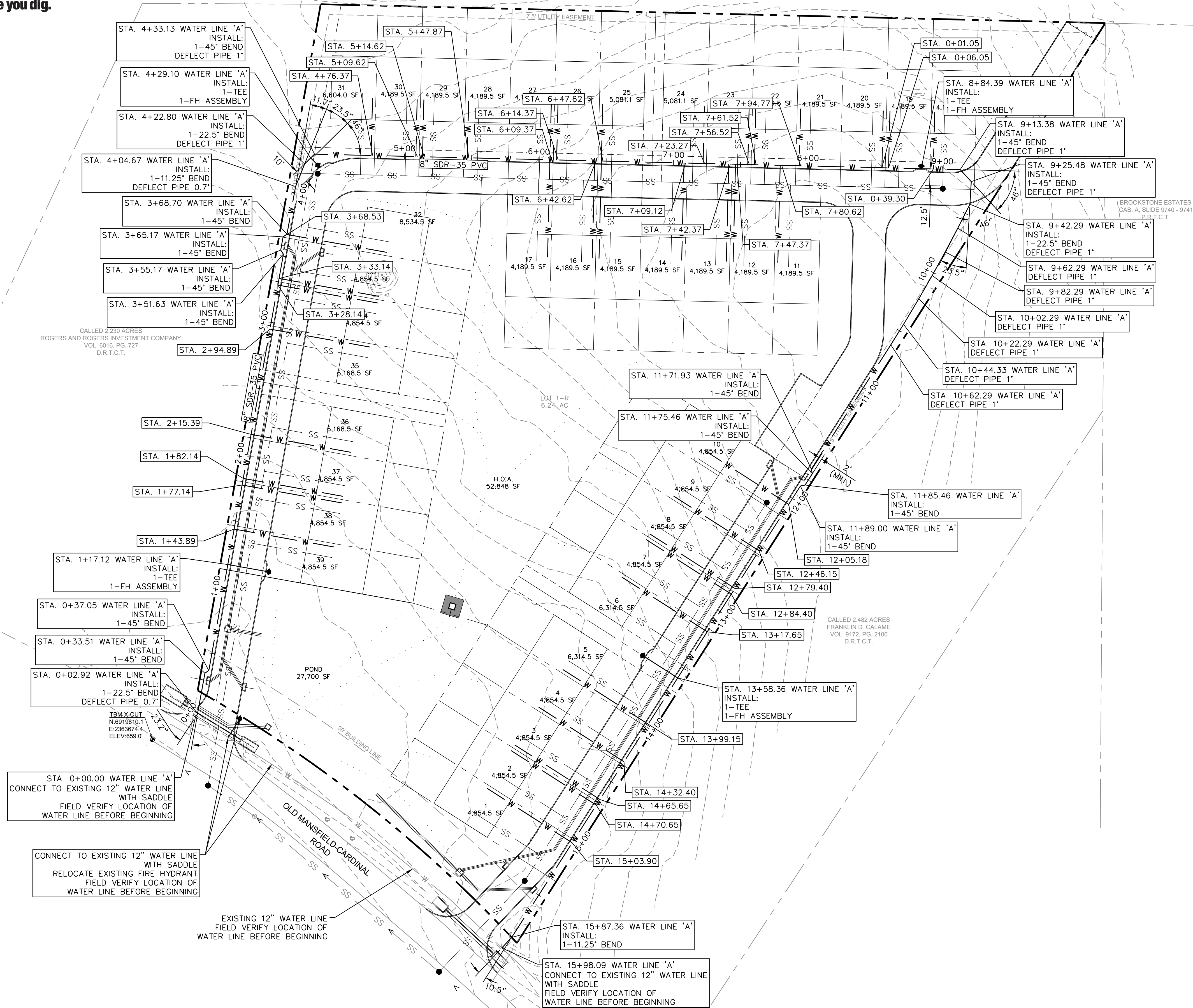
SHEET

4.2

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LEGEND		
—W—	EXISTING WATER LINE	
—OHE—	EXISTING OVER HEAD ELECTRIC	
—SS—	EXISTING SANITARY SEWER LINE	
—W—	PROPOSED WATER LINE	
—GAS—	PROPOSED GAS LINE	
—UG—	UNDER GROUND ELECTRIC CONDUIT	
—SF—	SILT FENCE	
---	PROPERTY BOUNDARY LINE	
---	PROPOSED 6" CURB	



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				



WATER PLAN

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



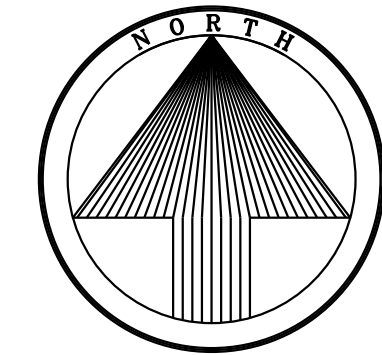
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5.1

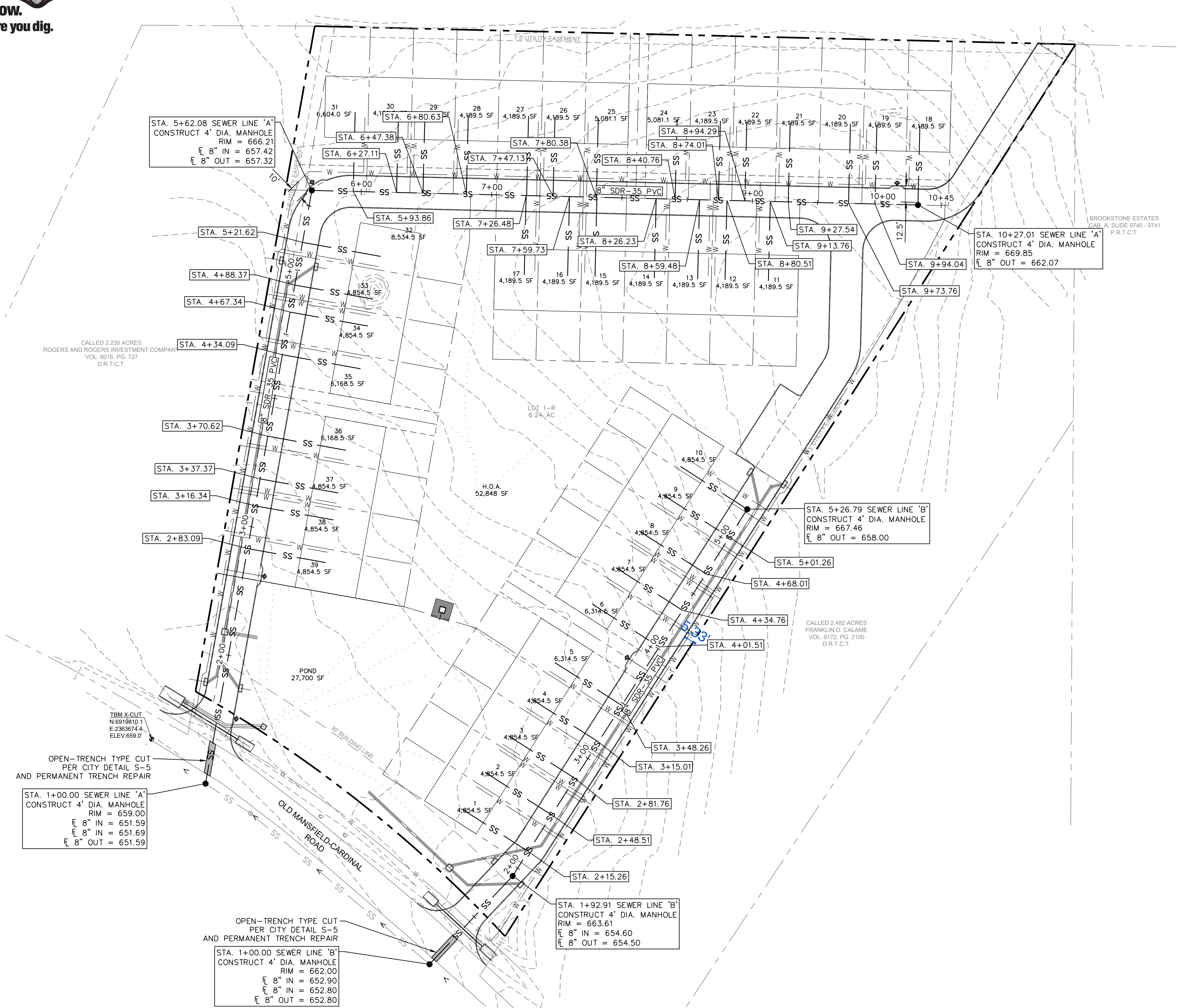
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—SS—	EXISTING SANITARY SEWER LINE	
—W—	PROPOSED SANITARY SEWER LINE	
—GAS—	PROPOSED WATER LINE	
—UG—	PROPOSED GAS LINE	
—SF—	UNDER GROUND ELECTRIC CONDUIT	
---	SILT FENCE	
---	PROPERTY BOUNDARY LINE	
---	PROPOSED 6" CURB	



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	1"=40'
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				



SANITARY SEWER PLAN

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

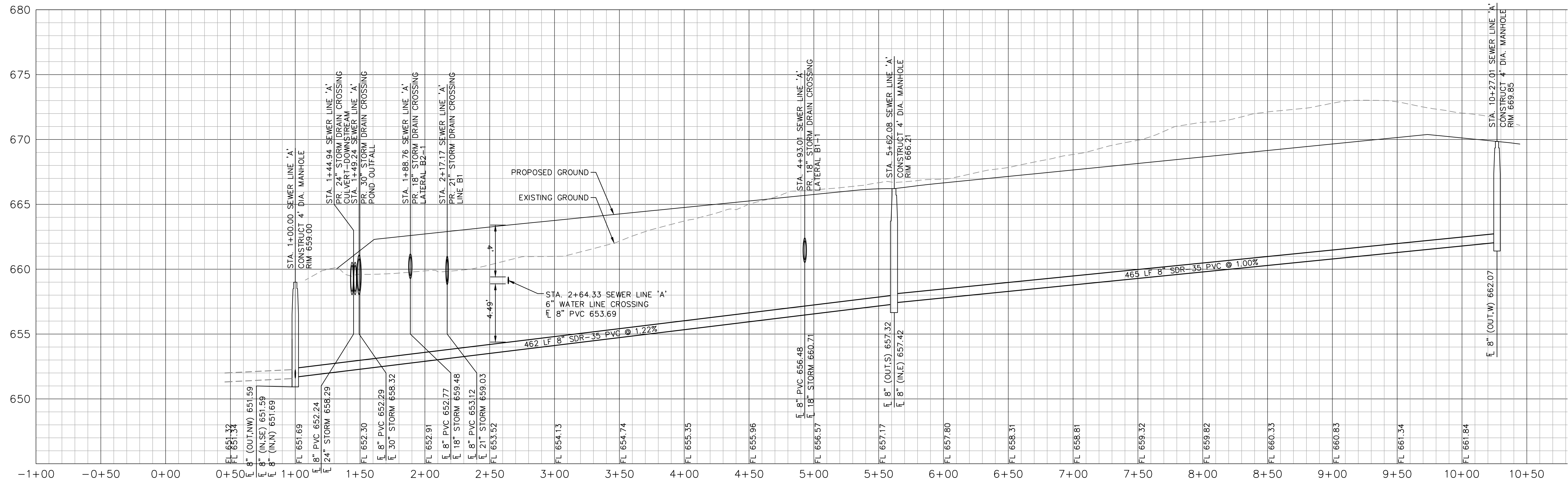
105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

MA
ENGINEERING &
CONSTRUCTION

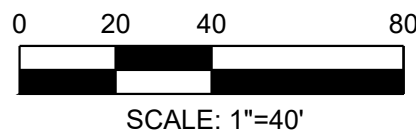
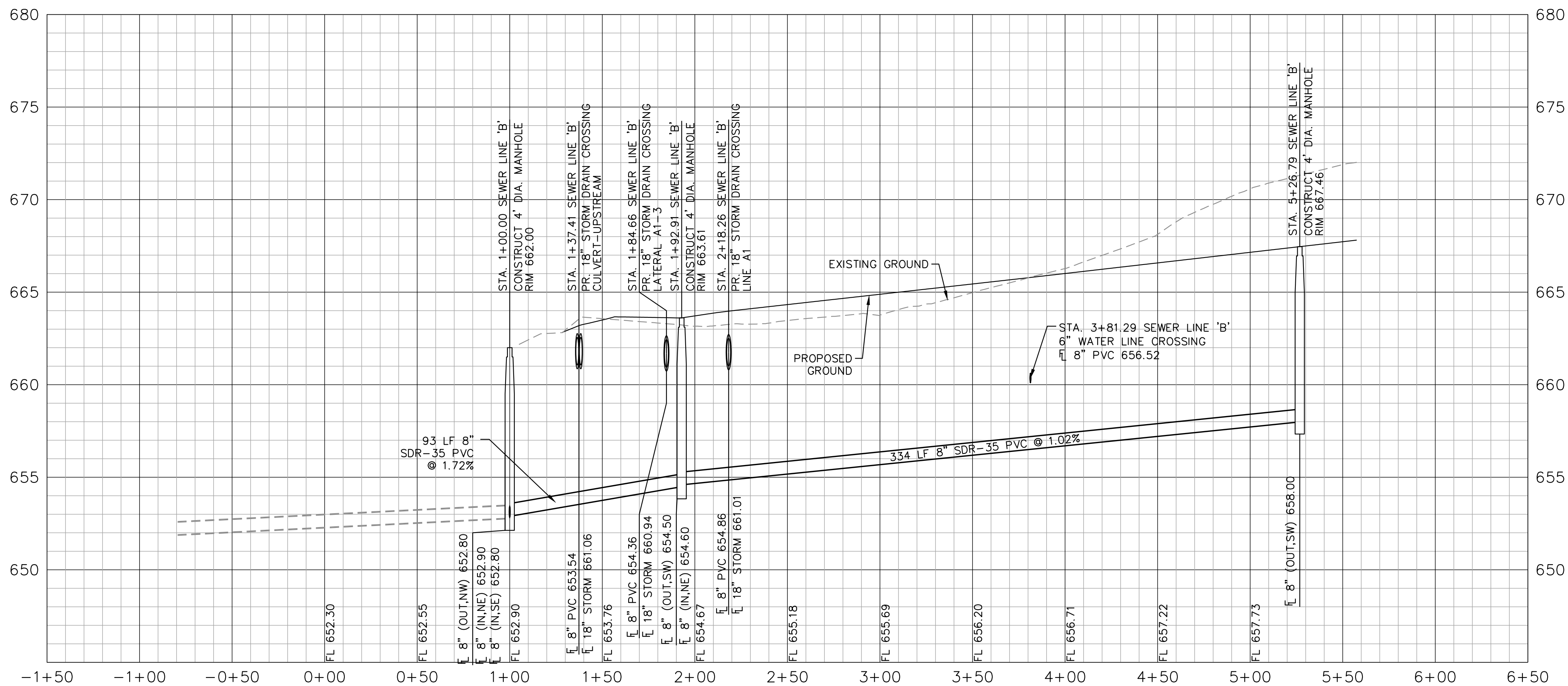
Released For
Construction
10/22/2025

City of KENNEDALE
Texas
YOU'RE HERE. YOUR HOME.

SHEET
5.2



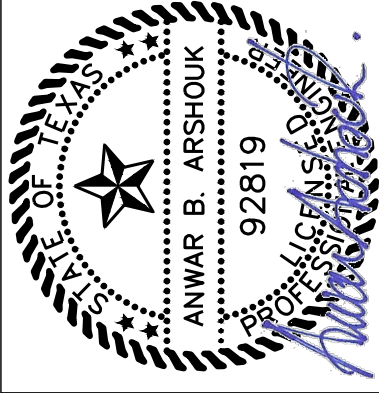
"SEWER LINE 'B'"



Released For
Construction
10/22/2025



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	1"=40'
2.	SECOND SUBMITTAL	MA	07/14/25	1"=40'
3.	THIRD SUBMITTAL	MA	10/21/25	1"=40'
4.				
5.				
6.				
7.				



10-21-2025

SANITARY SEWER
PROFILES

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

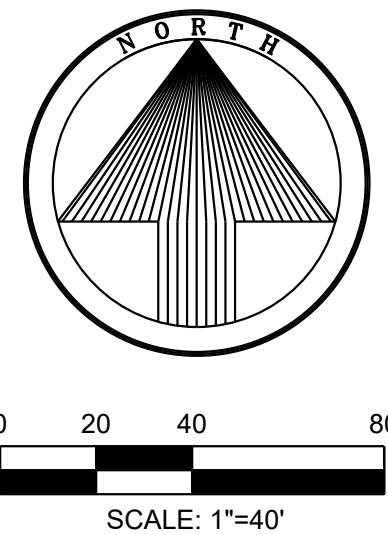


SHEET

5.3

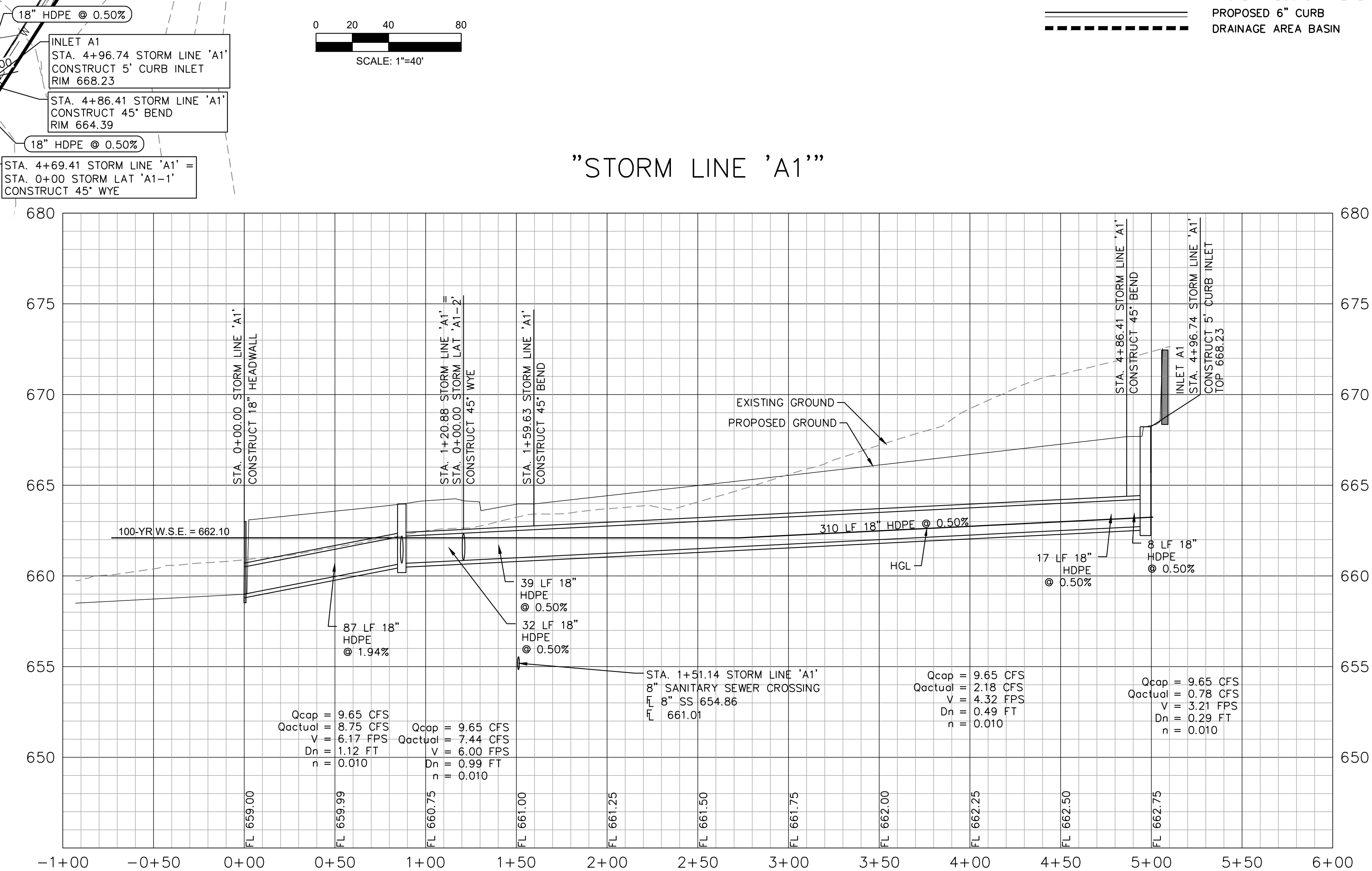
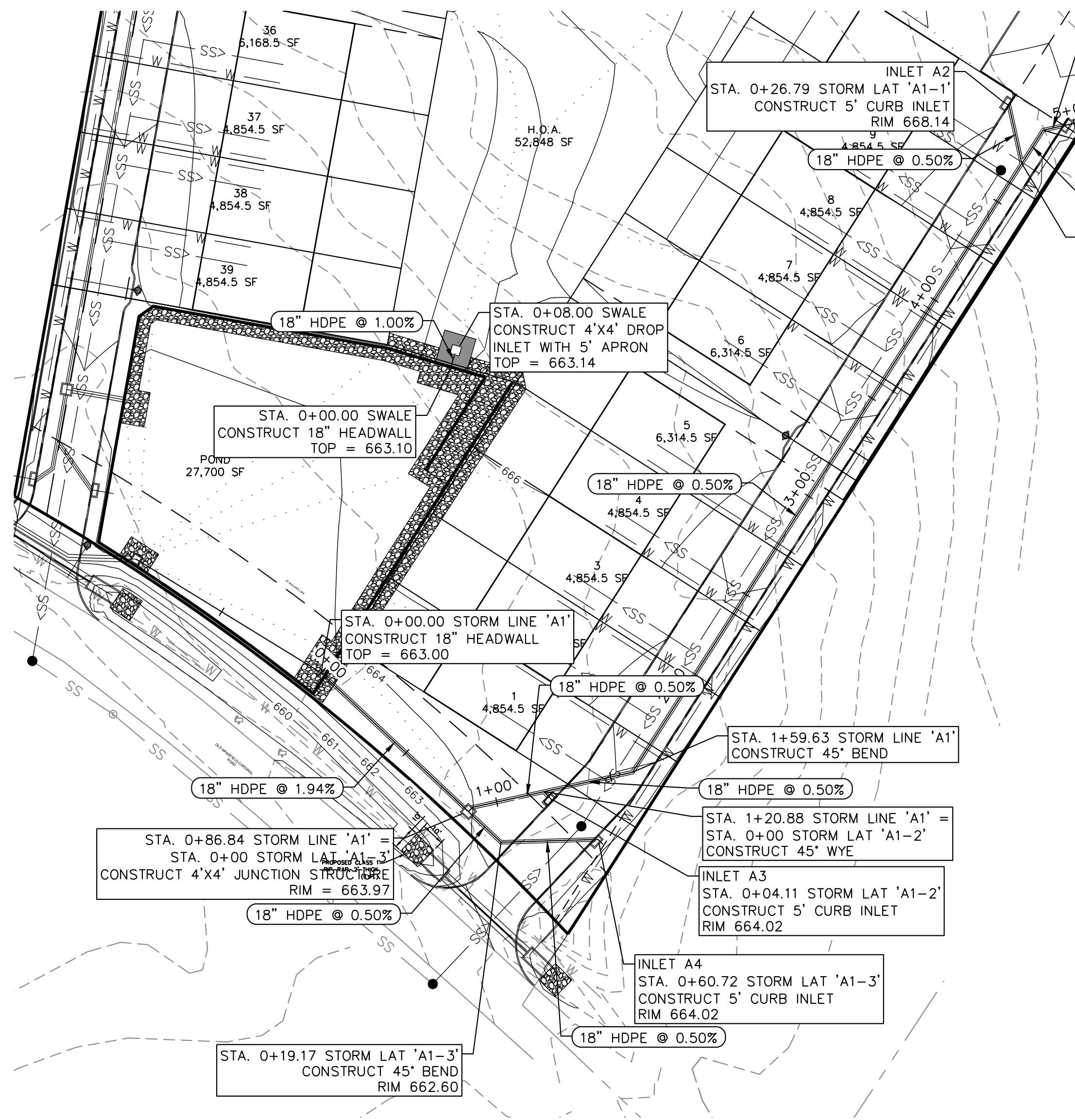
KENNEDALE OAKS

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

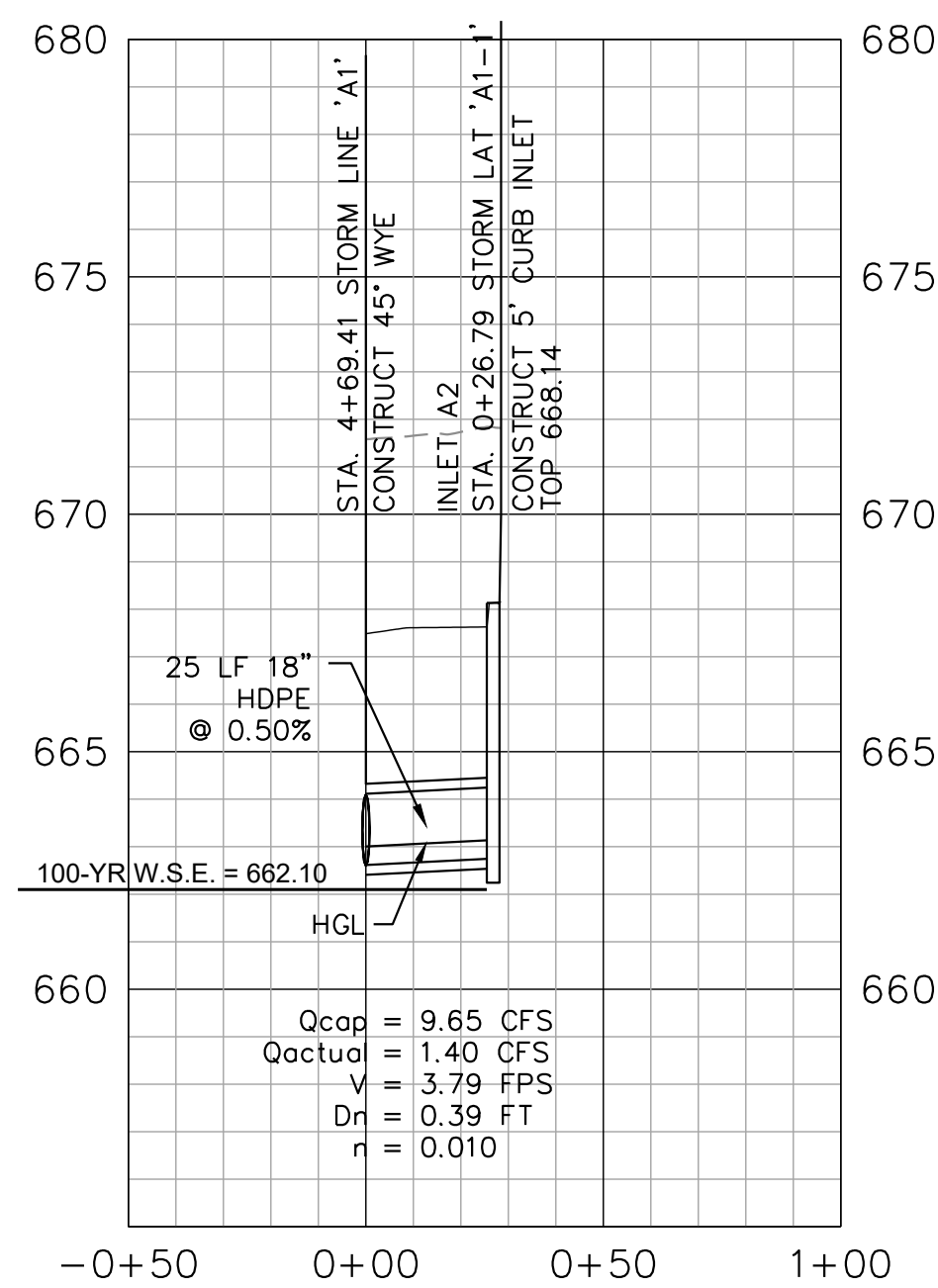


LEGEND

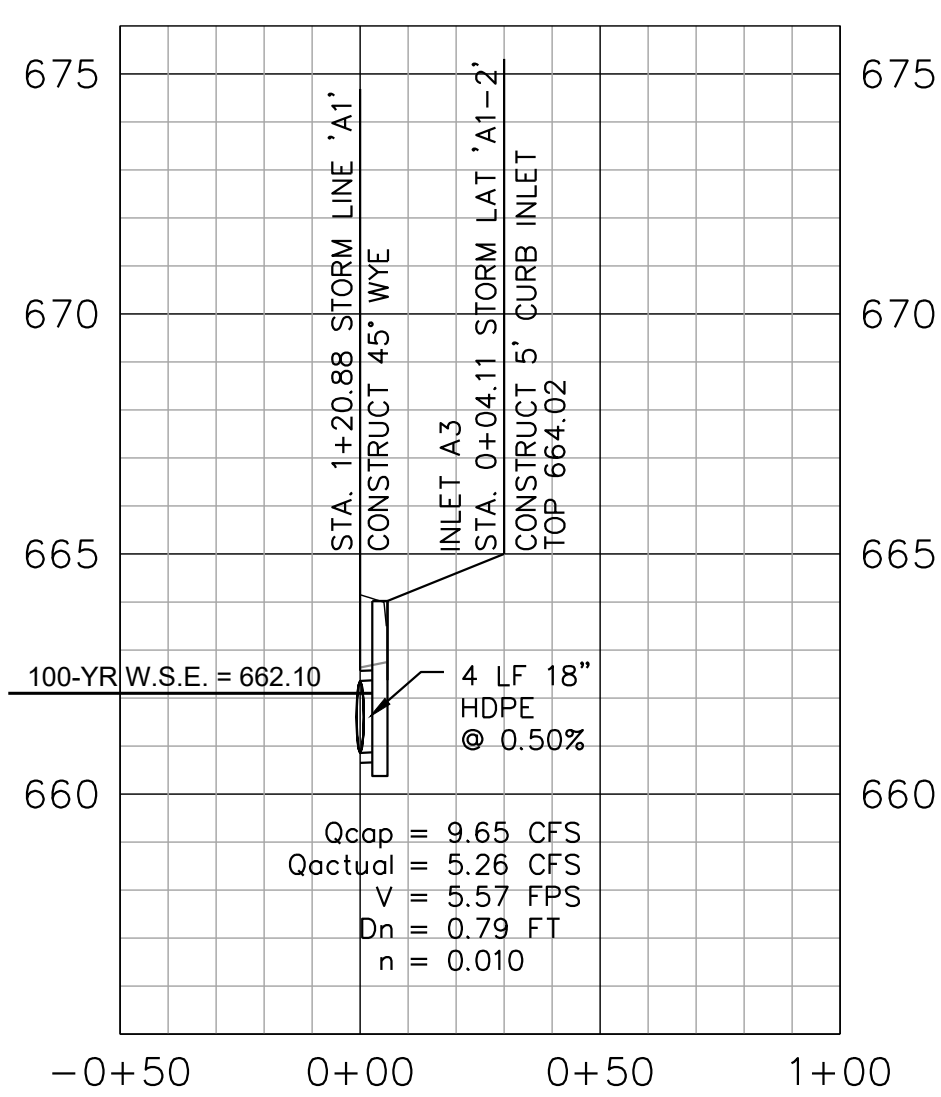
— W —	EXISTING WATER LINE
— OHE —	EXISTING OVER HEAD ELECTRIC
— SS —	EXISTING SANITARY SEWER LINE
— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
— GAS —	PROPOSED GAS LINE
— UG —	UNDER GROUND ELECTRIC CONDUIT
— SF —	SILT FENCE
— — —	PROPERTY BOUNDARY LINE
— — —	PROPOSED 6" CURB
— — —	DRAINAGE AREA BASIN



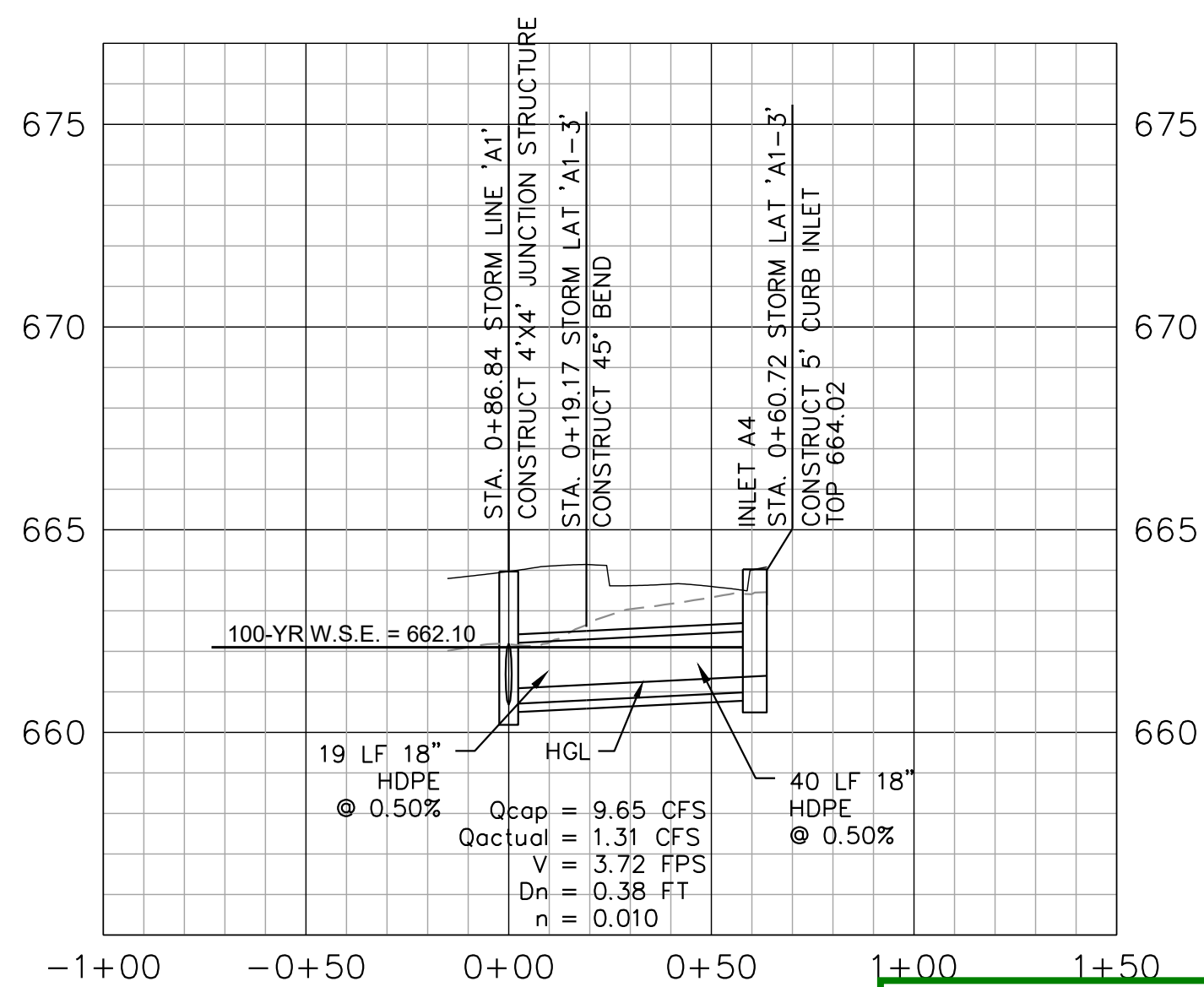
"STORM LAT 'A1-1'"



"STORM LAT 'A1-2'"



"STORM LAT 'A1-3'"



Released For
Construction
10/22/2025



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				



STORM SEWER
PLAN AND
PROFILES

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

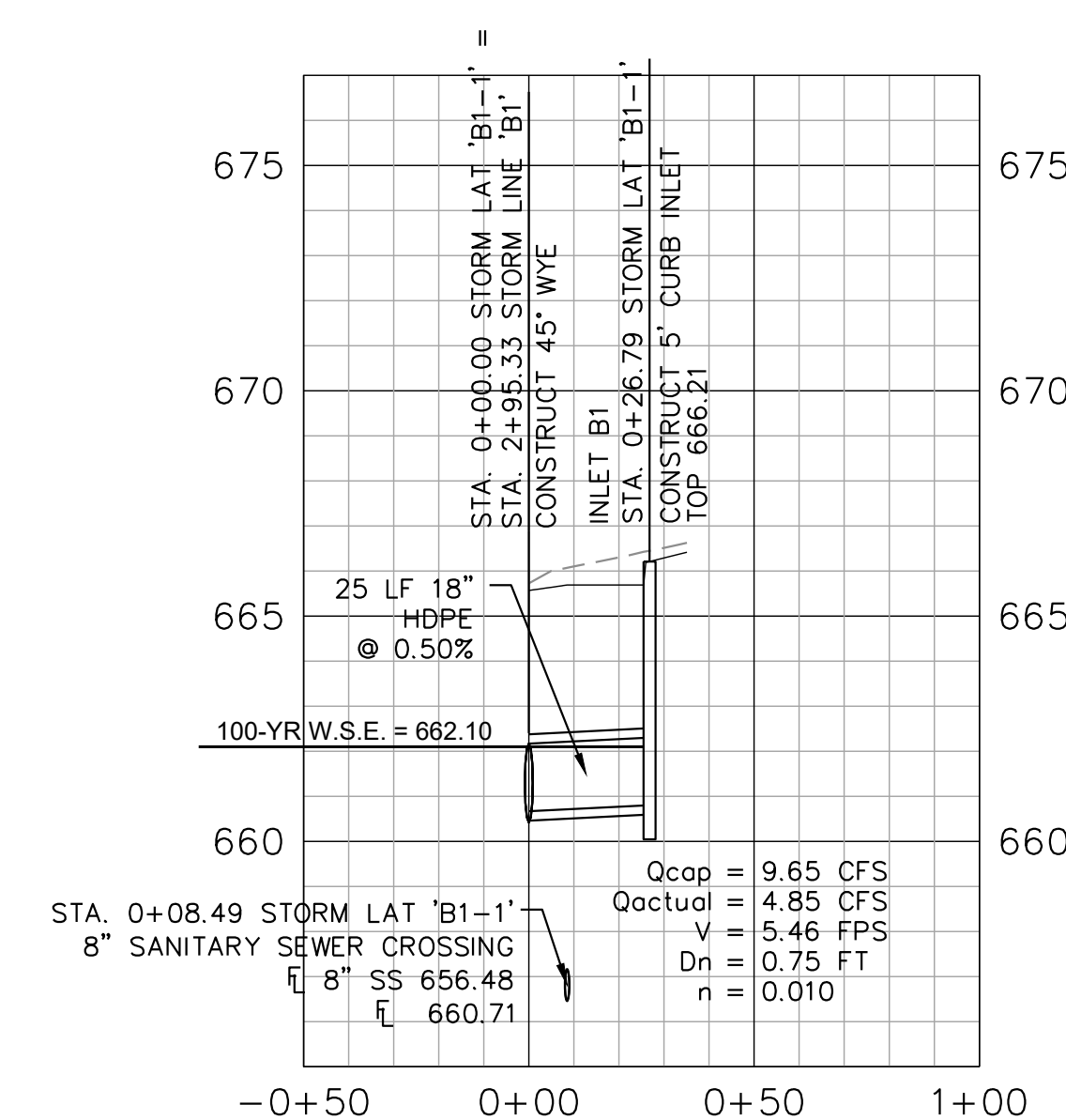
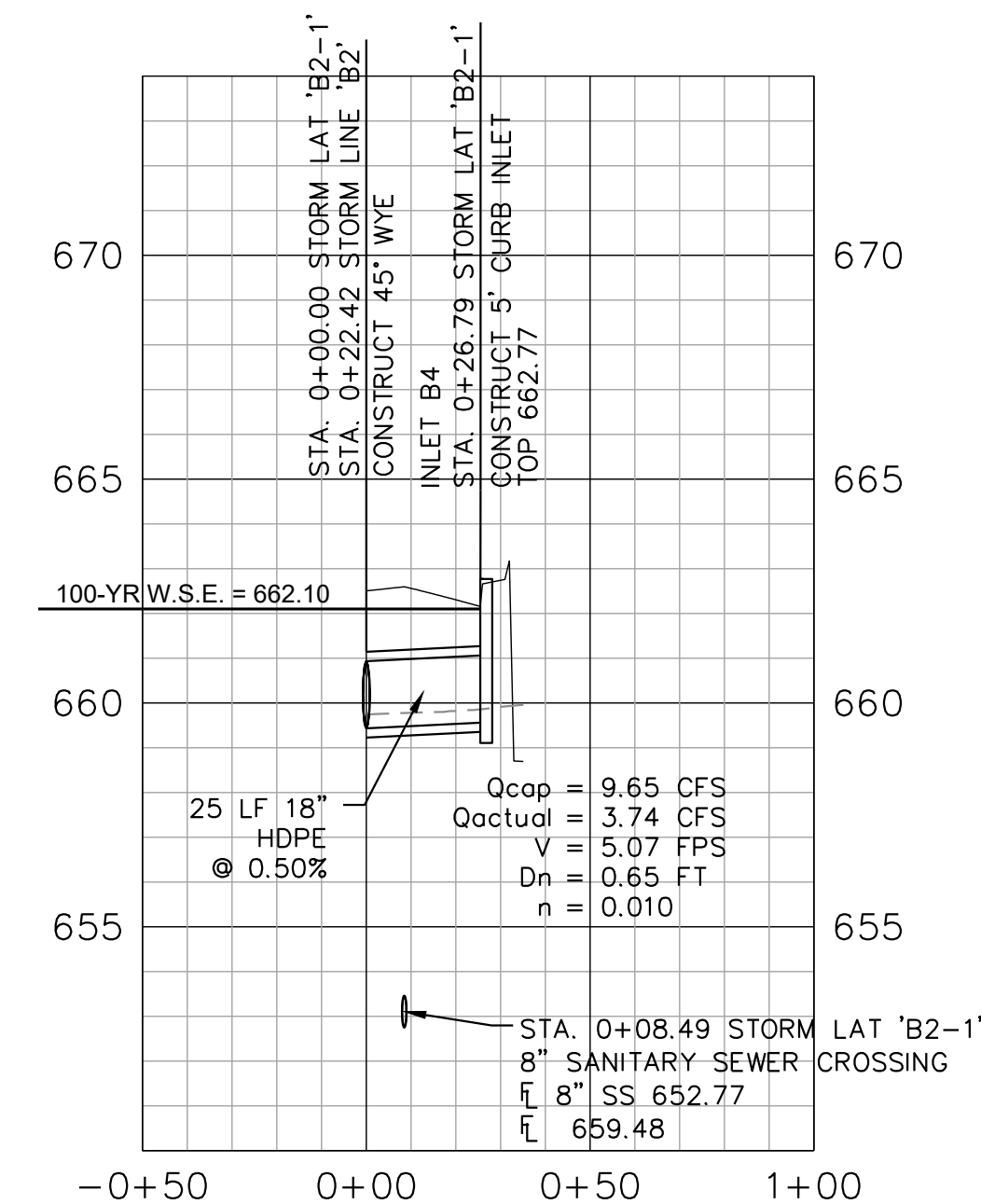
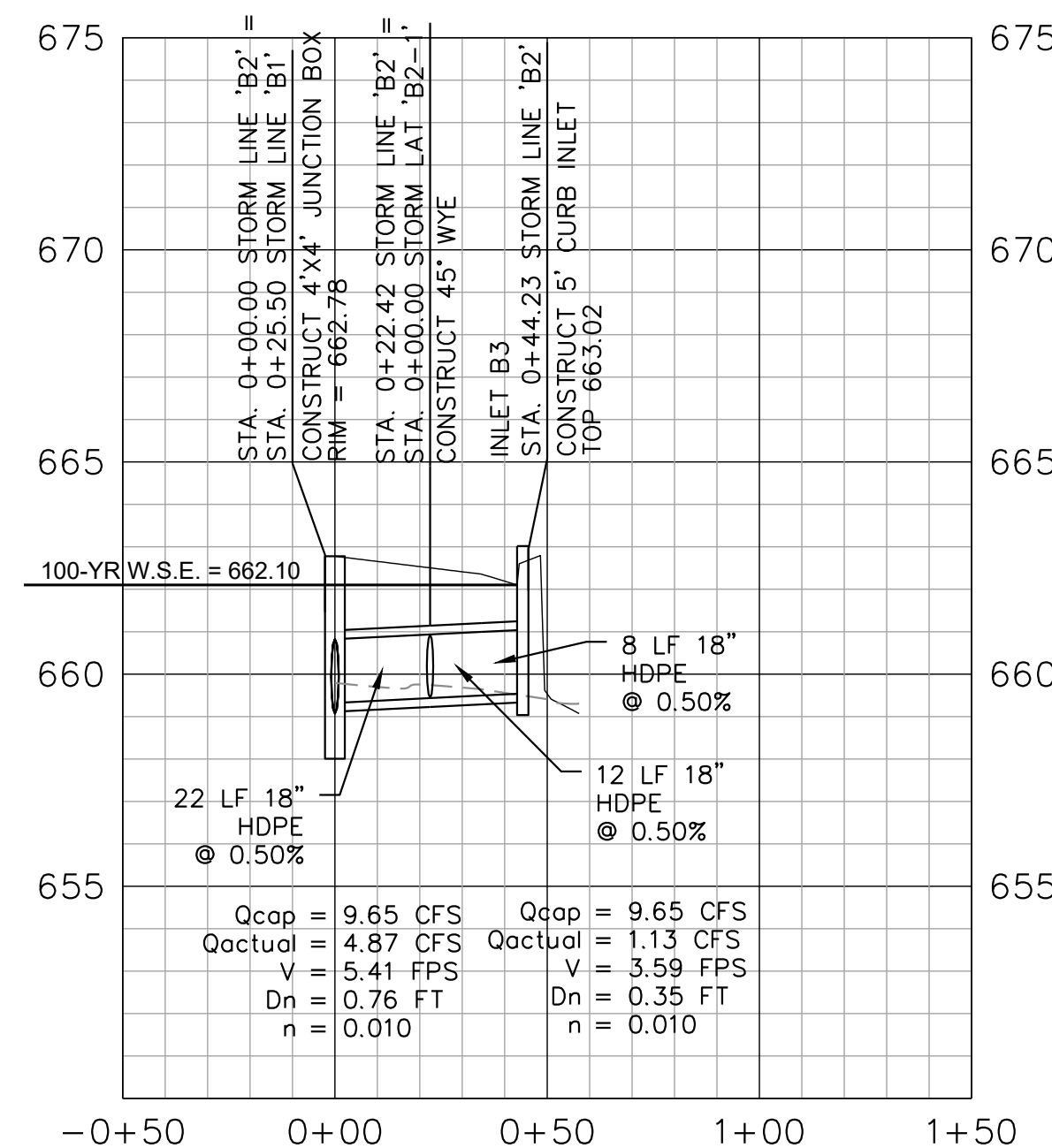
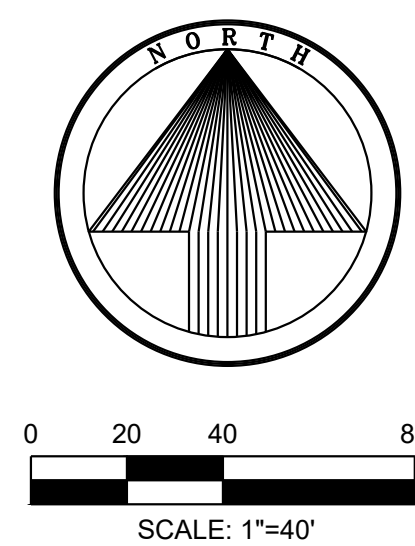


SHEET

6.1



**Know what's below.
Call before you dig.**



Released For
Construction
10/22/2025

City of
KENNEDALE
Texas
EST. 1987
YOU'RE HERE YOUR HOME

STORM SEWER PLAN AND PROFILES

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

MA
ENGINEERING &
CONSTRUCTION

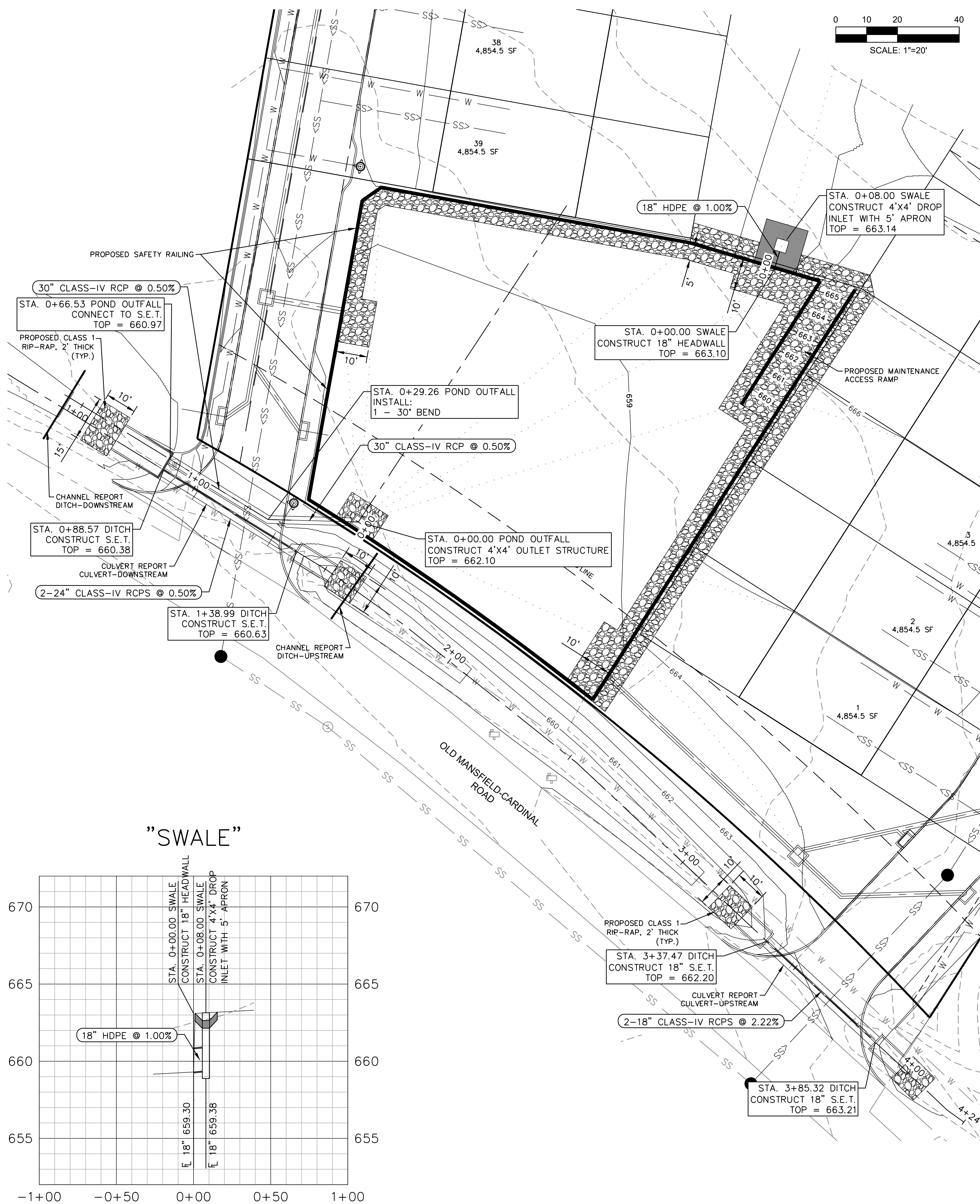
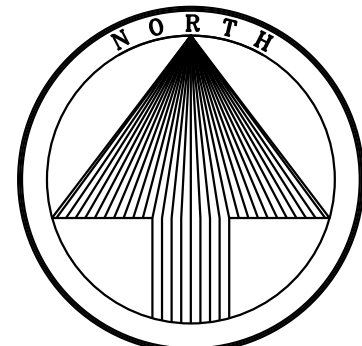
105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

SHEET

6.2

KENNEDALE OAKS

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



MODIFIED RATIONAL METHOD					
Existing Runoff Coefficient	0.375			Proposed Runoff Coefficient	0.825
Area	3.6	Acres		Area	5.09
Time of Concentration	15	Min.		Time of Concentration	10
1 Year Runoff	4.48	CFS		1 Year Runoff	17.05
5 Year Runoff	6.56	CFS		5 Year Runoff	24.12
100 Year Runoff	10.77	CFS		100 Year Runoff	38.82
Q _{0.1 yr}	4.48	CFS	Table 5.15:	For 1 Yr Return Period: e =0.8217, b =43.653, d =8	
Q _{0.5 yr}	6.56	CFS	Tarrant County	For 5 Yr Return Period: e =0.8142, b =71.154, d =12	
Q _{100 yr}	10.77	CFS	Rainfall Data	For 100 Yr Return Period: e =0.7798, b =110.202, d =14	
T ₀₁	35.68	Min.	Table 1.18	For 1 Yr Return Period: a =95.84, b =13.43	
T ₀₅	45.74	Min.	Rainfall Factors	For 5 Yr Return Period: a =170.81, b =19.44	
T ₁₀₀	53.88	Min.		For 100 Yr Return Period: a =322.07, b =24.39	
P ₁₀₁	1.17	in.	P ₁₈₀₋₁	1.77	in.
P ₁₀₅	2.00	in.	P ₁₈₀₋₅	2.95	in.
P ₁₀₁₀₀	3.69	in.	P ₁₈₀₋₁₀₀	5.44	in.
V _{Preliminary1}	11403.18	Cu.Ft	V _{Max1}	17339.39	Cu.Ft
V _{Preliminary5}	19229.17	Cu.Ft	V _{Max5}	28446.94	Cu.Ft
V _{Preliminary100}	35227.12	Cu.Ft	V _{Max100}	51887.82	Cu.Ft

STORAGE REQUIRED = 51,887.82 CU-FT (1.19 AC-FT)
STORAGE PROVIDED = 52,650.54 CU-FT (1.21 AC-FT)

LEGEND	
— W —	EXISTING WATER LINE
— OHE —	EXISTING OVER HEAD ELECTRIC
— SS —	EXISTING SANITARY SEWER LINE
— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
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NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITAL	MA	04/02/25	
2.	SECOND SUBMITAL	MA	07/14/25	
3.	THIRD SUBMITAL	MA	10/21/25	
4.				
5.				
6.				
7.				



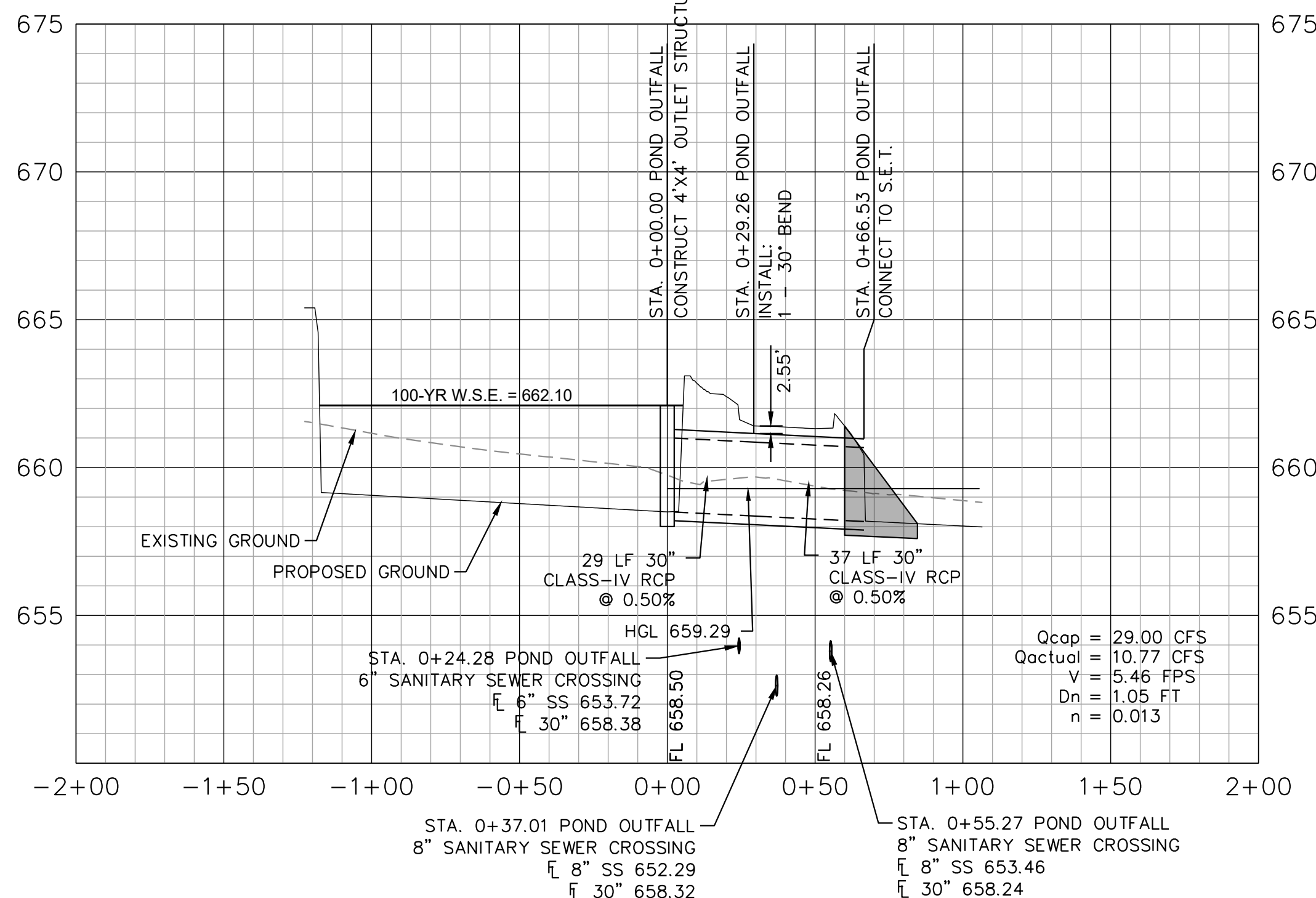
CULVERT AND POND PLAN AND PROFILES

KENNEDALE OAKS ADDITION
KENNEDALE, TX

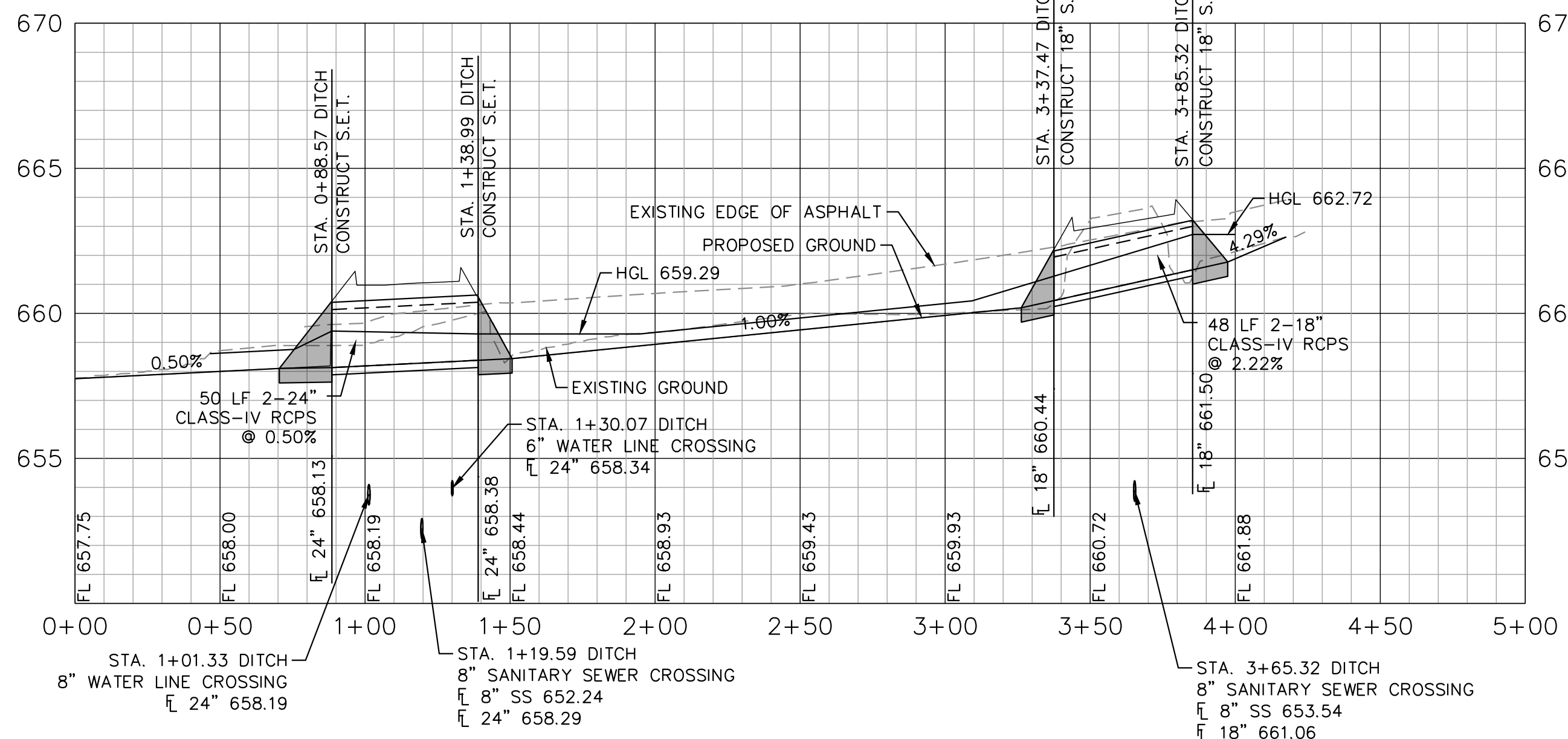
105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

SHEET
6.3

"POND OUTFALL"



"DITCH"



CAUTION NOTICE TO CONTRACTOR
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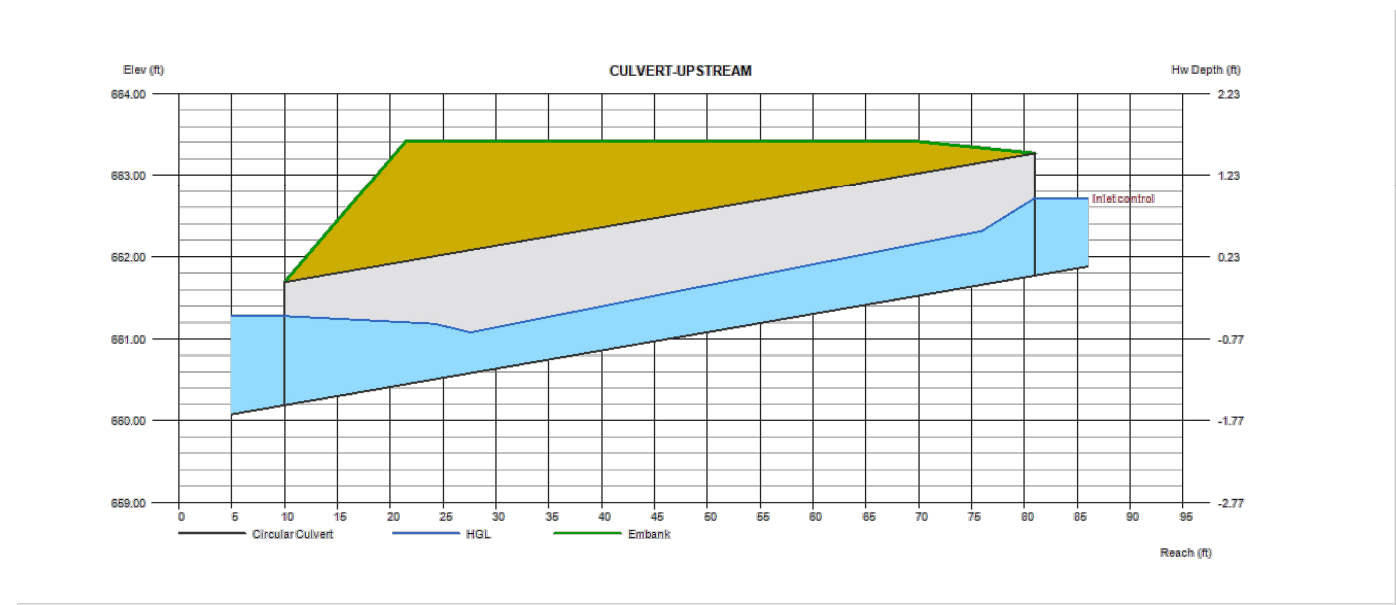
Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 23 2025

CULVERT-UPSTREAM

O2 + O4 = 6.26 CFS			
Invert Elev Dn (ft)	= 660.19	Calculations	
Pipe Length (ft)	= 71.00	Qmin (cfs)	= 6.26
Slope (%)	= 2.23	Qmax (cfs)	= 6.26
Invert Elev Up (ft)	= 661.77	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	Highlighted	
Span (in)	= 18.0	Qtotal (cfs)	= 6.26
No. Barrels	= 2	Qpipe (cfs)	= 6.26
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 2.28
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 4.08
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 661.28
		HGL Up (ft)	= 662.44
		Hw Elev (ft)	= 662.72
		Hw/D (ft)	= 0.63
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 663.42		
Top Width (ft)	= 48.00		
Crest Width (ft)	= 50.00		



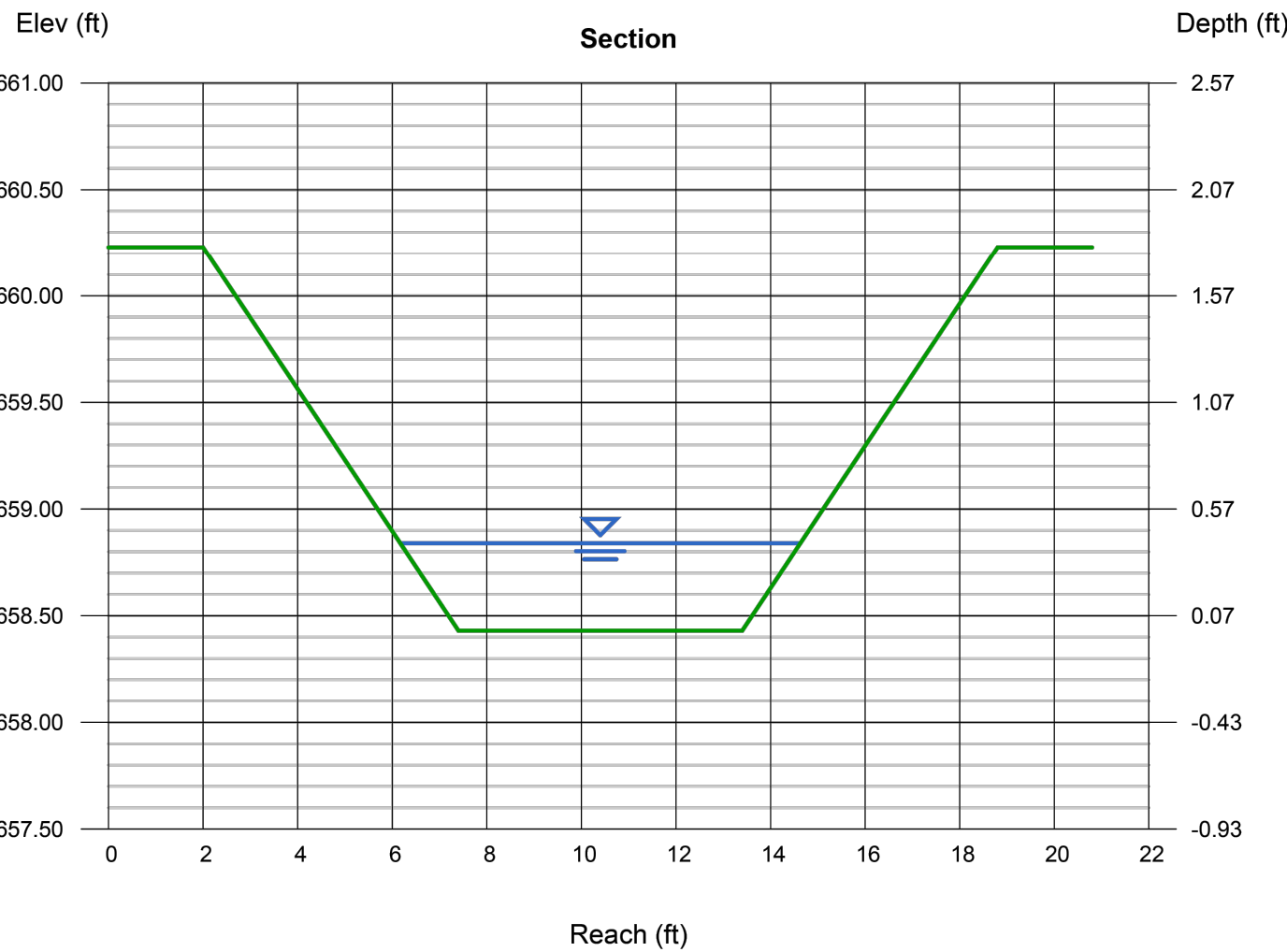
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 23 2025

DITCH-UPSTREAM

O2 + O4 + O5 = 7.16 CFS			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.41
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 7.160
Total Depth (ft)	= 1.80	Area (sqft)	= 2.96
Invert Elev (ft)	= 658.43	Velocity (ft/s)	= 2.42
Slope (%)	= 1.00	Wetted Perim (ft)	= 8.59
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.34
		Top Width (ft)	= 8.46
		EGL (ft)	= 0.50
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 7.16		



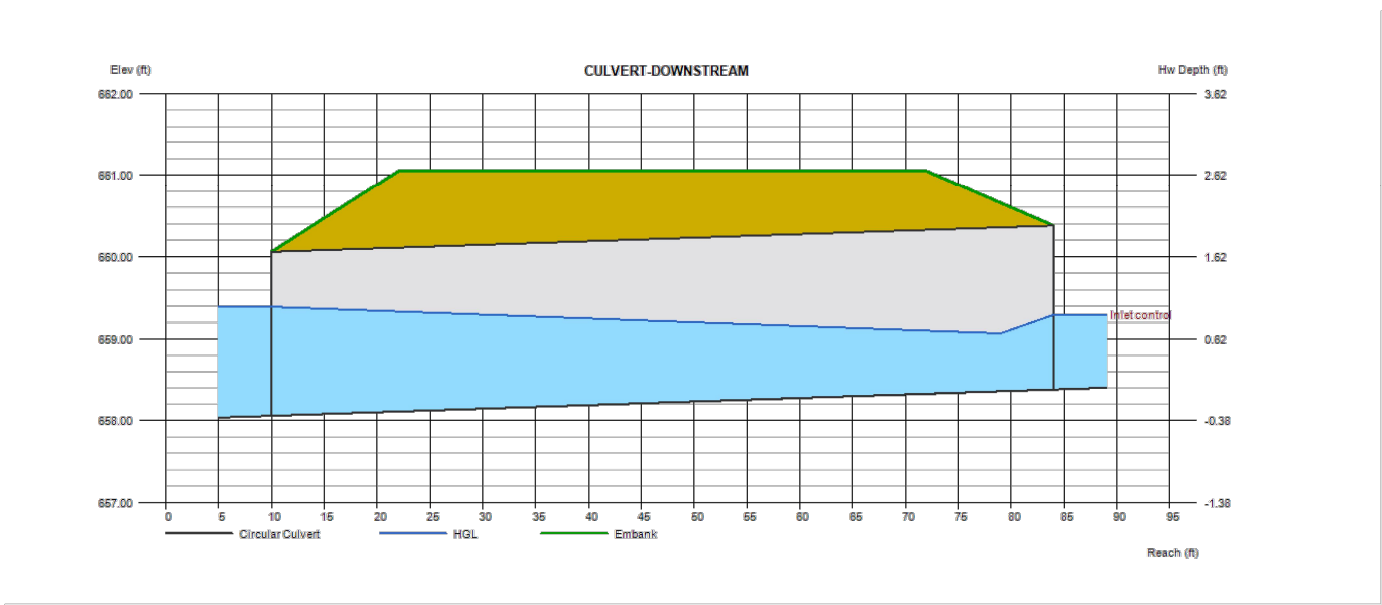
Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Wednesday, Jul 23 2025

CULVERT-DOWNSTREAM

O2 + O4 + O5 = 7.16 CFS			
Invert Elev Dn (ft)	= 658.06	Calculations	
Pipe Length (ft)	= 74.00	Qmin (cfs)	= 7.16
Slope (%)	= 0.43	Qmax (cfs)	= 7.16
Invert Elev Up (ft)	= 658.38	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	Highlighted	
Span (in)	= 24.0	Qtotal (cfs)	= 7.16
No. Barrels	= 2	Qpipe (cfs)	= 7.16
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 1.61
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 3.94
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 659.39
		HGL Up (ft)	= 659.04
		Hw Elev (ft)	= 659.29
		Hw/D (ft)	= 0.46
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 661.05		
Top Width (ft)	= 50.00		
Crest Width (ft)	= 26.00		



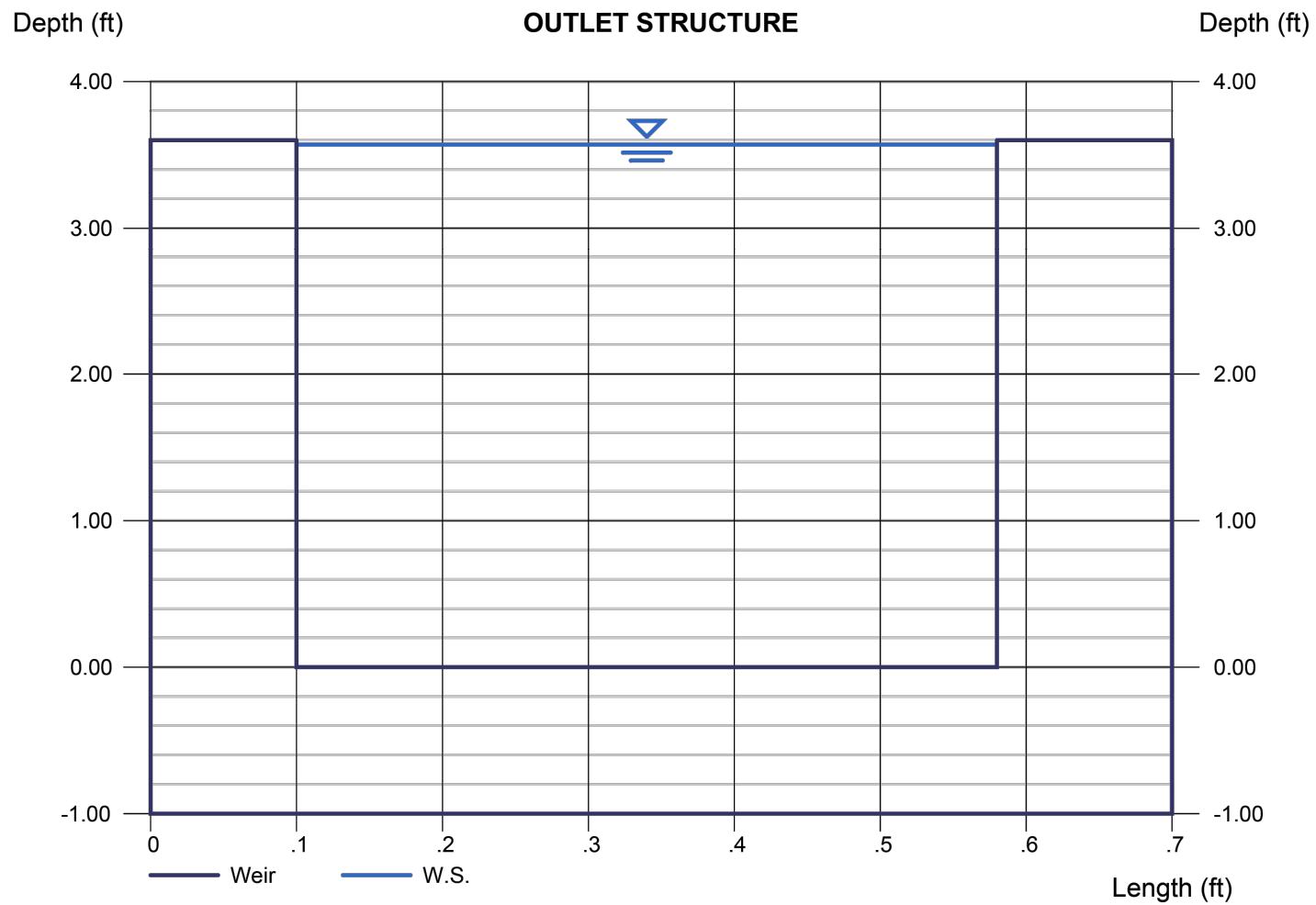
Weir Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Jul 21 2025

OUTLET STRUCTURE

Rectangular Weir		Highlighted	
Crest	= Sharp	Depth (ft)	= 3.57
Bottom Length (ft)	= 0.48	Q (cfs)	= 10.77
Total Depth (ft)	= 3.60	Area (sqft)	= 1.71
		Velocity (ft/s)	= 6.29
		Top Width (ft)	= 0.48
Calculations			
Weir Coeff. Cw	= 3.33		
Compute by:	Known Q		
Known Q (cfs)	= 10.77		



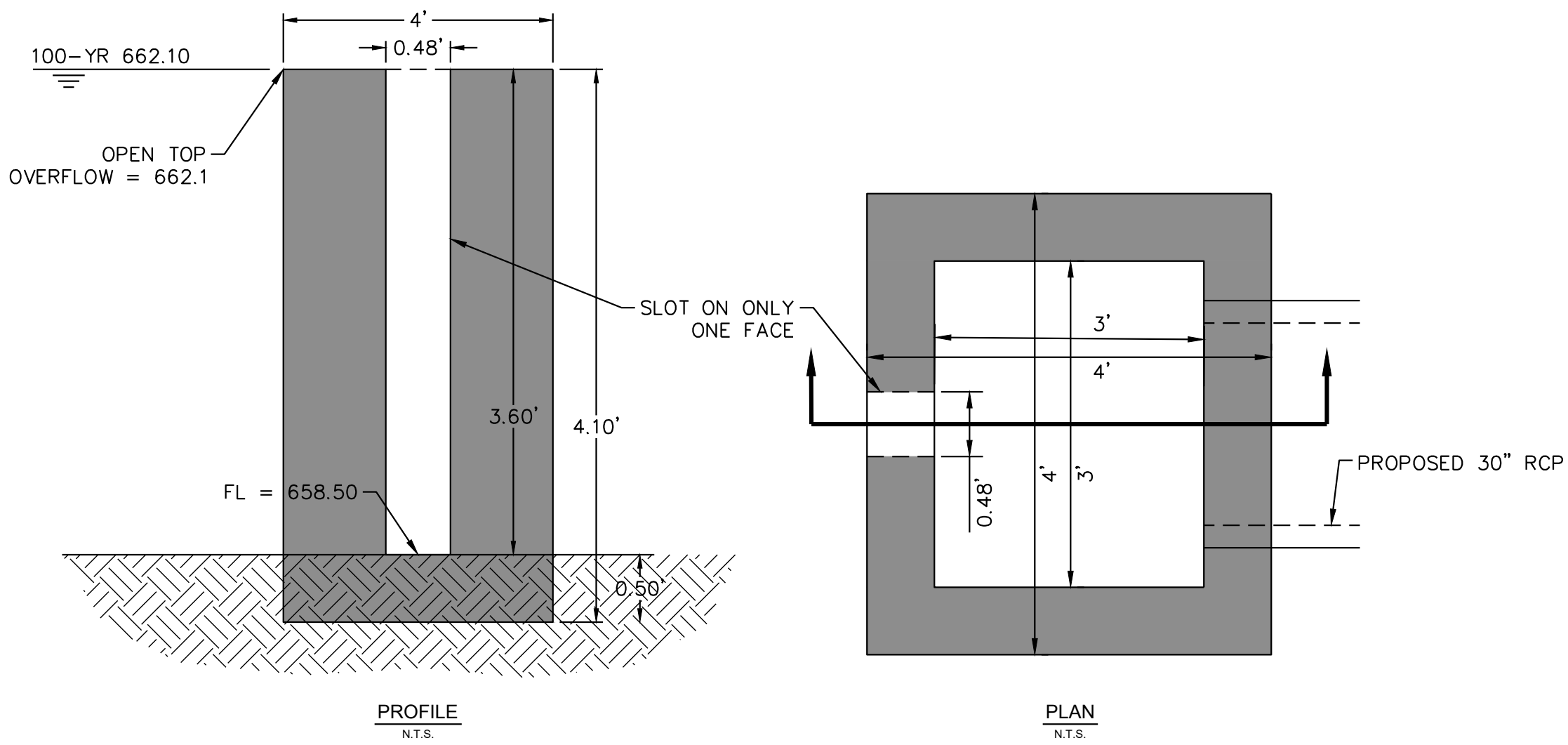
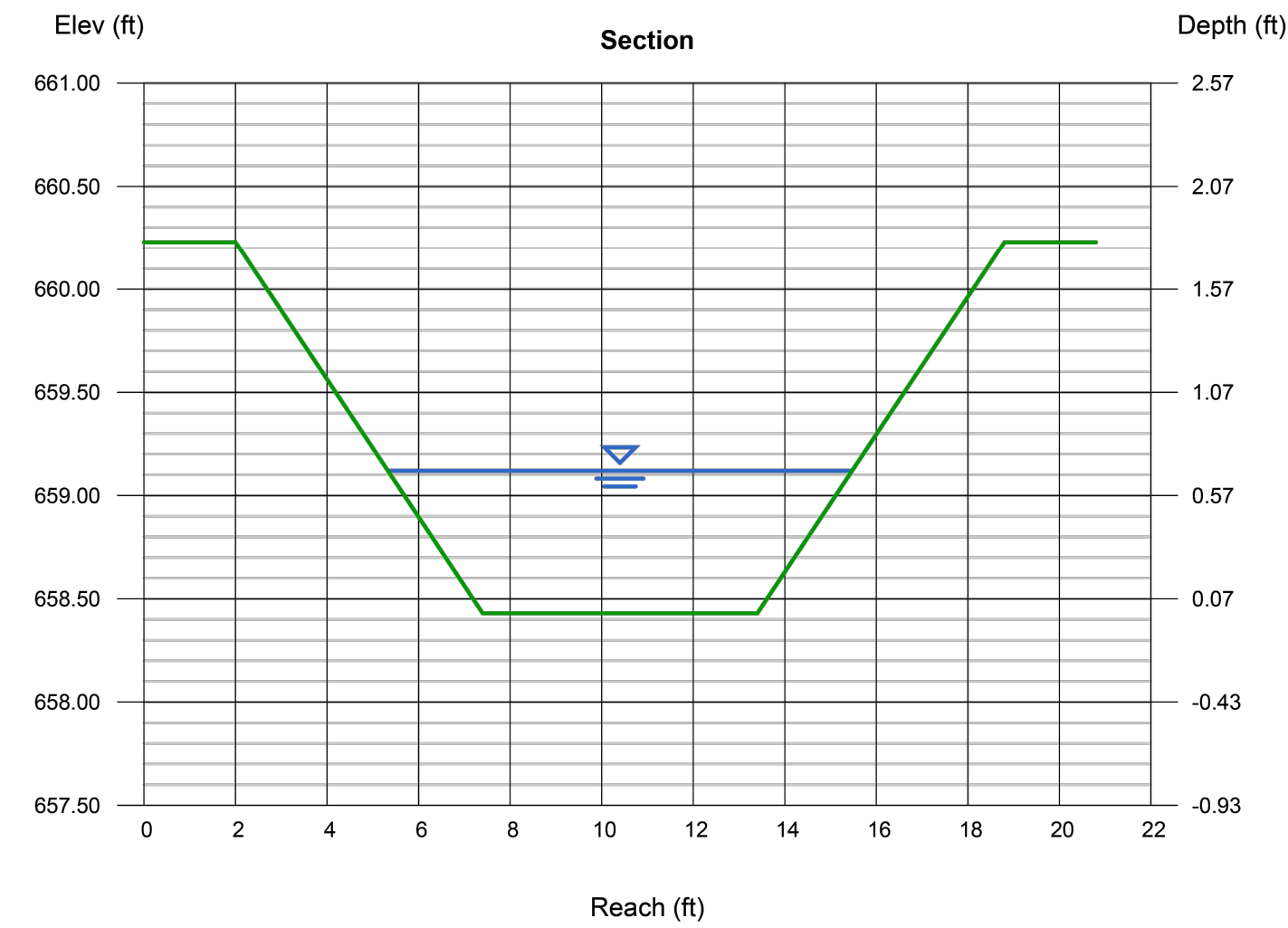
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

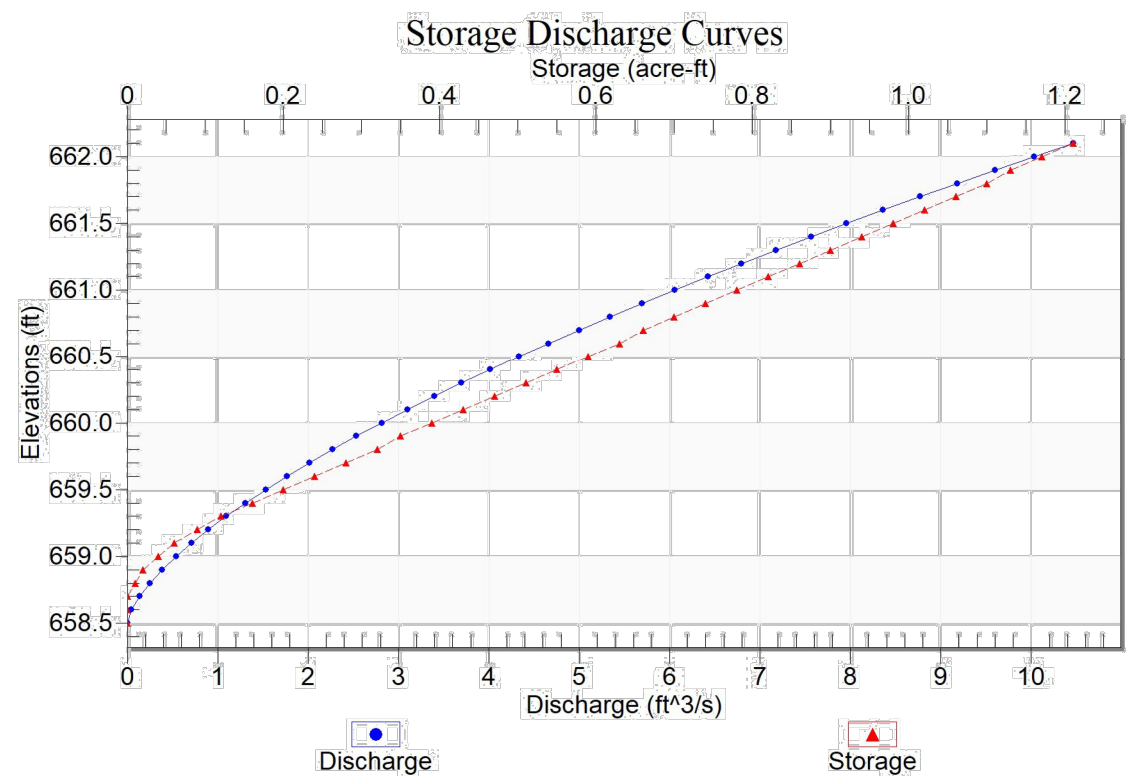
Wednesday, Jul 23 2025

DITCH-DOWNSTREAM

O2 + O4 + O5 + POND = 17.93 CFS			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.69
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 17.93
Total Depth (ft)	= 1.80	Area (sqft)	= 5.57
Invert Elev (ft)	= 658.43	Velocity (ft/s)	= 3.22
Slope (%)	= 1.00	Wetted Perim (ft)	= 10.36
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.59
		Top Width (ft)	= 10.14
		EGL (ft)	= 0.85
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 17.93		



OUTLET STRUCTURE DETAIL



STAGE STORAGE TABLE							
ELEV.	AREA (SQ. FT.)	DEPTH (FT)	CUMULATIVE DEPTH (FT)	AVG END INC. VOL. (CU. FT.)	AVG END TOTAL VOL. (CU. FT.)	AVG END TOTAL VOL. (AC. FT.)	DISCHARGE (CFS)
658.5	16.90	0.1	0.1		-	0.00	0.00
658.6	612.50	0.1	0.2	31.47	31.47	0.00	0.05
658.7	1812.20	0.1	0.3	121.24	152.71	0.00	0.14
658.8	3622.30	0.1	0.4	271.73	424.43	0.01	0.25
658.9	6040.40	0.1	0.5	483.14	907.57	0.02	0.39
659.0	8888.50	0.1	0.6	746.45	1,654.01	0.04	0.54
659.1	11638.00	0.1	0.7	1,026.33	2,680.34	0.06	0.71
659.2	13982.60	0.1	0.8	1,281.03	3,961.37	0.09	0.90
659.3	15591.40	0.1	0.9	1,478.70	5,440.07	0.12	1.10
659.4	16450.90	0.1	1.0	1,602.12	7,042.18	0.16	1.31
659.5	16730.80	0.1	1.1	1,659.09	8,701.27	0.20	1.53
659.6	16777.00	0.1	1.2	1,675.39	10,376.66	0.24	1.77
659.7	16794.80	0.1	1.3	1,678.59	12,055.25	0.28	2.01
659.8	16812.50	0.1	1.4	1,680.37	13,735.61	0.32	2.27
659.9	16830.10	0.1	1.5	1,682.13	15,417.74	0.35	2.54
660.0	16847.50	0.1	1.6	1,683.88	17,101.62	0.39	2.81
660.1	16864.90	0.1	1.7	1,685.62	18,787.24	0.43	3.10
660.2	16882.20	0.1	1.8	1,687.36	20,474.60	0.47	3.40
660.3	16899.40	0.1	1.9	1,689.08	22,163.68	0.51	3.70
660.4	16916.60	0.1	2.0	1,690.80	23,854.48	0.55	4.01
660.5	16933.70	0.1	2.1	1,692.52	25,546.99	0.59	4.33
660.6	16950.80	0.1	2.2	1,694.23	27,241.22	0.63	4.66
660.7	16967.90	0.1	2.3	1,695.94	28,937.15	0.66	5.00
660.8	16984.90	0.1	2.4	1,697.64	30,634.79	0.70	5.34
660.9	17001.90	0.1	2.5	1,699.34	32,334.13	0.74	5.70
661.0	17018.80	0.1	2.6	1,701.04	34,035.17	0.78	6.06
661.1	17035.70	0.1	2.7	1,702.73	35,737.89	0.82	6.42
661.2	17052.70	0.1	2.8	1,704.42	37,442.31	0.86	6.80
661.3	17069.50	0.1	2.9	1,706.11	39,148.42	0.90	7.18
661.4	17086.40	0.1	3.0	1,707.80	40,856.22	0.94	7.57
661.5	17103.30	0.1	3.1	1,709.49	42,565.70	0.98	7.96
661.6	17120.10	0.1	3.2	1,711.17	44,276.87	1.02	8.36
661.7	17137.00	0.1	3.3	1,712.86	45,989.73	1.06	8.77
661.8	17153.80	0.1	3.4	1,714.54	47,704.27	1.10	9.18
661.9	17170.60	0.1	3.5	1,716.22	49,420.49	1.13	9.60
662.0	17187.40	0.1	3.6	1,717.90	51,138.39	1.17	10.03
662.1	17204.20	0.1	3.7	1,719.58	52,857.97	1.21	10.46

NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL	MA	10/21/25	
4.				
5.				
6.				
7.				



HYDRAULIC CALCULATIONS

KENNEDALE OAKS ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

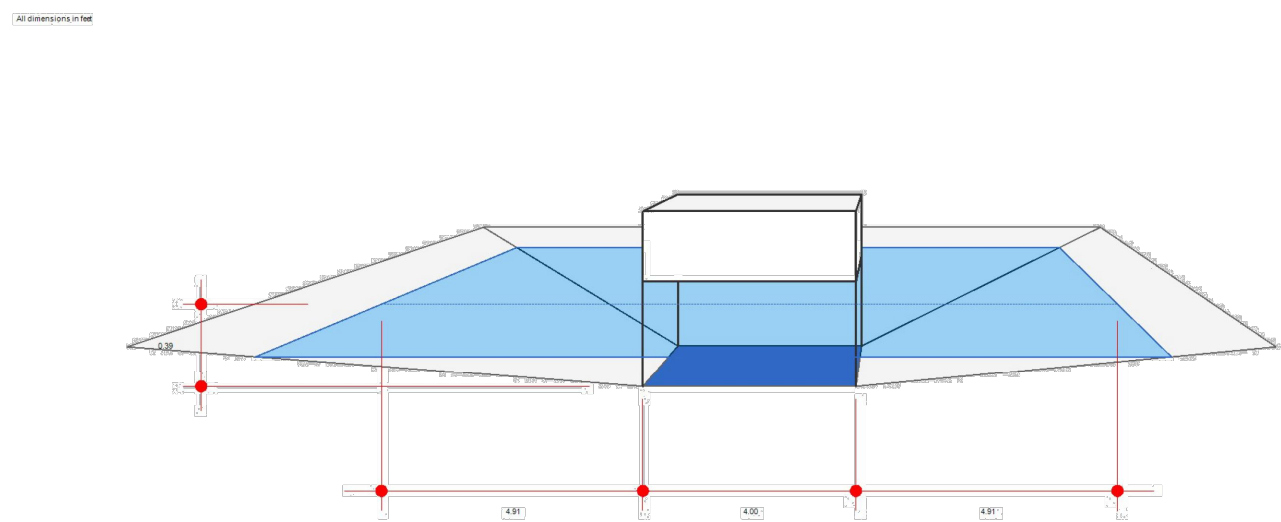
SHEET
6.4



**Know what's below.
Call before you dig.**

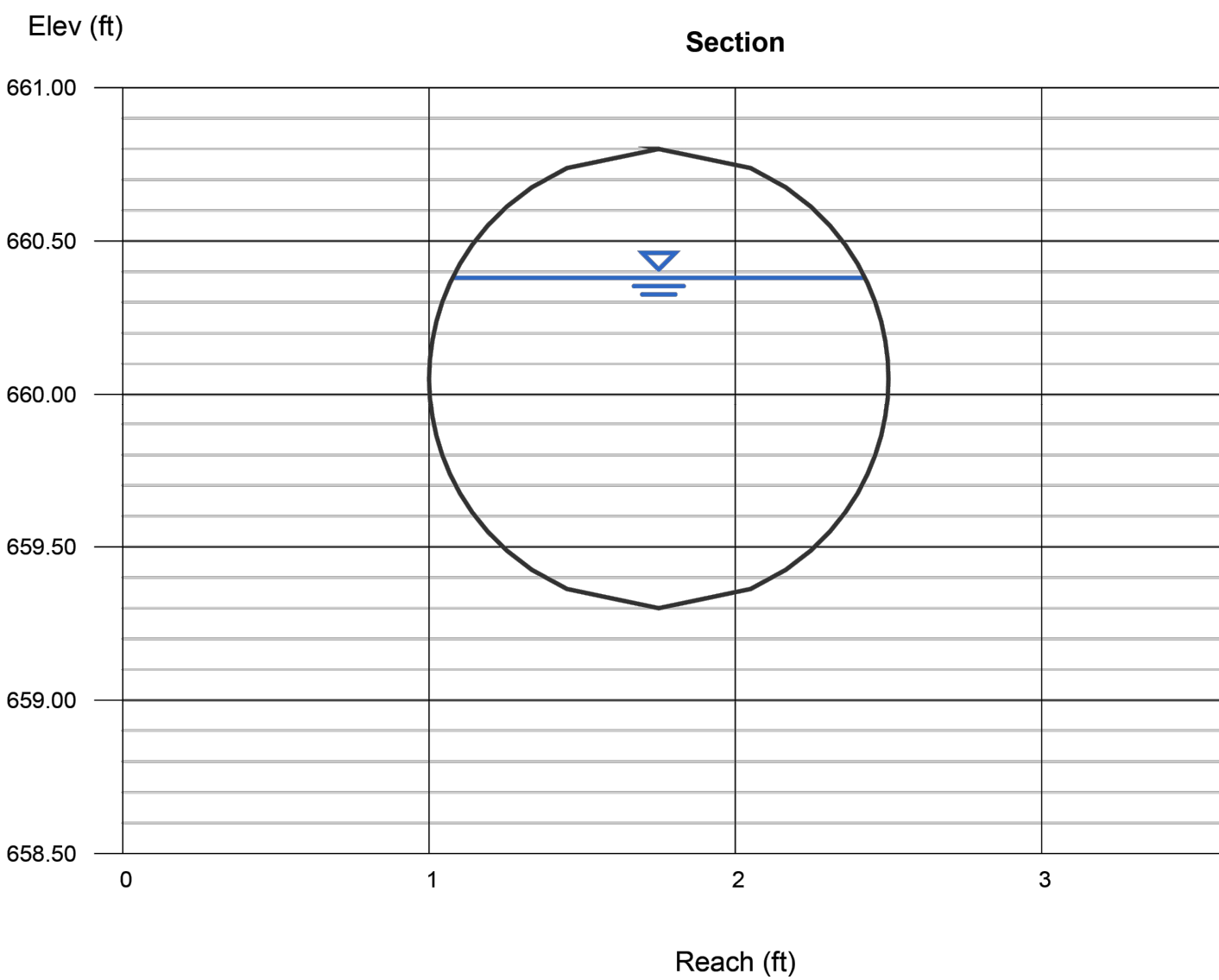
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 10 2025

Drop Curb Inlet		Calculations	
Location	= Sag	Compute by:	Known Q
Curb Length (ft)	= 16.00	Q (cfs)	= 11.82
Throat Height (in)	= 6.00		
Grate Area (sqft)	= -0-	Highlighted	
Grate Width (ft)	= -0-	Q Total (cfs)	= 11.82
Grate Length (ft)	= -0-	Q Capt (cfs)	= 11.82
		Q Bypass (cfs)	= -0-
Gutter		Depth at Inlet (in)	= 4.71
Slope, Sw (ft/ft)	= 0.080	Efficiency (%)	= 100
Slope, Sx (ft/ft)	= 0.080	Gutter Spread (ft)	= 4.91
Local Depr (in)	= -0-	Gutter Vel (ft/s)	= -0-
Gutter Width (ft)	= -0-	Bypass Spread (ft)	= -0-
Gutter Slope (%)	= -0-	Bypass Depth (in)	= -0-
Gutter n-value	= -0-		



Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Oct 21 2025

Circular		Highlighted	
Diameter (ft)	= 1.50	Depth (ft)	= 1.08
		Q (cfs)	= 11.82
		Area (sqft)	= 1.37
Invert Elev (ft)	= 659.30	Velocity (ft/s)	= 8.66
Slope (%)	= 1.00	Wetted Perim (ft)	= 3.04
N-Value	= 0.010	Crit Depth, Yc (ft)	= 1.31
		Top Width (ft)	= 1.34
		EGL (ft)	= 2.25
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 11.82		



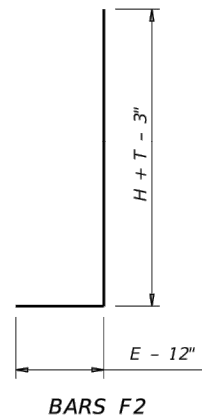
Released For
Construction
10/22/2025

City of
KENNEDALE
Texas
EST. 1987
YOU'RE HERE YOUR HOME



City of
KENNEDALE
Texas
EST. 1997
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Shape of Pipes	Diameter of Pipes [mm]	Values for One Pipe				Values to Be Added for Each Additional Pipe			
		W	Reinf. (C1)	Conc. (C2)	W	Reinf. (C1)	Conc. (C2)		
			1	2		1	2		
2:1	12"	9'-0"	122	1-1	1'-9"	15	0.2		
	15"	10'-3"	136	1-3	2'-2"	16	0.2		
	18"	11'-3"	163	2-0	2'-6"	17	0.2		
	21"	12'-9"	200	1-8	3'-1"	31	0.4		
	24"	14'-0"	217	2-1	3'-7"	34	0.4		
	27"	15'-3"	254	2-4	3-11"	37	0.5		
	30"	16'-6"	272	2-7	3'-6"	40	0.6		
	33"	17'-9"	314	3-1	3'-8"	43	0.6		
	36"	19'-0"	371	3-9	5'-1"	46	0.8		
	42"	21'-6"	442	4-9	5'-10"	52	1.0		
2:1	48"	25'-0"	569	6-4	6'-7"	59	1.3		
	54"	27'-6"	701	7-5	7'-6"	62	1.6		
	60"	29'-0"	794	8-2	8-0"	65	1.6		
	66"	32'-6"	894	10-2	8-9"	96	2.0		
	72"	35'-0"	1,055	11-7	9-4"	103	2.3		
	12"	13'-0"	175	1-9	1'-9"	14	0.2		
	15"	14'-9"	193	1-9	2'-2"	17	0.2		
	18"	16'-9"	228	2-2	2'-6"	19	0.2		
	21"	18'-3"	229	2-6	3'-1"	31	0.4		
	24"	20'-0"	323	3-0	3'-7"	33	0.4		
2:1	27"	21'-9"	371	3-5	3-11"	37	0.5		
	30"	23'-6"	415	4-0	4'-4"	40	0.5		
	33"	25'-0"	466	4-6	4'-8"	43	0.6		
	36"	27'-0"	556	5-7	5'-1"	46	0.8		
	42"	30'-6"	675	7-1	5'-10"	52	1.0		
	48"	35'-6"	837	9-2	6'-7"	59	1.3		
	54"	39'-0"	1,015	11-0	7'-6"	62	1.6		
	60"	42'-0"	1,128	12-8	8'-0"	65	1.6		
	66"	46'-0"	1,298	14-9	8-9"	98	2.0		
	72"	49'-6"	1,561	17-1	9-4"	103	2.3		
2:1	12"	17'-0"	229	2-0	1'-9"	15	0.2		
	15"	19'-3"	266	2-4	2'-2"	17	0.2		
	18"	21'-0"	298	2-9	2'-6"	19	0.2		
	21"	23'-9"	382	3-5	3'-1"	31	0.3		
	24"	26'-0"	430	3-9	3'-7"	34	0.4		
	27"	28'-3"	486	4-7	3-11"	37	0.5		
	30"	30'-6"	539	5-2	4'-4"	40	0.6		
	33"	32'-0"	603	6-0	4'-8"	43	0.6		
	36"	35'-0"	738	7-5	4-7"	47	0.7		
	42"	39'-6"	881	9-3	5'-10"	52	1.0		
2:1	48"	46'-0"	1,102	12-1	6'-7"	61	1.3		
	54"	50'-0"	1,264	14-3	7'-6"	62	1.6		
	60"	55'-0"	1,547	16-9	8'-0"	91	1.8		
	66"	59'-6"	1,741	19-5	8-9"	98	2.0		
	72"	64'-0"	2,077	22-4	9-4"	102	2.3		
	12"	25'-0"	336	3-0	1'-9"	14	0.2		
	15"	28'-3"	386	3-6	2'-2"	17	0.2		
	18"	30'-0"	452	4-2	2'-6"	19	0.2		
	21"	34'-9"	581	5-1	3'-1"	31	0.4		
	24"	38'-0"	644	5-8	3'-7"	34	0.4		
2:1	27"	41'-3"	707	6-9	3-11"	37	0.5		
	30"	44'-6"	837	7-7	4'-4"	39	0.6		
	33"	47'-0"	893	8-9	4'-8"	43	0.6		
	36"	51'-0"	1,108	11-0	5'-1"	48	0.8		
	42"	57'-6"	1,318	13-7	5'-10"	54	1.0		
	48"	67'-0"	1,682	17-9	6'-7"	59	1.3		
	54"	72'-0"	2,035	21-3	6'-7"	62	1.6		
	60"	80'-0"	2,351	24-9	8'-8"	89	1.8		
	66"	86'-0"	2,643	28-9	8-9"	96	2.0		
	72"	93'-0"	3,121	33-1	9-4"	101	2.3		



- ① Total quantities include one 3'-1" lap for bars over 60' in length.
- ② Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- ③ Indicated slope is perpendicular to centerline pipe or pipes.
- ④ For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- ⑤ Dimensions shown are usual and maximum.
- ⑥ Quantities shown are for one structure end only (one headwall).

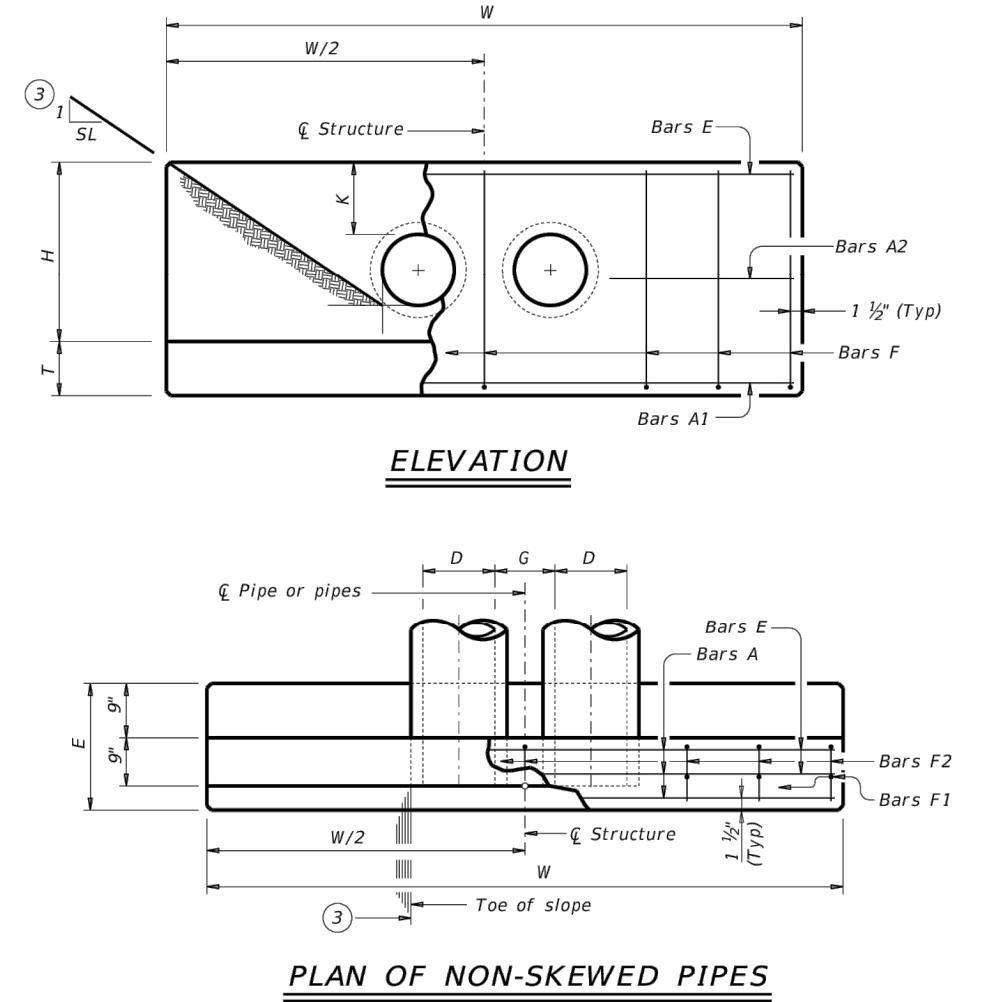


TABLE OF CONSTANT DIMENSIONS					
Dia of Pipe (D)	G	K (3)	H	T	E
12"	0 - 9"	1" - 6"	2" - 6"	0" - 9"	1" - 9"
15"	0 - 11"	1" - 6"	2" - 11"	0" - 9"	1" - 9"
18"	1" - 2"	1" - 6"	3" - 2"	0" - 9"	1" - 9"
21"	1" - 4"	1" - 6"	3" - 5"	0" - 9"	2" - 0"
24"	1" - 7"	1" - 6"	3" - 8"	0" - 9"	2" - 0"
27"	1" - 9"	1" - 6"	3" - 11"	0" - 9"	2" - 0"
30"	1" - 10"	1" - 6"	4" - 2"	0" - 9"	2" - 3"
33"	1" - 11"	1" - 6"	4" - 5"	0" - 9"	2" - 6"
36"	2" - 1"	1" - 6"	4" - 8"	1" - 0"	2" - 6"
42"	2" - 4"	1" - 6"	5" - 1"	1" - 0"	2" - 9"
48"	2" - 7"	1" - 6"	5" - 11"	1" - 0"	3" - 0"
54"	3" - 0"	1" - 3"	6" - 5"	1" - 0"	3" - 3"
60"	3" - 3"	1" - 3"	6" - 11"	1" - 0"	3" - 6"
66"	3" - 6"	1" - 3"	7" - 5"	1" - 0"	3" - 9"
72"	3" - 4"	1" - 0"	7" - 11"	1" - 0"	4" - 0"

TABLE OF REINFORCING STEEL				
Bar	Size	Spa	No.	
A1	#5	-	2	-
A2	#5	1" - 6"	-	-
E	#5	-	2	-
F	#5	1" - 0"	-	-

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'_c = 3,600$ psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Specifications.
Do not mount bridge rails of any type directly on these culvert headwalls.
This standard may not be used for wall heights exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.



Texas Department of Transportation

CONCRETE HEADWALLS
WITH PARALLEL WINGS FOR
NON-SKEWED PIPE CULVERT.

CH-PW-0

FILE: CD-CH-PMO-20.sgn	DN: YaDOT	CA: YaDOT	DN: YaDOT	CA: YaDOT
YaDOT February 2020	CONF	SECT	JOB	MCHWAF
REVISIONS				
			COUNTY	SHEET NO.

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES							②
Nominal Pipe I.D., in.	Conc. Riprap (CY)	Pipe Culvert Spa = G	Single Barrage Spa = G	Multi- Barrage Spa = G	02	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0'-0"	N/A	2'-1"	1'-9"	3 or more pipe culverts	3" Std. (3,500' O.D.)
15"	0.7	0'-11"	N/A	2'-5"	2'-2"		
18"	0.8	1'-2"	N/A	2'-10"	2'-8"		
21"	0.9	1'-7"	N/A	3'-2"	3'-1"		
24"	0.9	1'-7"	N/A	3'-6"	3'-7"		
27"	1.0	1'-8"	N/A	3'-10"	3'-11"	3 or more pipe culverts	3 1/2" Std. (4,000' O.D.)
30"	1.1	1'-10"	N/A	4'-2"	4'-4"	2 or more pipe culverts	
36"	1.2	1'-11"	4'-2"	4'-5"	4'-8"	All pipe culverts	4" Std. (4,500' O.D.)
36"	1.3	2'-1"	4'-2"	4'-5"	4'-8"	All pipe culverts	
42"	1.5	2'-4"	4'-11"	5'-5"	5'-10"		
48"	1.7	2'-7"	5'-5"	6'-0"	6'-7"		
54"	2.0	3'-0"	5'-11"	6'-9"	7'-6"	All pipe culverts	5" Std. (5,565' O.D.)
60"	2.2	3'-3"	6'-5"	7'-4"	8'-3"		
66"	2.4	3'-6"	7'-1"	7'-10"	8'-7"		
72"	2.7	3'-4"	7'-5"	8'-5"	9'-4"		
72"	2.7	3'-4"	7'-5"	8'-5"	9'-4"		

1. The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.
2. Provide cross pipes, except the first bottom pipe, of the size specified in the plans. For example, a 3/4" standard pipe (4.0 D.B.) for the first bottom pipe.
3. Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection in the event of a failure. The contractor's details must install all other cross pipes using the bolted connection details.
4. Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.
5. Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 423, "Riprap."
6. Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities must be adjusted. Riprap quantities are for contractor's information only.

MATERIAL NOTES:
Synthetic fibers listed on the "Fibers for Concrete"
Material Producer List (MPL) may be used in lieu of steel
reinforcing in riprap concrete unless noted otherwise.
Provide cross pieces that meet the requirements of ASTM A53
(Type E, S, Gr B), ASTM A500 (Gr B), or API 5LX52.
Provide ASTM A307 bolts and nuts.
Galvanize all steel components, except concrete reinforcing, after
fabrication. Repair galvanizing damaged during transport or
construction in accordance with the specifications.

GENERAL NOTES:
 Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.
 Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.
 Concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap."
 Payment for riprap and towall is included in the Price Bid for each Safety End Treatment.



Texas Department of Transportation

SAFETY END TREATMENT

FOR 12" DIA TO 72" DIA
PIPE CHAMBERS

TYPE II ~ PARALLEL DRAINAGE

SETP-PD

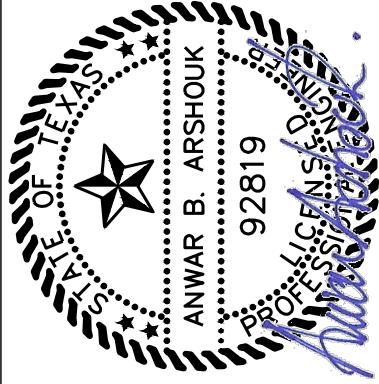
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February 2020 REVISIONS	CONF	SECT	JOB	MCHWAF
	DEST	COUNTY		SHEET NO.

NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	
2.	SECOND SUBMITTAL	MA	07/14/25	
3.	THIRD SUBMITTAL			
4.				
5.				
6.				
7.				

DRAWN BY : JON G.
 CHECKED BY : ED A.
 DATE : 10-21-25

PROJECT NO. : 24-008

KENNEDALE OAK



DRAINAGE DETAILS

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

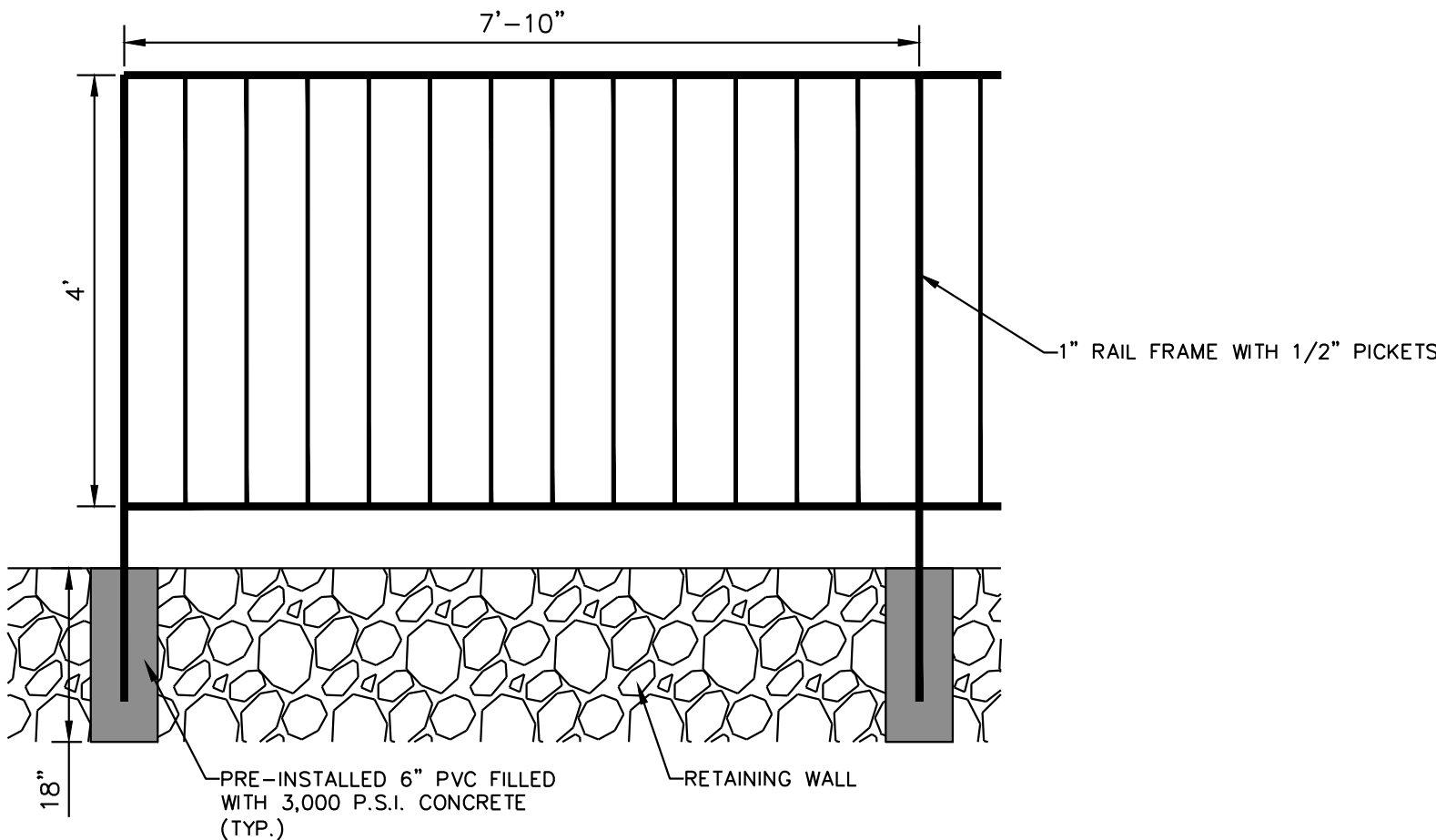


SHEET

6.5

10-21-2025 KENNEDALE OAKS

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Released For
Construction
10/22/2025



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	DATE :
2.	SECOND SUBMITTAL	MA	07/14/25	DATE :
3.	THIRD SUBMITTAL	MA	10/21/25	DATE :
4.				DATE :
5.				DATE :
6.				DATE :
7.				DATE :



HANDRAIL DETAILS

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

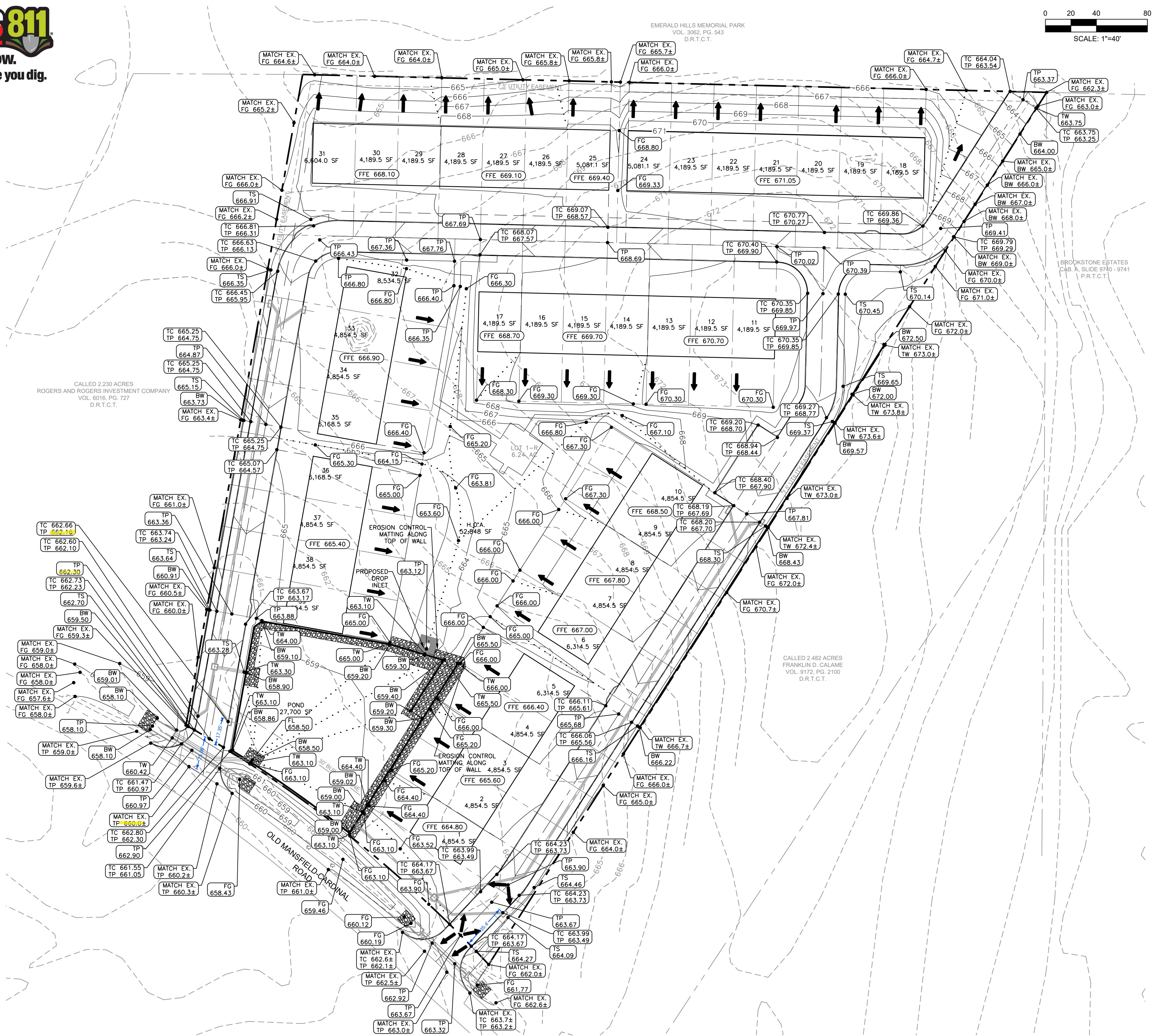


SHEET

6.6

CAUTION NOTICE TO CONTRACTOR

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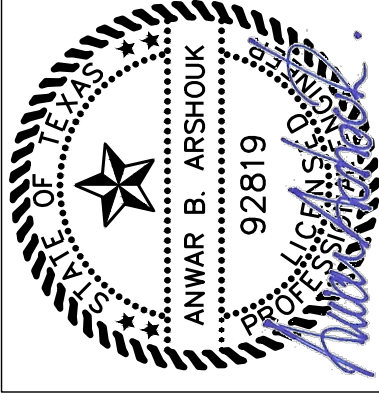


LEGEND

W	EXISTING WATER LINE
OHE	EXISTING OVER HEAD ELECTRIC
SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
UG	UNDER GROUND ELECTRIC CONDUIT
SF	SILT FENCE
---	PROPERTY BOUNDARY LINE
---	PROPOSED 6" CURB
---	PROPOSED WALL

NOTE:
WALLS IN EXCESS OF 4-FEET MUST BE STRUCTURALLY DESIGNED

NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	1"=40'
2.	SECOND SUBMITTAL	MA	07/14/25	1"=40'
3.	THIRD SUBMITTAL	MA	10/21/25	1"=40'
4.				
5.				
6.				
7.				



GRADING PLAN

KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



SHEET

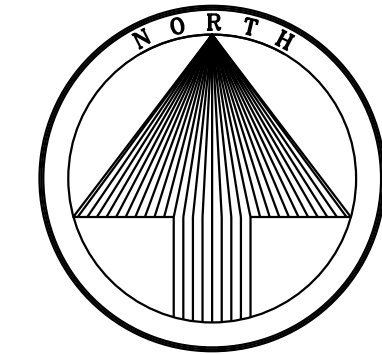
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Released For
Construction
10/22/2025



KENNEDALE OAKS

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SCALE: 1"=40'

LEGEND

- W EXISTING WATER LINE
- OHE EXISTING OVER HEAD ELECTRIC
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- GAS PROPOSED GAS LINE
- UG UNDER GROUND ELECTRIC CONDUIT
- SF SILT FENCE
- Property Boundary Line
- Proposed 6" Curb
- Drainage Area Basin



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	10'-21'-25'
2.	SECOND SUBMITTAL	MA	07/14/25	10'-21'-25'
3.	THIRD SUBMITTAL	MA	10/21/25	10'-21'-25'
4.				
5.				
6.				
7.				



EROSION CONTROL
PLAN

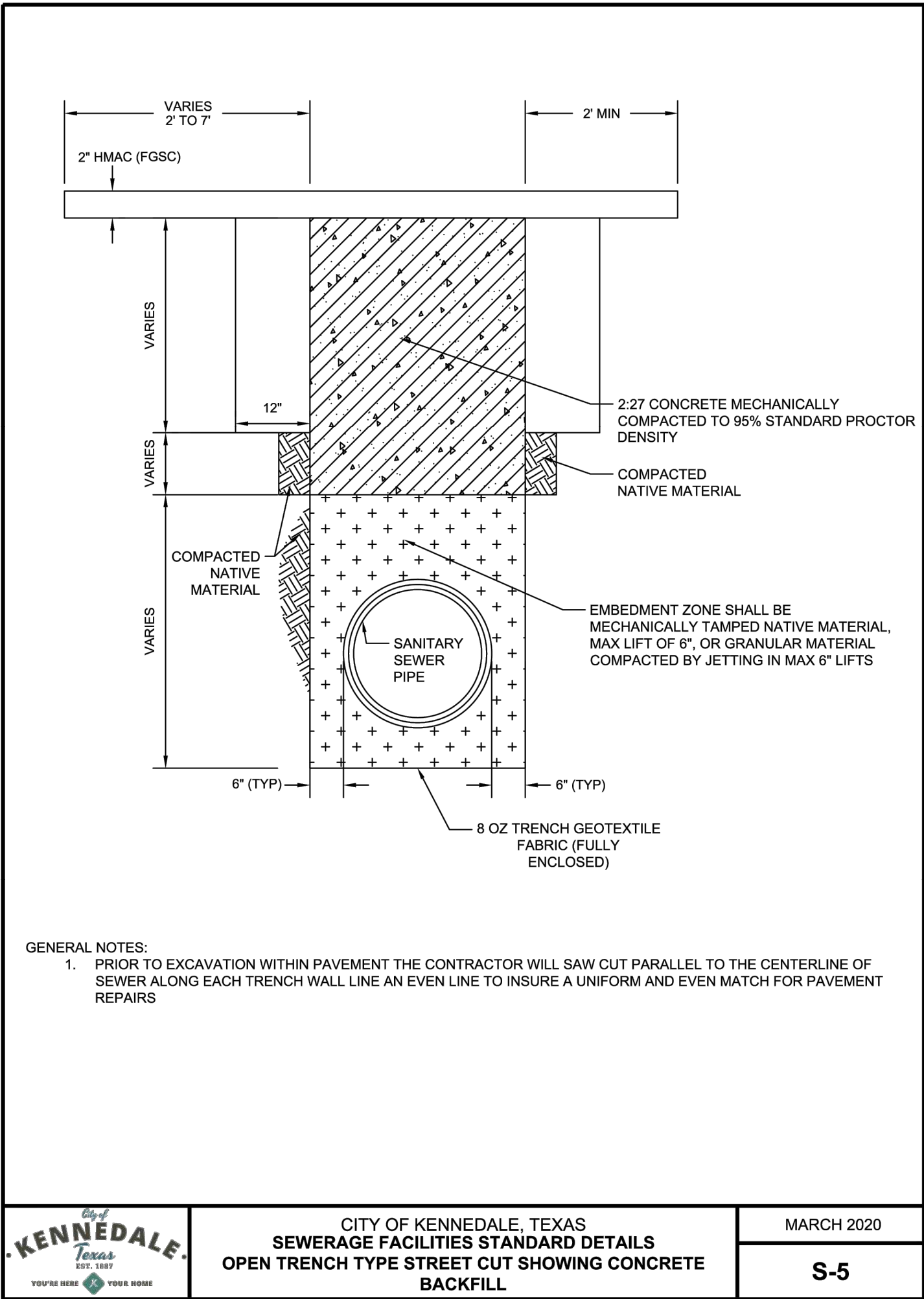
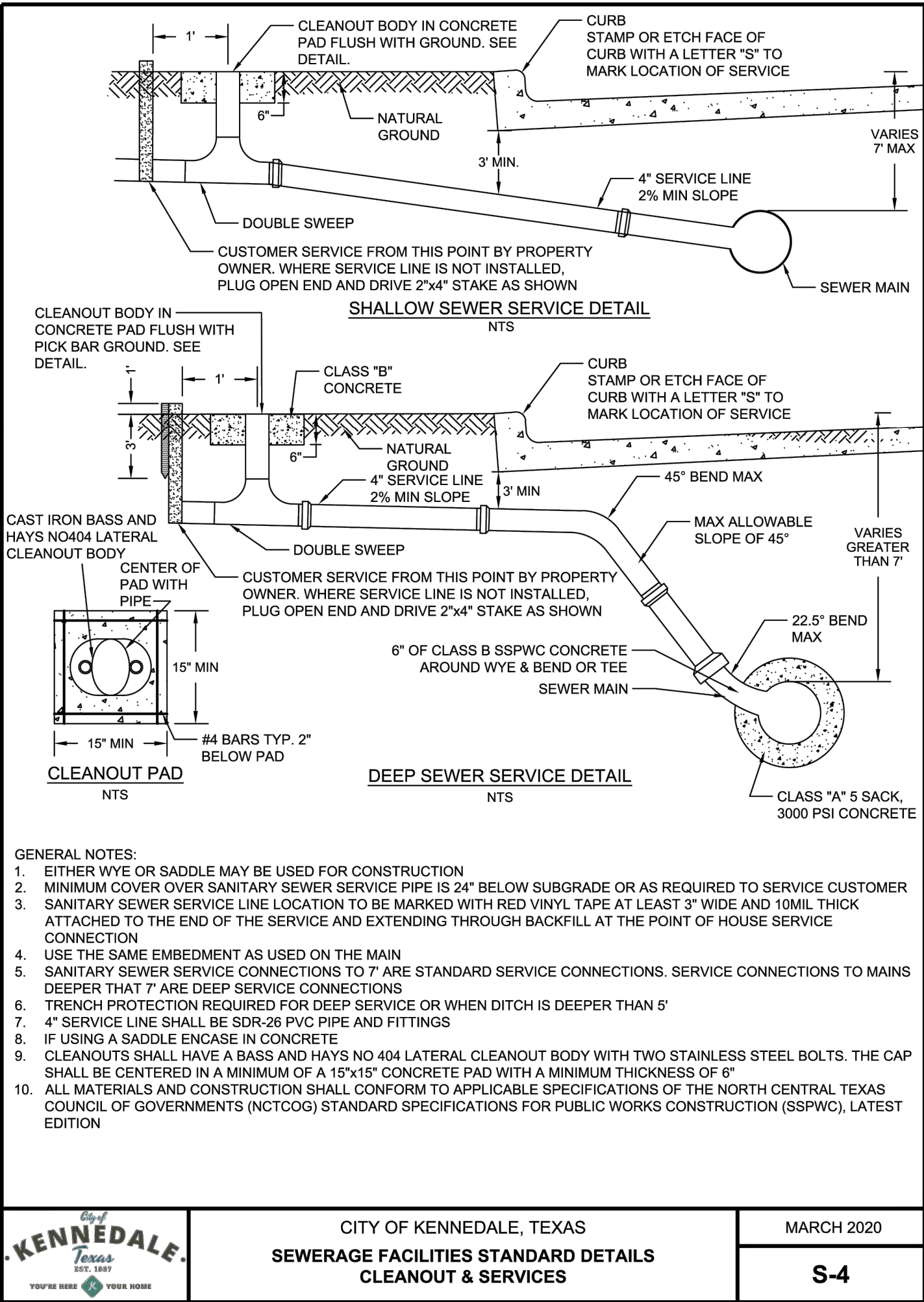
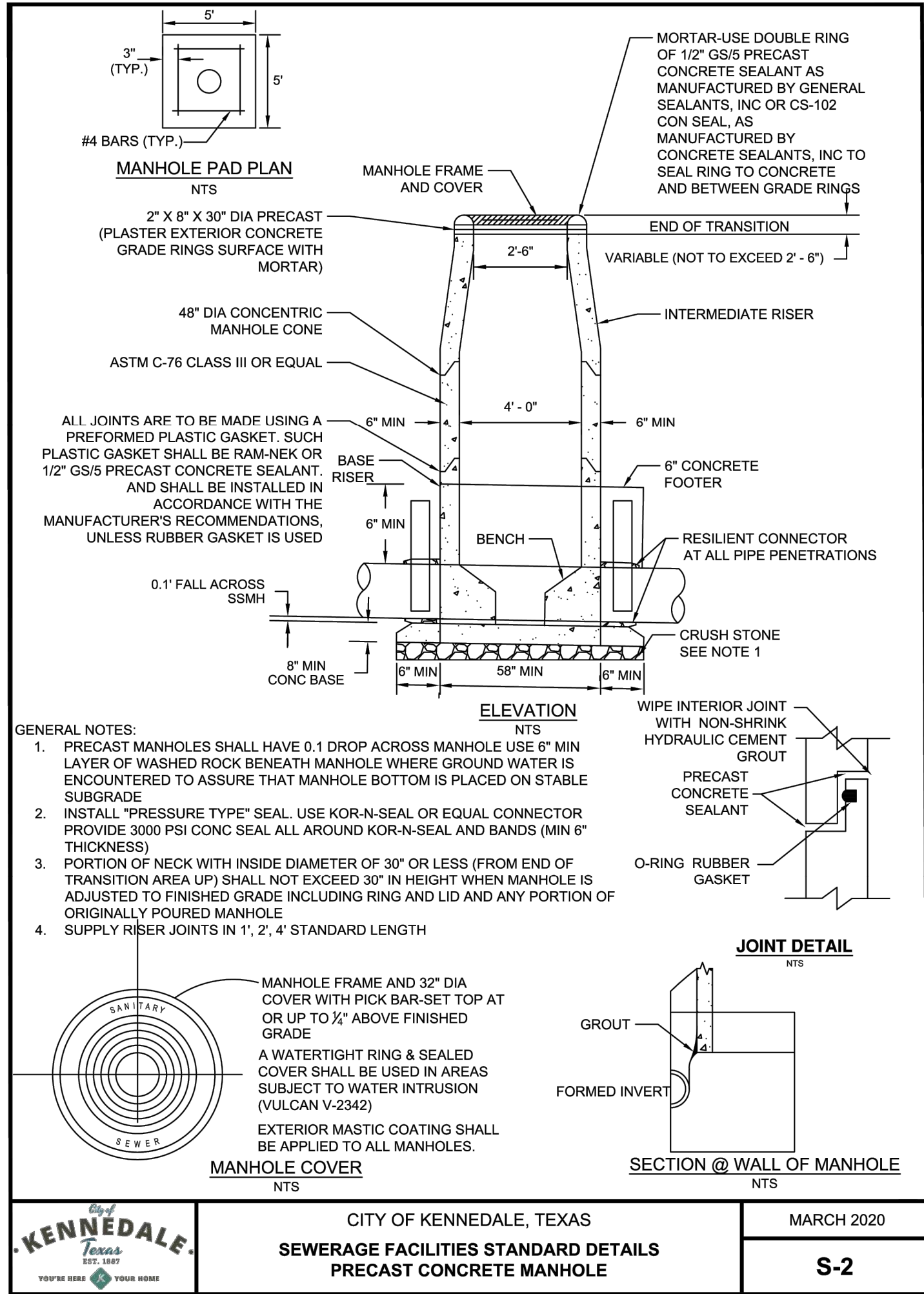
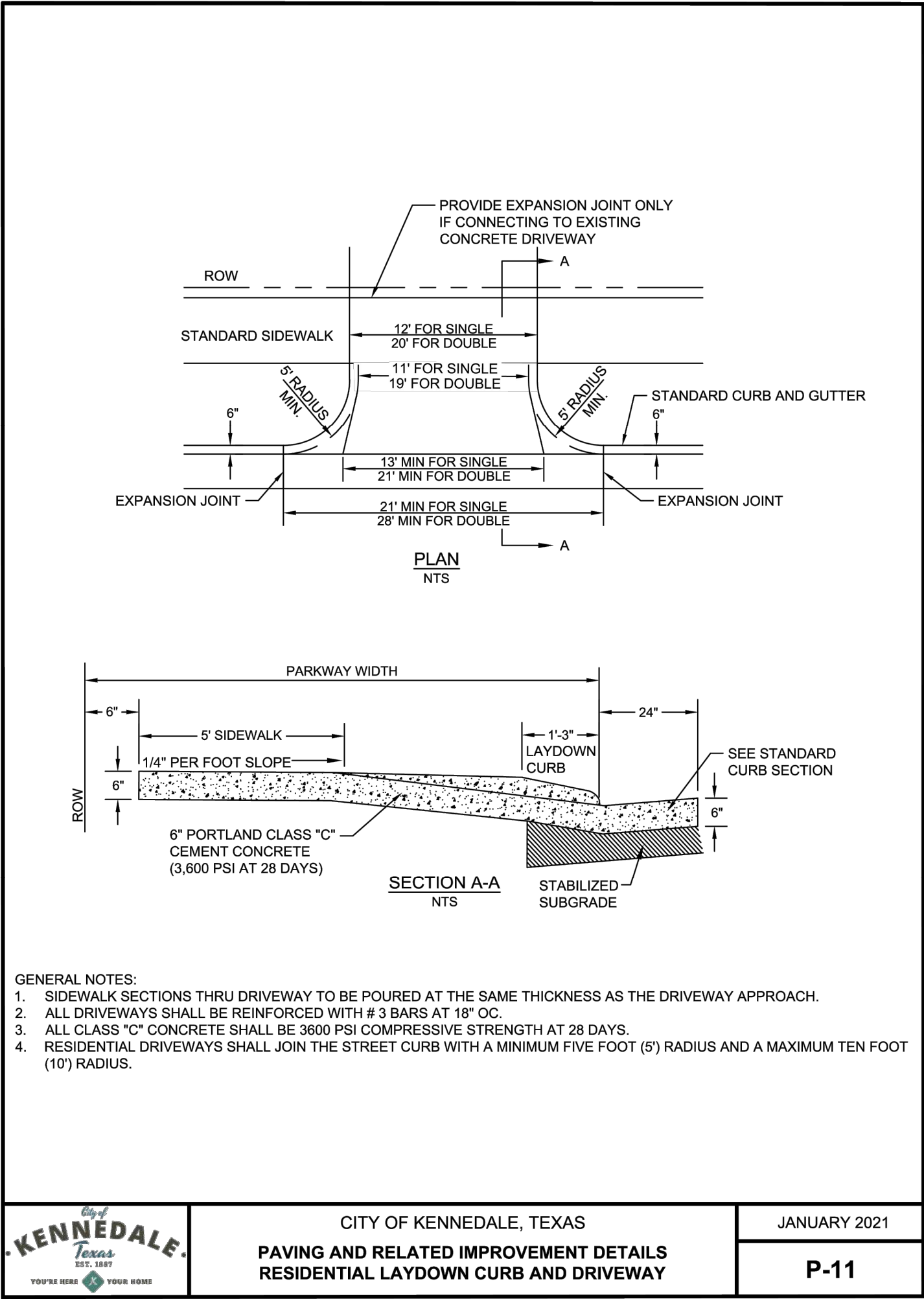
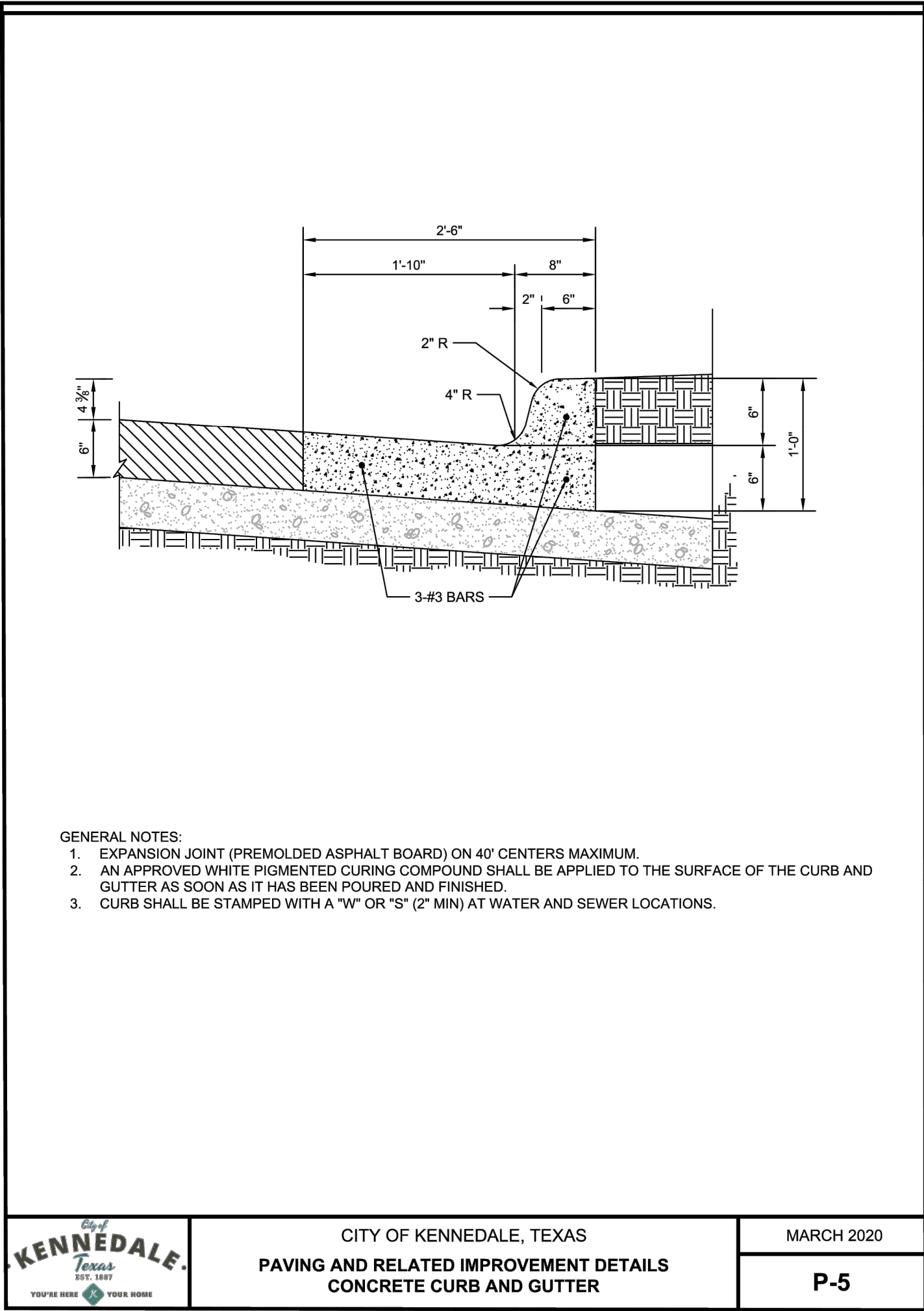
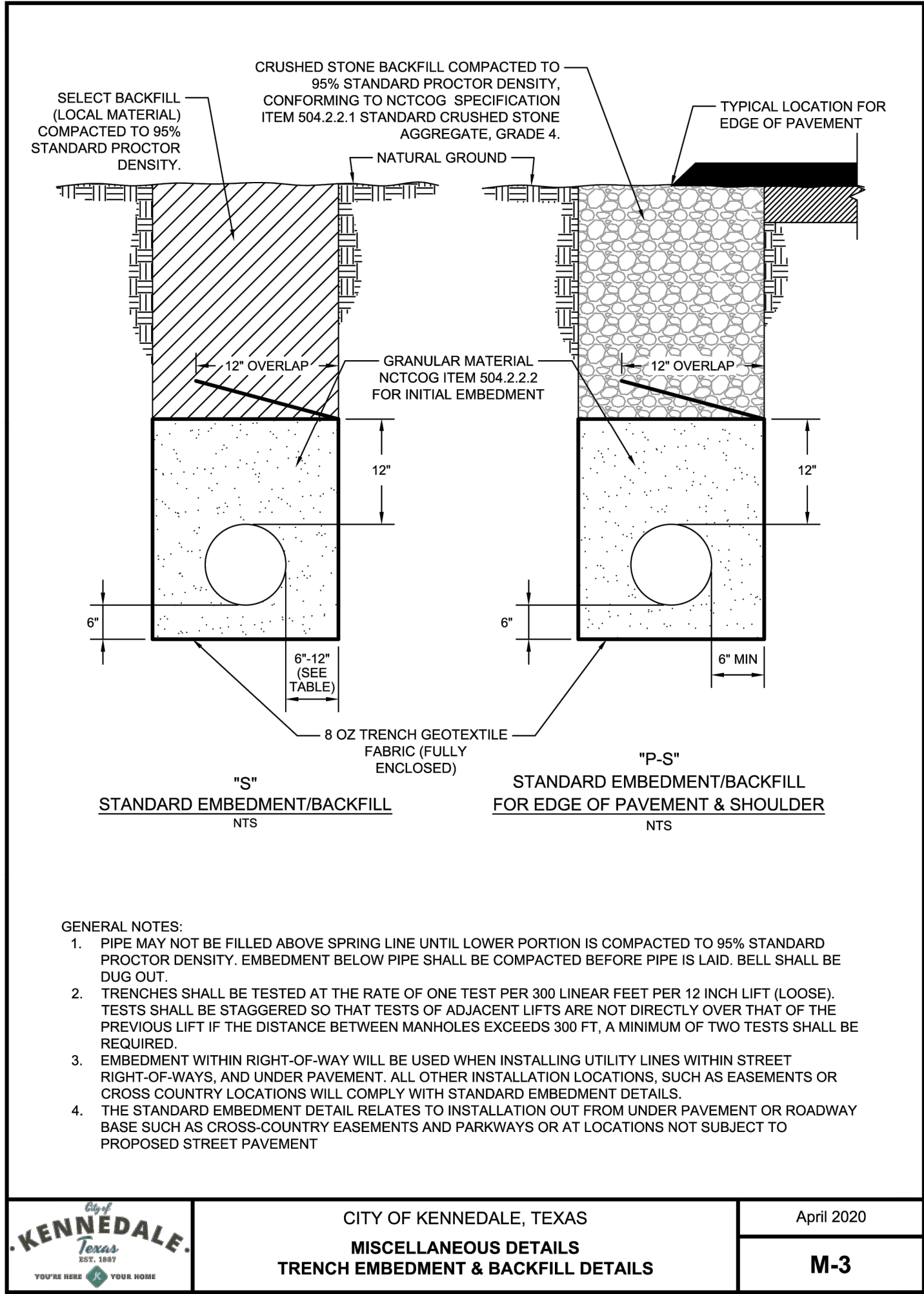
KENNEDALE OAKS
ADDITION
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

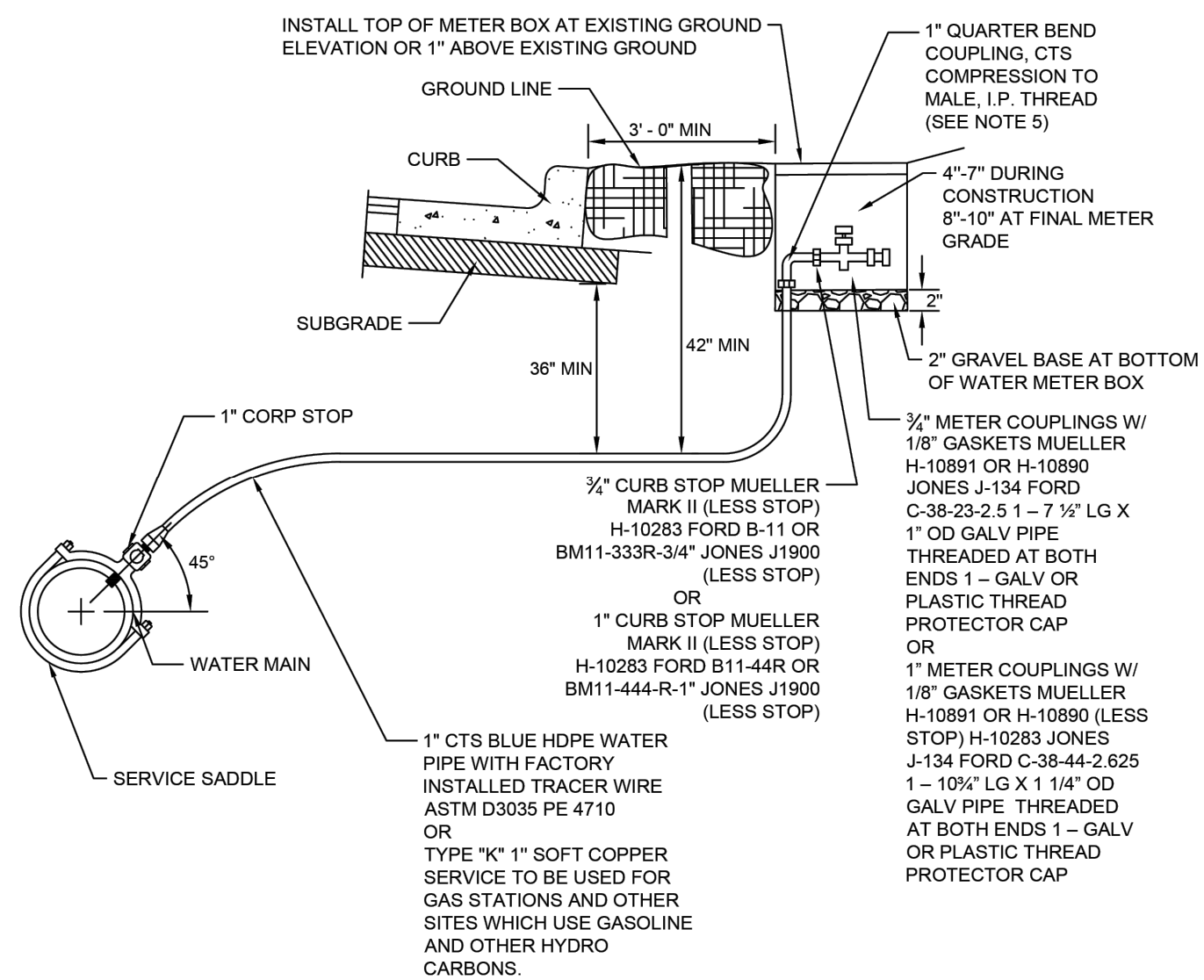
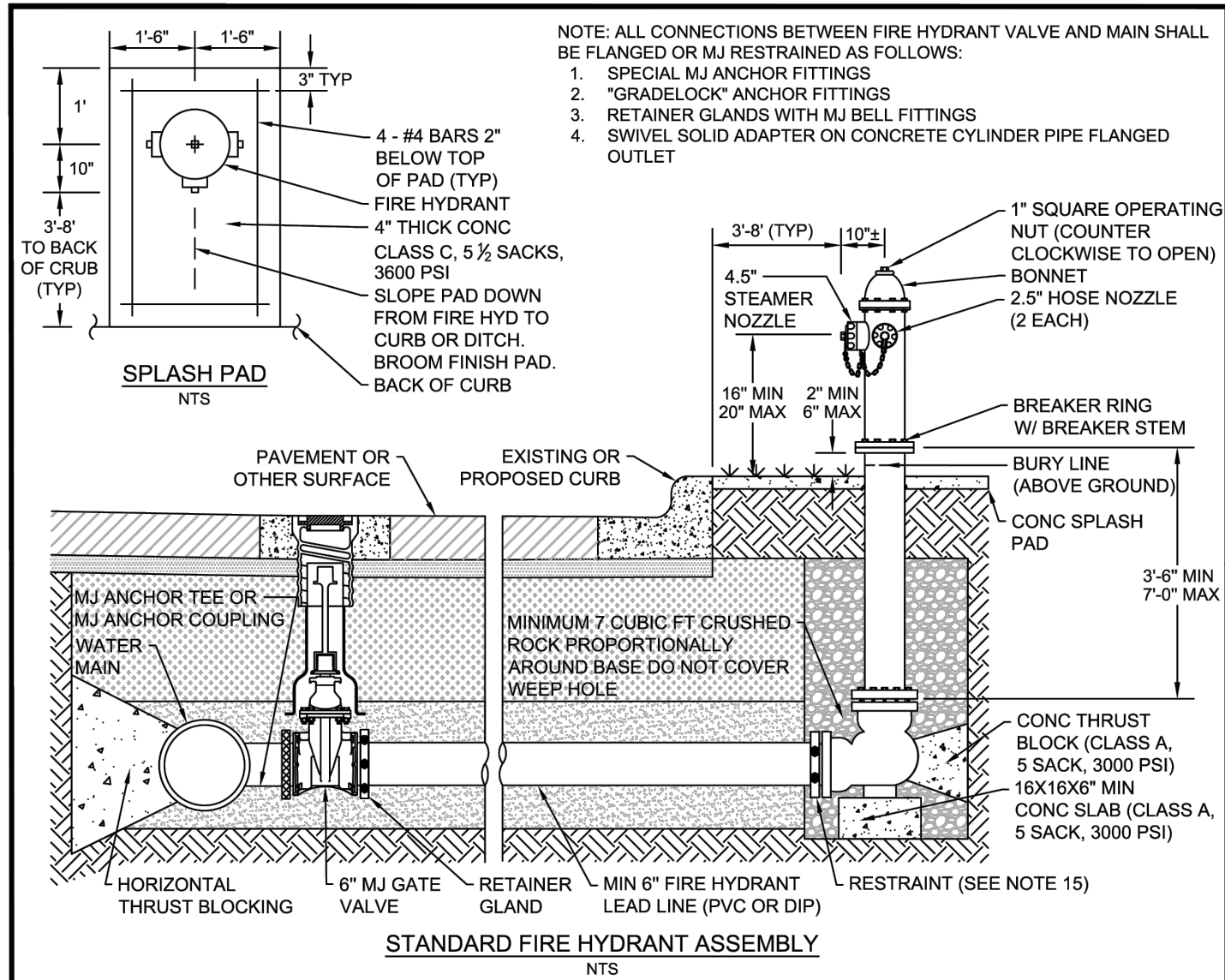
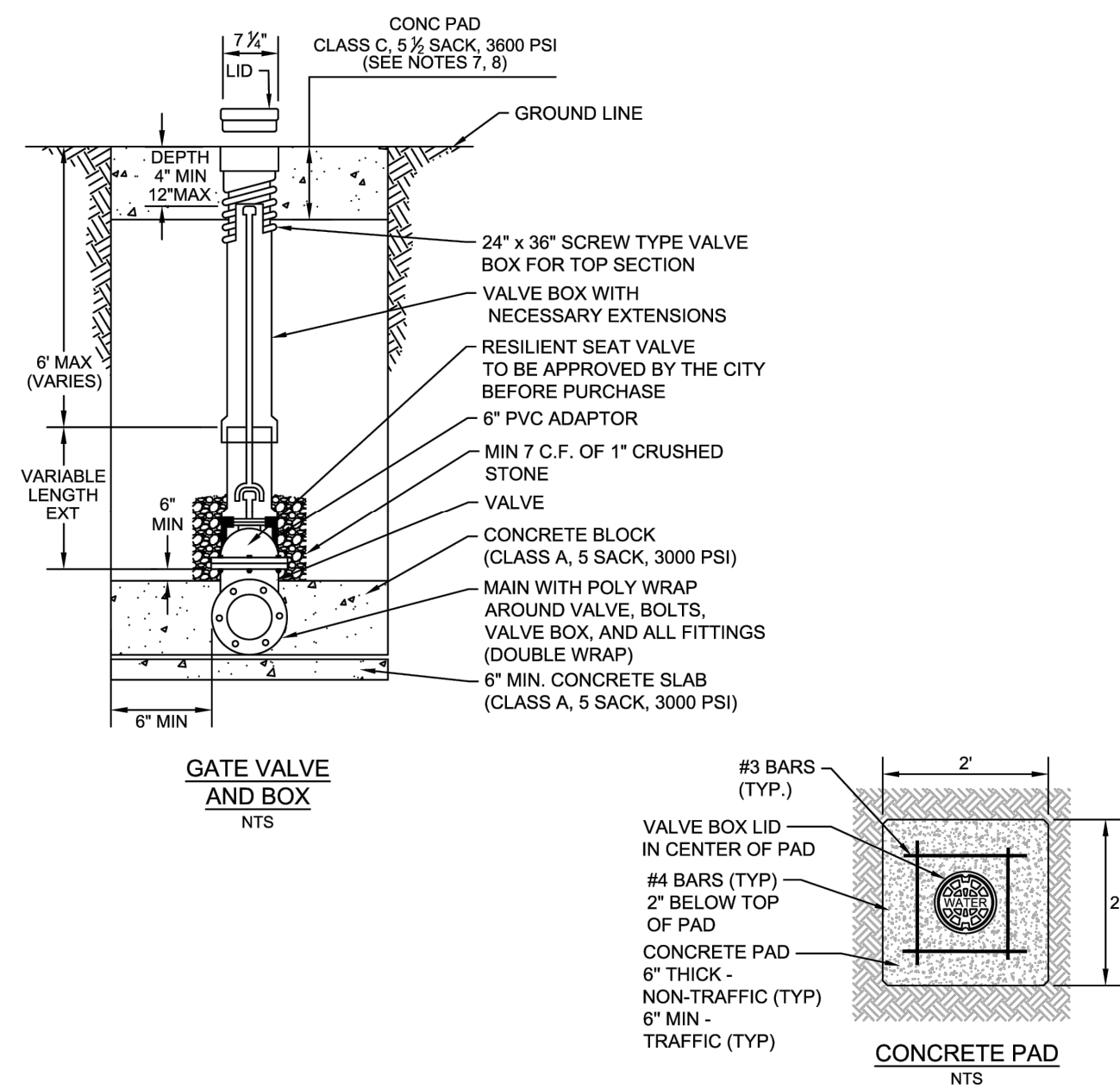
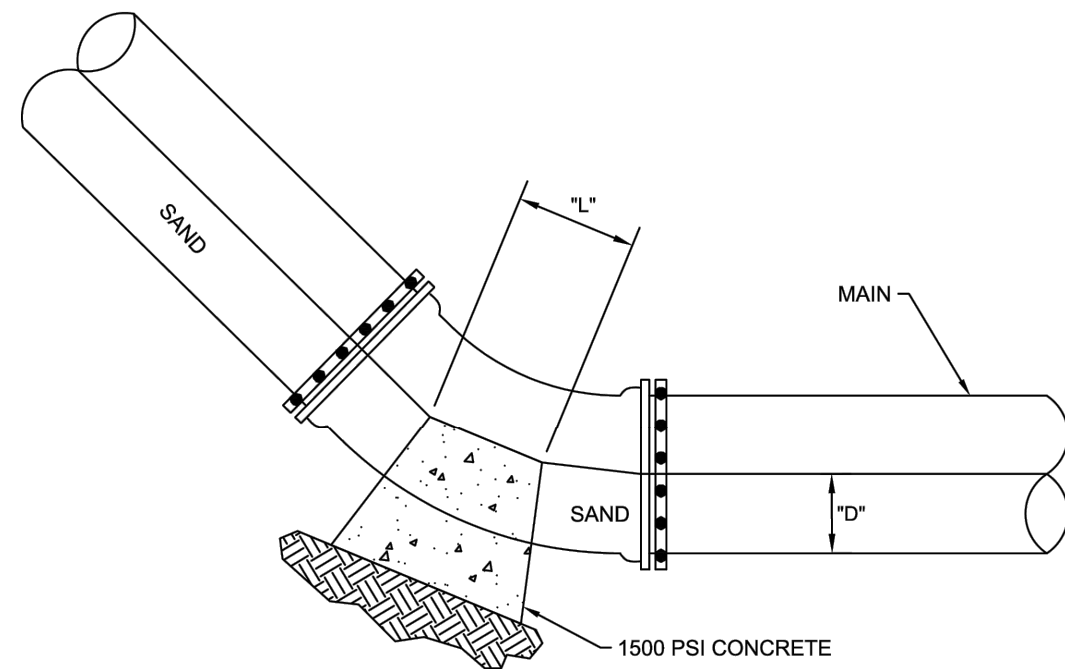
MA
ENGINEERING &
CONSTRUCTION

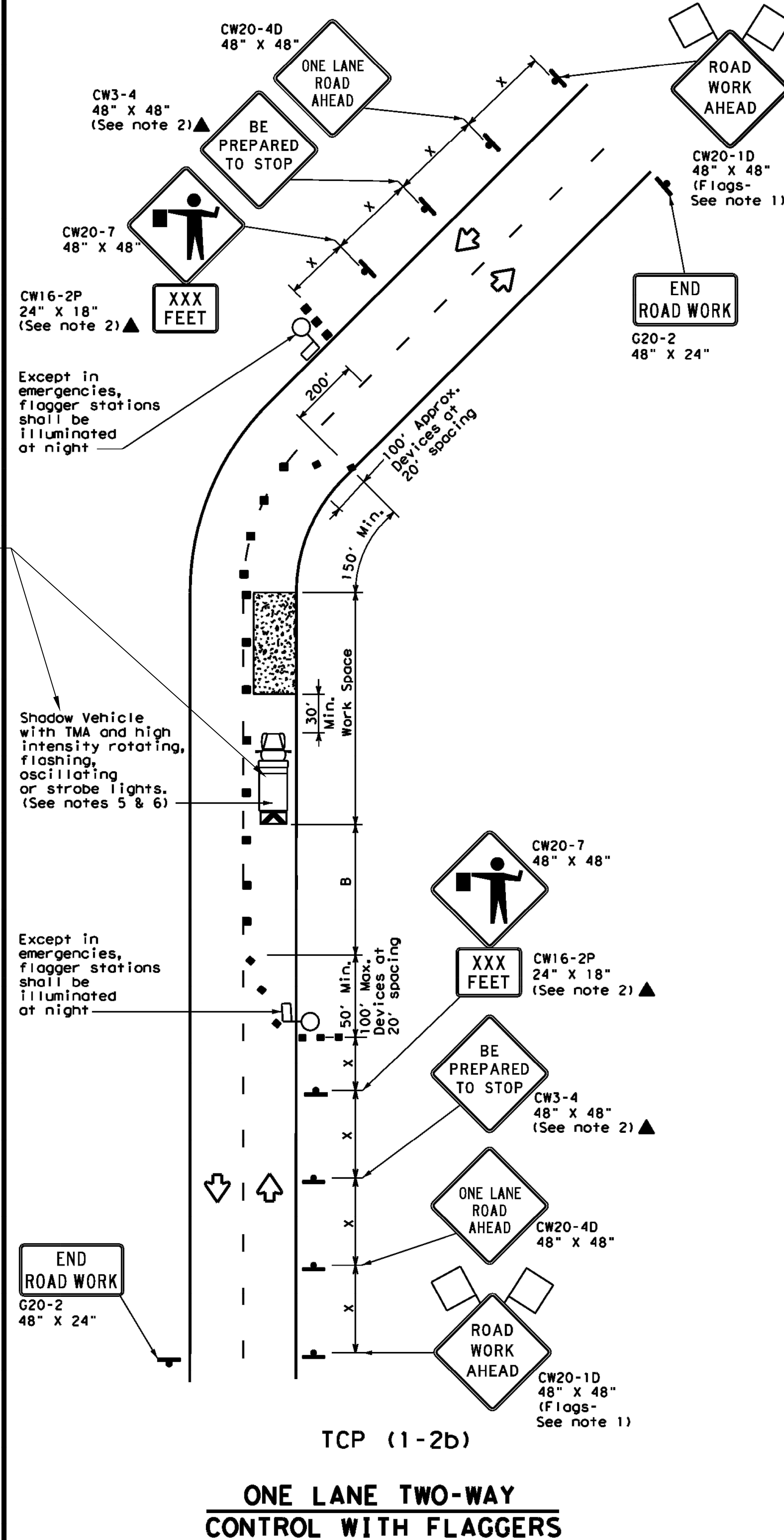
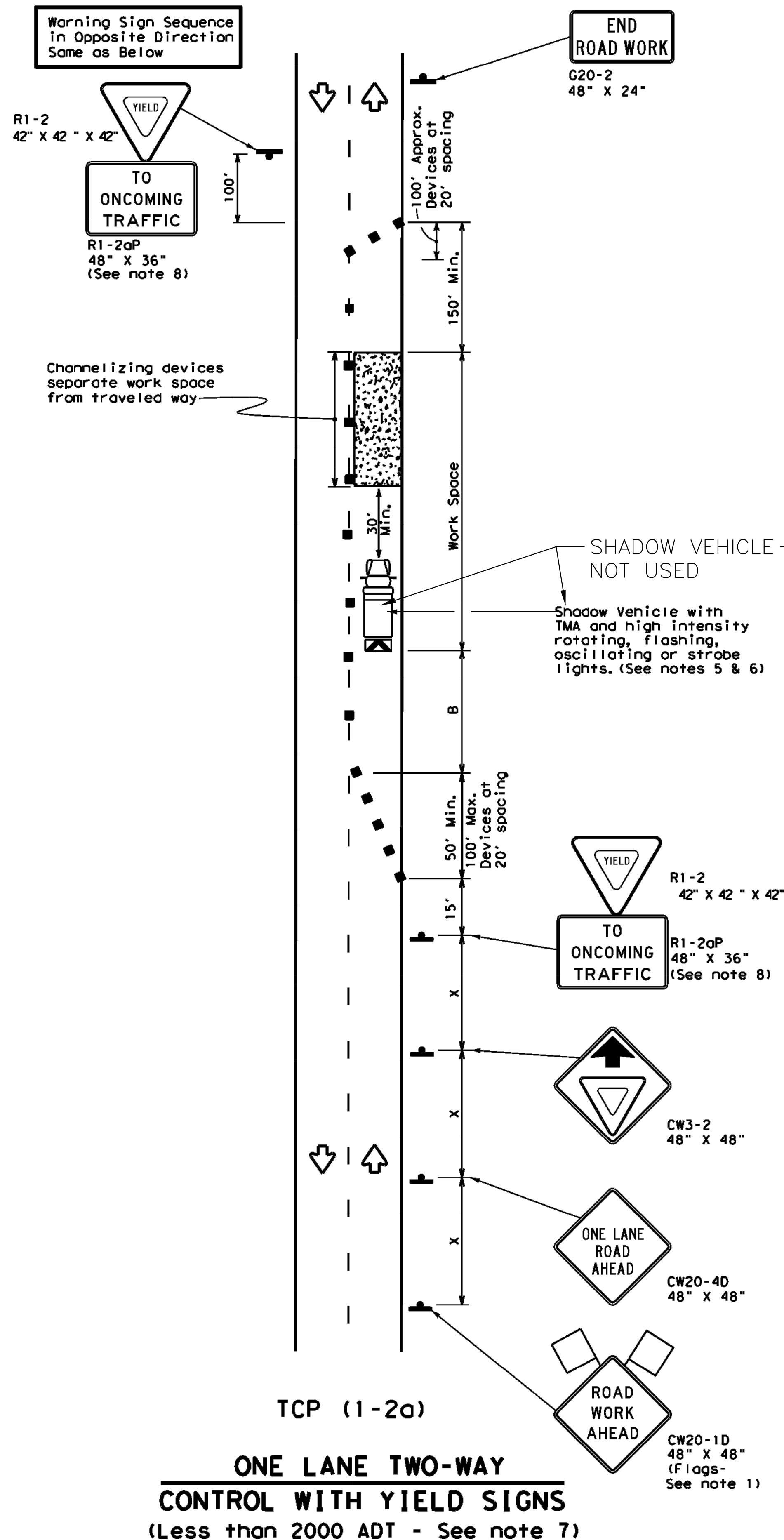
SHEET
8.1





Released For Construction
10/22/2025



DATE:
FILE:

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L = WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
 ** Taper lengths have been rounded off.
 L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CWS-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.



Texas Department of Transportation

**Traffic
Operations
Division
Standard**

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP (1-2) - 18

FILE:	tcp1-2-18.dgn		DN:		CK1:		DW1:		CK1:	
© TxDOT December 1985 REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18			CONT	SECT	JOB		HIGHWAY			
			DIST	COUNTY				SHEET NO.		

152

Released For
Construction
10/22/2025



NO.	DESCRIPTION	BY	DATE	SCALE
1.	FIRST SUBMITTAL	MA	04/02/25	DATE :
2.	SECOND SUBMITTAL	MA	07/14/25	DATE :
3.	THIRD SUBMITTAL	MA	10/21/25	DATE :
4.				DATE :
5.				DATE :
6.				DATE :
7.				DATE :



10-21-2025

TRAFFIC CONTROL PLAN

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916

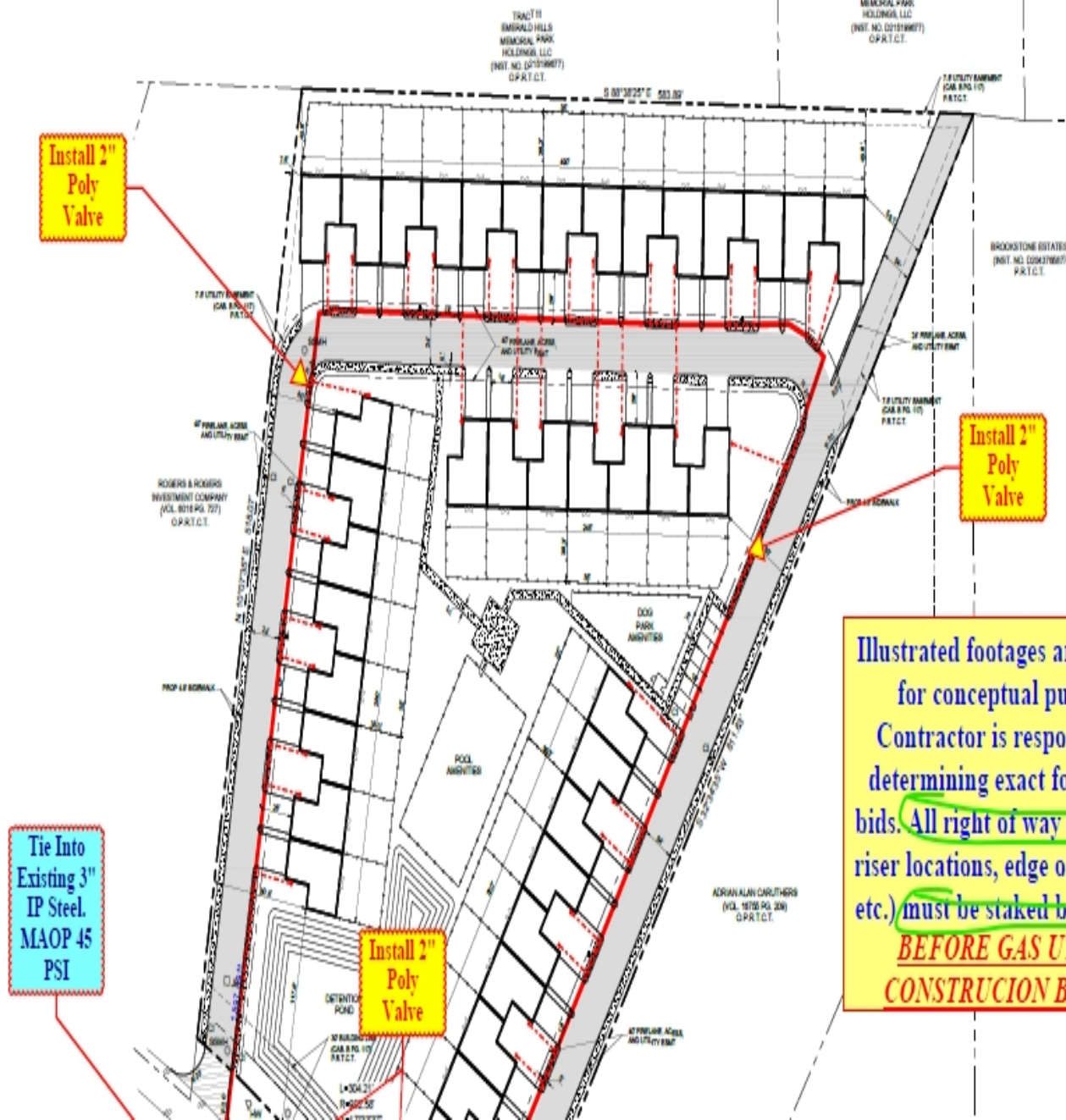


SHEET

TCP

INSTALL 1600 FEET OF 2 INCH HDPE MAIN ALONG PUBLIC UTILITY EASEMENT AS STAKED BY DEVELOPER. INSTALL SERVICE STUBS FOR APPROXIMATELY 38 LOTS AS STAKED BY DEVELOPER.

**Atmos Project
Number
080.91813**



SITE DATA
GENERAL SITE DATA
OWNER
LAND USE
LOT AREA
TOTAL LOTS
OPTIONAL BUILDINGS
TOTAL BUILDING AREA
LOT COVERAGE
TOTAL FLOOR AREA
PARKING
PARKING RATIO
PARKING REQUIREMENTS
TOTAL PARKING REQUIRED
AREA PARKING REQUIRED
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NOTE: HANDICAP PARKING
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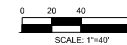
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**Know what's below.
Call before you dig.**

PROPOSED 100-YEAR HYDRAULIC CALCULATIONS						
BASIN	AREA (ACRES)	C	Tc (HR)	100 %N=1	Q100 (CFS)	NOTES
A	2.82	0.90	10	9.6	24.36	TO DETENTION POND
B	0.55	0.90	10	9.6	4.75	TO CURB INLETS
C	0.35	0.90	10	9.6	3.02	TO CURB INLETS
D	1.26	0.90	10	9.6	10.89	OFFSITE
E	1.21	0.90	10	9.6	10.45	TO CURB INLETS
				TOTAL	53.47	

$$Q = C \cdot I \cdot A$$



	EXISTING WATER LINE
	EXISTING OVER HEAD ELECTRIC
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	UNDER GROUND ELECTRIC CONDUIT
	SILT FENCE
	PROPERTY BOUNDARY LINE
	PROPOSED 6" CURB
	DRAINAGE AREA BASIN



NO.	DESCRIPTION	BY	DATE	SCALE
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DRAINAGE AREA
MAP - PROPOSED
CONDITIONS

**KENNEDALE OAKS
ADDITION**
KENNEDALE, TX

105 E OAK ST. SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 796-1042
FIRM # 13916



SHEET

4.2

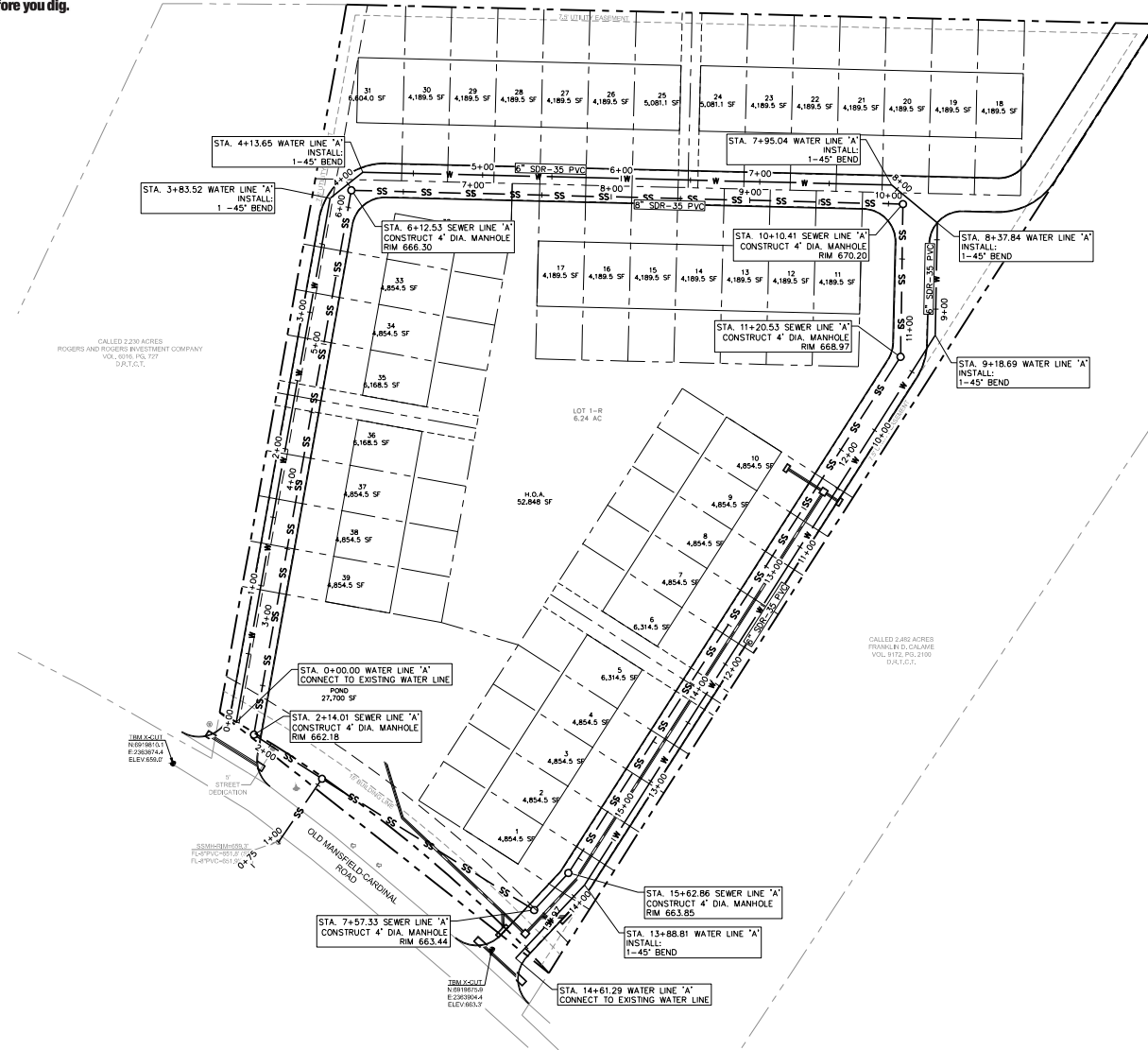
CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



SCALE: 1"=40'

LEGEND

- W — EXISTING WATER LINE
- OHE — EXISTING OVER HEAD ELECTRIC
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- GAS — PROPOSED GAS LINE
- UG — UNDER GROUND ELECTRIC CONDUIT
- SF — SILT FENCE
- — PROPERTY BOUNDARY LINE
- — PROPOSED 6" CURB
- — DRAINAGE AREA BASIN



NO.	DESCRIPTION	BY	DATE	SCALE
1.				1"=40'
2.				1"=40'
3.				1"=40'
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5.				1"=40'
6.				1"=40'
7.				1"=40'

UTILITY PLAN

KENNEDALE OAKS ADDITION
KENNEDEALE, TX

105 E OAK ST., SUITE 203
MANSFIELD, TX 76063
PHONE (817) 563-6900
FAX (817) 798-1042
FIRM # 13916



SHEET
5.1



OWNER'S AUTHORIZATION FORM

Name: Charles Williams

Company Name: CCBW - Kennedale, LLC

Address: 701 Highlander Blvd, Suite 350, Arlington, TX 76015

Telephone: (214) 606-4234 Email: chouse@pioneerrealtycapital.com

CHECK ONE OF THE FOLLOWING:

- ☐ I will represent the application myself; or
- ☒ I hereby designate **Edward Arshouk** (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Kennedale (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature:  Date: March 21, 2025



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 : 00006356354
AD NUMBER: 17240 1 1R
CERTIFICATE NO : 147866944

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

CCBW-KENNEDALE LLC

701 HIGHLANDER STE 350
ARLINGTON TX 76015

DATE : 5/29/2026

FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

HARRIS HILLS ESTATES BLOCK 1 L
OT 1R

0000439 MANSFIELD CARDINAL RD
6.185 ACRES

PROPERTY OWNER

CCBW-KENNEDALE LLC

701 HIGHLANDER STE 350
ARLINGTON TX 76015

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 : CCBW-KENNEDALE LLC

ACCOUNT NUMBER: 00006356354

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



CASH RECEIPT

RECEIPT NUMBER: 147866947

TAX YEAR: 2025

COLLECTED BY:

RICK BARNES

PO BOX 961018

FORT WORTH, TX 76161-0018

DATE: 5/29/2026

PAID BY:

CCBW-KENNEDALE LLC

701 HIGHLANDER STE 350

ARLINGTON, TX 76015

DATE	AMOUNT
5/29/2026	10.00

*** THIS IS A RECEIPT ***

RICK BARNES

PO BOX 961018

FORT WORTH, TX 76161-0018