



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
January 9, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

- A. Discuss any item on the Regular Session agenda
- B. Discuss creation or modification of zoning districts to implement the comprehensive land use plan
- C. Discuss use of form-based codes and concepts for land use standards in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection
- D. Discuss item(s) for future consideration
 - 1. Green / environmental regulations
 - 2. Subdivision standards for infill lots
 - 3. Zoning standards for Old Town

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Review and consider approval of minutes from the December 19, 2013 Planning & Zoning Commission meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

A. Case PZ 13-07 to consider a request by Alluvium Development for a preliminary plat for an approximately 45.5 acre tract located at 925 Mansfield Cardinal Rd, more particularly described as J M Lilly Survey A 980 Tract 2 & A 985 Tract 3, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Staff summary and response
4. Action by the Commission

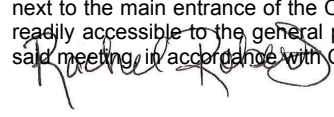
X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirno, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the January 9, 2014, Planning and Zoning Commission agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Rachel Roberts, Board Secretary



Date: January 9, 2014

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the Regular Session agenda

II. Originated by:

III. Summary:

During this agenda item, the Commission may discuss any item on the regular session agenda. No action may be taken on this item during the work session, and no comments from the public may be heard or considered until the regular session.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: January 9, 2014

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss creation or modification of zoning districts to implement the comprehensive land use plan

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The Commission did not have time to discuss this item at the December meeting. The staff report from the December packets is provided below. If time permits, I would like to have your thoughts on the attached zoning district ideas during the January work session.

In addition to the ideas presented in your packets last month, I hope to send to you next week a draft for a new section of the zoning code to address development of infill parcels. Please note that if I have something written to send to you before the meeting next week, the ideas in the draft will be conceptual only; they will not have been reviewed by other department or city officials.

As I continue drafting revisions to our zoning standards, it would help guide my work to know what some of the Commission's concerns are about our current zoning classifications or about potential land development patterns. During the next several work sessions, I would appreciate hearing your concerns and comments on each of the character districts.

To help with the discussion, I am sending you some very rough ideas I have been working on based on the city's vision as described in the comprehensive plan and on research on ideas that have worked in other communities. As the city begins to create new zoning districts or amend current regulations, we should consider making changes to the zoning code in several phases. A phased approach serves two purposes. First, it provides the community time to become accustomed to changes in the zoning code, and it also serves to make the public aware that additional changes will be made later, so they have a greater opportunity to learn about proposed changes and provide input early on. Second, it allows the city to take a step forward with implementing the comprehensive plan so we don't have to wait until all the desired updates to the code have been written before some changes are made.

The ideas included with this staff report (see attached document) would be for the first phase. The ideas do not represent an official opinion from city staff, and we have not received input from the public, other departments, or governing officials on the proposed changes.

If a phased approach is taken, I suggest that the first phase consist of only simple changes, such as establishing new zoning categories for existing suburban-type subdivisions. Because these kinds of zoning districts do not fit

the comprehensive plan, we should not permit new developments to follow the zoning standards for these districts, but the existing neighborhoods should be allowed to continue to develop in the manner the residents are already accustomed to and expect. Additional changes may be made to the zoning categories later, if needed, such as permitting smaller rear yard setbacks or adding landscaping requirements related to water conservation.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:

1.	Zoning updates -- ideas	Staff report -- updates to zoning code Dec. 2013.pdf
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Updates to City of Kennedale zoning code -- suggestions for changes

Phase I

Staff recommends the first phase consist of only simple changes, such as establishing zoning for existing suburban-type subdivisions, which are not expected to change. Because these kinds of zoning districts do not fit the comprehensive plan, we should not permit new developments to follow the zoning standards for these districts, but the existing neighborhoods should be allowed to continue to develop in the manner the residents are already accustomed to and expect. Additional changes may be made to the zoning categories later, if needed, such as permitting smaller rear yard setbacks.

New zoning category	Comprehensive Plan character district	Current zoning district	General Characteristics	Comments
N-50 Suburban Residential	Neighborhood	R-1	retain zoning district standards in effect as of adoption of revised zoning code (2012-2013)	may require stricter landscaping standards to address water conservation concerns (depends on whether such standards can apply to existing platted lots); possibility of making some changes at a later time, such as reducing required rear yard setback
N-40 Suburban Residential	Neighborhood	R-2	retain zoning district standards in effect as of adoption of revised zoning code (2012-2013)	may require stricter landscaping standards to address water conservation concerns (depends on whether such standards can apply to existing platted lots); possibility of making some changes at a later time, such as reducing required rear yard setback
N-30 Suburban Residential	Neighborhood	R-3	retain zoning district standards in effect as of adoption of revised zoning code (2012-2013)	may require stricter landscaping standards to address water conservation concerns (depends on whether such standards can apply to existing platted lots); possibility of making some changes at a later time, such as reducing required rear yard setback

Listed below are three concepts for zoning classifications of AG or rural areas. We might explore the idea of creating "designated rural areas" or something similar to identify areas that are intended to remain agricultural or rural.

AG Agricultural	Conservation Overlay	AG	lots 10 acres or larger in agricultural use or proposed to be in ag use; house building materials may include materials characteristic of rural areas, such as Hardie-Plank or cedar (metal buildings not permitted); add restrictions on number of livestock that may be kept	staff need to get an idea from farmers/ranchers how much livestock can be kept on what size property and be sanitary and not cause erosion or pollution/storm water concerns
CY Countryside	Conservation Overlay	AG	lots at least 1 acre in size but less than 10 acres; house building materials may include materials characteristic of rural areas, such as Hardie-Plank or cedar (metal buildings not permitted); add restrictions on amount of livestock that may be kept	for use on properties in agricultural or conservation districts in comp plan or in areas where city intends to maintain agricultural character; not for use for commercial ag operations
RN Rural Neighborhood (Countryside Compatible)	Conservation Overlay/Neighborhood	R-3	lots less than an acre in size but surrounded by or contiguous with properties zoned AG or CY AND not part of a neighborhood designated N-50, N-40, or N-30; house building materials may include materials characteristic of rural areas, such as Hardie-Plank or cedar (metal buildings not permitted); keeping of livestock not permitted; keeping of chickens (max. # to be determined) and bees is permitted	for properties that do not meet the lot size requirements for CY but are clearly rural in character or part of a rural/CY district; <u>for existing lots only -- may not be used for new development in Countryside/Agricultural areas</u>



Date: January 9, 2014

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss use of form-based codes and concepts for land use standards in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

I've been updating the draft Bowman Springs Urban Village code since the December meeting, in particular by changing the Administration section to match the Administration section in the Employment Center code and by changing the formatting of several sections.

The earlier drafts left the Roof Forms and Projections section blank. There aren't particular roof forms in this area that need to be preserved through code requirements, but there may be roof forms that the Commission would like to prohibit. If there are particular roof forms the Commission would like to see protected or prohibited, please let me know.

I've also added a requirements about vistas and street terminations, as follows, as well as a requirement that roof top equipment be screened.

1. All streets shall be located so that all streets terminate at other streets, except where not feasible due to natural site conditions. Cul-de-sacs shall be permitted only when warranted by natural site conditions.
2. At every termination point of a street, or where it makes a ninety-degree turn (plus or minus fifteen degrees), the street shall terminate on a building or vertical element to establish a terminated vista, unless the street terminates into a park, a trail entrance, or natural area.

In addition to the changes described above, I'm also adding to and revising the illustrations. Are there any other sections of the draft code the Commission would like to see revised?

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: January 9, 2014

Agenda Item No: WORK SESSION - D.

I. Subject:

Discuss item(s) for future consideration

1. Green / environmental regulations
2. Subdivision standards for infill lots
3. Zoning standards for Old Town

II. Originated by:

III. Summary:

The Commission maintains a list of topics that it would like to address under a future agenda. These items are not intended for discussion at this time, but the Commission may discuss these topics or additional topics in terms of when they will be added as a regular work session agenda item and the scope of the future discussion.

1. Green/Environmental regulations
2. Subdivision standards for infill lots
3. Zoning standards for Old Town

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



Date: January 9, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and consider approval of minutes from the December 19, 2013 Planning & Zoning Commission meeting

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The minutes from the December 19th meeting are attached to this message for your review and consideration for approval.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	12.19.2013 PZ Minutes	12.19.2013 PZ Minutes.doc
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KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
December 19, 2013
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Chairman Harvey called the work session to order at 6:04 P.M.

II. ROLL CALL

Ms. Roberts called roll.

Members present: Ernest Harvey (chair); Stephen Brim, Katie McFadden, Mike Walker, and Carolyn Williamson (alternate)

Members absent: Tom Pirtle (vice-chair); Michael Herring, Don Rawe

A quorum was present. Mr. Harvey asked Ms. Williamson to serve as a regular member for this meeting.

III. WORK SESSION

A. Discuss any item on the Regular Session agenda

Ms. Roberts told the Commission that the applicant for Case PZ 13-09 had requested a postponement. The Commission asked when Case PZ 13-09 would be considered, and Ms. Roberts said it would most likely be February or March.

B. Discuss use of form-based codes and concepts for land use standards in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

The Commission discussed concerns about existing land uses for this area and about what would be desired. The Commission discussed how it was desired to have buildings closer together, pushed closer to the roadway and closer from the side, almost like zero lot lines or an old historic district. They also discussed the standards included in the draft code already and said that the current zoning code is vague in a lot of areas, and the new code would allow the city to be specific and get everything in one place. The city won't have to do so many Planned Development Districts, which are hard to manage.

Ms. McFadden asked what would happen to existing uses when a new code is adopted, and Mr. Brim and Mr. Harvey said they would become grandfathered non-conforming uses.

Mr. Walker asked if there were any population projections for this and other urban villages for when they're built out and what the impact would be on schools. Ms. Roberts said there weren't any projections specific to these areas, and Mr. Harvey said it seemed as though most of the city's population growth would be to the south.

C. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

The Commission did not have time to discuss this item.

D. Discuss item(s) for future consideration

- 1. Green / environmental regulations**
- 2. Zoning standards for Old Town**

The Commission did not have time to discuss this item. Ms. Roberts asked if the Commission could reconvene the work session after the regular session to discuss future items. The Commission agreed, and the work session closed at 7:00 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Chairman Harvey called the regular session to order at 7:00 P.M.

VI. ROLL CALL

Ms. Roberts called roll.

Members present: Ernest Harvey (chair); Stephen Brim, Katie McFadden, Mike Walker, and Carolyn Williamson (alternate)

Members absent: Tom Pirtle (vice-chair); Michael Herring, Don Rawe

A quorum was present, and Ms. Williamson served as a regular member.

VII. MINUTES APPROVAL

A. Review and consider approval of minutes from the November 21, 2013 Planning & Zoning Commission Regular Meeting

Mr. Walker made a motion to approve the minutes, seconded by Ms. Williamson. The motion passed with all in favor except Mr. Harvey, who abstained.

VIII. VISITOR/CITIZENS FORUM

No one registered to speak.

IX. REGULAR ITEMS

A. CASE # PZ 13-09 to receive comments and consider action on a request by Ashton Holdings, Inc. for a replat of approximately 6.3 acres, for property located at 260 Hilltop (access on 3rd St), legal description of Hilltop Addition Block 1 Lots 1-15, to create Lots 1-29.

Mr. Harvey told the audience that the applicant had requested a continuance for this case and that it would be considered at another time.

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said City Hall would be closed on December 24th and 25th and on January 1st. She also said that Kennedale had been selected to be a Tree City USA.

XI. ADJOURNMENT

Mr. Brim made a motion to adjourn, seconded by Ms. McFadden. All Commissioners voted in favor except Mr. Harvey, who abstained.

The regular session adjourned at 7:12 P.M. The work session reconvened at 7:12 P.M.

Ms. Roberts asked if the Commission could add subdivision regulations for infill lots to the list of items for Future Consideration. The Commission agreed to do so.

1. Green / environmental regulations
2. Subdivision standards for infill lots
3. Zoning standards for Old Town

Ms. McFadden made a motion to adjourn, seconded by Mr. Walker. The motion passed with all in favor except Mr. Harvey, who abstained.

The work session adjourned at 7:24 P.M.



Date: January 9, 2014

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Case PZ 13-07 to consider a request by Alluvium Development for a preliminary plat for an approximately 45.5 acre tract located at 925 Mansfield Cardinal Rd, more particularly described as J M Lilly Survey A 980 Tract 2 & A 985 Tract 3, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Staff summary and response
4. Action by the Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: preliminary plat

Location: The Vineyard planned development district, at Little School and Mansfield Cardinal roads

Requested by: Alluvium Development

Background.

This item is a request for a preliminary plat for The Vineyard planned development district.

Staff Review and Recommendation.

City staff and our engineers reviewed the preliminary plat for compliance with the comprehensive plan and with city standards and regulations.

Comprehensive plan.

The preliminary plat substantially conforms to the site plan and related documents submitted and approved as part of the Planned Development district for this property. Since the PD was considered to be in compliance with the comprehensive plan, and the plat conforms to the PD standards and site plan, staff therefore considers the plat to be in compliance with the comprehensive land use plan.

City standards and regulations.

Staff reviewed the preliminary plat and asked the applicant to make several changes, and the plat you are considering reflects all the changes requested. You'll see that we have included the preliminary utility plan and the preliminary grading and drainage plan. These documents are not part of the preliminary plat, but we have included them for your reference.

Staff recommends approval of the preliminary plat.

Planning & Zoning Commission Review.

Preliminary plats do not require a public hearing and are not considered by the City Council. After the Commission has reviewed the preliminary plat, the applicant will be advised of any required changes and/or additions. Upon satisfactory completion of any requirements imposed by the Commission, the applicant may proceed with the submittal of a final plat.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 13-07 preliminary plat	PZ 13-07 The Vineyard preliminary plat.pdf
2.	PZ 13-07 preliminary utility plan	PZ 13-07 preliminary utility plan.PDF
3.	PZ 13-07 preliminary drainage & grading plan	PZ 13-07 preliminary grading drainage plan.PDF

being a 44.8748 acre tract of land situated in the J.M. Lilly Survey, Abstract Number 980, and the J.M. Lilly Survey, Abstract Number 985, in the City of Kennedale, Tarrant County, Texas, and being a portion of that certain tract of land described in a deed to First Texas Lumber Company, Inc., as recorded in Instrument Number D213259396, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the northeast corner of said Harper tract, same being the northwest corner of Lot 11, Block 1, Oliver Acres, an addition in the City of Kennedale lying thereon, and being the northwest corner of the tract of land described in a deed to Sharon Floyd (see Volume 1932, Page 2046, Deed Records, Tarrant County, Texas), said point also being in the fourth line of a tract of land described in a deed to Sharon Floyd (see Volume 1932, Page 2046, Deed Records, Tarrant County, Texas),

THENCE S 07°35'58" W, along the common line of said Harper tract, and said Oliver Acres, a tract of land described in a deed to John R. Couch & Sharon Crouch, etvtr recorded in instrument Number D210140023, Deed Records, Tarrant County, Texas, to the northeast corner of a tract of land described in a deed to John R. Couch & Sharon Crouch, etvtr recorded in instrument Number D210140023, Deed Records, Tarrant County, Texas,

REFERENCE N 89°16'07" W, along the common line of said Harper tract and said Crouch tract passing through the northeast corner of the tract of 160.00 acres described, is used to Mark A. Bigler, a resident of said City of Kennedale, Texas, and passing the common corner of said Bigler tract and Lot 1-R, Block 1, Oliver Acres, an addition in the City of Kennedale according to the plat thereof recorded in Cabinet B, Slide 1785, Plat Records, Tarrant County, Texas, and continuing a total distance of 1000.90 feet to a 1/2 inch iron rod set for the northwest corner of said Lot 1-R;

ENCE 00042553" W, along the common line of said Harper tract and said Lot 1-R, Block 1, DISTRICT 1, to the southeast corner of said Lot 1-R, Block 1, DISTRICT 1, a distance of 215.98 feet to a 1/2 inch iron rod set for the southwest corner of said Lot 1-R, Block 1, DISTRICT 1, along the north right-of-way line of Mansfield-Cardinal Road (a variable width right-of-way);

ENCE N 69°17'48" W, along the south line of said Harper tract and the north right-of-way line of Mansfield-Cardinal Road (a variable width right-of-way) a distance of 162.00 feet to a 1/2 inch iron rod set for corner;

ENCE N 69°17'48" W, along the south line of said Harper tract and the north right-of-way line of Mansfield-Cardinal Road, a distance of 162.00 feet to a 1/2 inch iron rod set for corner;

ENCE N 69°17'48" W, along the south line of said Harper tract and the north right-of-way line of Mansfield-Cardinal Road, a distance of 191.98 feet to a 1/2 inch iron rod set for corner;

ENCE N 69°17'48" W, along the south line of said Harper tract and the north right-of-way line of Mansfield-Cardinal Road and North Little School Road (a variable width right-of-way), said point being in a curve to the right having a radius of 75.46 feet, a deflection angle of 253°16'19" and a distance of 253.91 feet to a 1/2 inch iron rod set for corner;

HENCE along the south line of said Harper tract and the intersection of Mansfield-Cardinal Road and North Little School Road, an arc distance of 33.72 feet, a chord bearing and distance of N 30°15'57" W, 33.44 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the left having a radius of 94.54 feet, a delta angle of 27°17'55";

HENCE along the south line of said Harper tract and the intersection of Mansfield—Cardinal Road and north Little School Road, and along said curve to the left an arc distance of 45.05 feet, a chord bearing N 24°15'20" W, 44.62 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 57.32 feet, a delta angle of 47°57'38";

HENCE along the west line of said Harper tract and the east line of said North Little School Road, an arc distance of 47.65 feet, a chord bearing and distance of N 19°17'08" W, 46.29 feet to a 1/2 inch iron rod set for corner;

THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.30 FEET, A DELTA ANGLE OF 06°44'13";

NORTH LITTLE SCHOOL ROAD, A DISTANCE OF 75.08 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

HENCE ALONG THE WEST LINE OF SAID HARPER TRACT AND THE EAST LINE OF SAID NORTH LITTLE SCHOOL ROAD, AN

DISTANCE OF 55.53 FEET, A CHORD BEARING AND DISTANCE OF N 01°32'19" E, 55.50 FEET TO A 1/2 INCH IRON

ROD SET FOR CORNER;

—HENCE N 00°02'30" E, along the west line of said Harper tract, and the east right-of-way line of said North Little School road, a distance of 173.75 feet to a 302.17 inch iron set for corner said point being the beginning of a curve to the right having a radius or 302.17 feet, a delta angle of 08°07'19",

HENCE N 04°14'05" E, along the west line of said Harper tract and the east right-of-way line of said North Little School Road, a distance of 88.02 feet to a 1/2 inch iron rod set for corner;

HENCE N 00°11'42" E, along the west line of said Harper tract and the east right-of-way line of said North Little School Road, a distance of 639.75 feet to a 1/2 inch iron rod set for corner, said point being in the south line of a tract of land described in a deed to Juanita Russell Truit recorded in Volume 27, page 254, Deed Books, Garret County, Texas.

[illegible]

BLOCK	LOT	AREA (Sq. Ft.)	Acres
1	1	9632	0.221
1	2	8832	0.203
1	3	11976	0.275
1	4	11967	0.275
1	5	10349	0.238
1	6	10011	0.230
1	7	9999	0.230
1	8	10100	0.232
1	9	10398	0.239
1	10	10488	0.241
1	11	10488	0.241
1	12	10388	0.238

BLOCK	LOT	AREA (Sq. Ft.)	Acres
2	1	10291	0.236
2	2	16513	0.379
2	3	18465	0.424
2	4	13941	0.320
2	5	14000	0.321
2	6	14000	0.321
2	7	84047	1.929
2	8	13997	0.321
2	9	13811	0.317
2	10	27617	0.634
2	11	13366	0.307

BLOCK	LOT	AREA (Sq. Ft.)	Acres
3	1	13950	0.320
3	2	14000	0.321
3	3	14000	0.321
3	4	14000	0.321
3	5	14000	0.321
3	6	14000	0.321
3	7	14000	0.321
3	8	19806	0.455
3	9	23074	0.530
3	10	14130	0.324
3	11	13544	0.311
3	12	13500	0.310
3	13	13500	0.310
3	14	13500	0.310
3	15	13500	0.310
3	16	13500	0.310
3	17	13500	0.310
3	18	3981	0.091
3	19	14659	0.337
3	20	11897	0.273
3	21	10513	0.241

BLOCK	LOT	AREA (Sq. Ft.)	Acres
6	1	9635	0.223
6	2	9640	0.221
6	3	9669	0.222
6	4	29334	0.687
6	5	9600	0.220
6	6	9600	0.220
6	7	9600	0.220
6	8	9550	0.219
6	9	9350	0.215
6	10	9600	0.220
6	11	9600	0.220
6	12	9600	0.220

BLOCK	LOT	AREA (Sq. Ft.)	Acres
4	1	10745	0.247
4	2	9718	0.224
4	3	9614	0.221
4	4	9602	0.220
4	5	9674	0.222
4	6	9637	0.221
4	7	9600	0.220
4	8	9600	0.220
4	9	9600	0.220
4	10	9600	0.220
4	11	9550	0.219
4	12	9600	0.220
4	13	9600	0.220
4	14	9600	0.220
4	15	9600	0.220
4	16	9600	0.220
4	17	9614	0.221
4	18	9666	0.222
4	19	9604	0.220
4	20	9603	0.220
4	21	9666	0.222
4	22	9735	0.223
4	23	9015	0.207

BLOCK	LOT	AREA (Sq. Ft.)	Acres
5	1	23232	0.850
5	2	9600	0.220
5	3	9600	0.220
5	4	9600	0.220
5	5	9550	0.219
5	6	9550	0.219
5	7	9600	0.220
5	8	9600	0.220
5	9	9600	0.220
5	10	10012	0.230
5	11	10080	0.231
5	12	9639	0.221

BLOCK	LOT	AREA (Sq. Ft.)	Acres
6	1	9635	0.223
6	2	9640	0.221
6	3	9669	0.222
6	4	29334	0.687
6	5	9600	0.220
6	6	9600	0.220
6	7	9600	0.220
6	8	9550	0.219
6	9	9350	0.215
6	10	9600	0.220
6	11	9600	0.220
6	12	9600	0.220

BLOCK	LOT	AREA (Sq. Ft.)	Acres
7	1	11212	0.257
7	2	8400	0.193
7	3	8400	0.193
7	4	8400	0.193
7	5	36675	0.842
7	6	9350	0.219
7	7	9600	0.220
7	8	9550	0.219
7	9	8400	0.193
7	10	8400	0.193
7	11	8400	0.193
7	12	10307	0.237

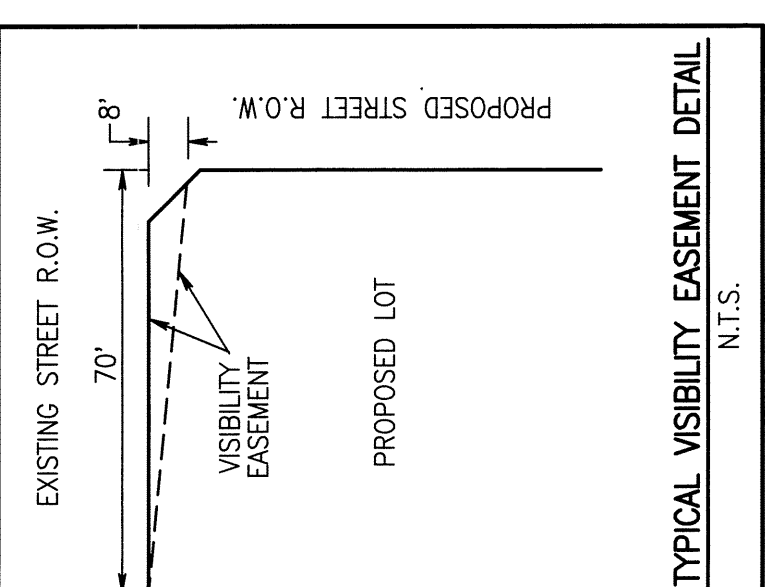
BLOCK	LOT	AREA (Sq. Ft.)	Acres
8	1	11668	0.268
8	2	10171	0.232
8	3	10097	0.233
8	4	10022	0.230
8	5	9948	0.228
8	6	9874	0.227
8	7	9799	0.225
8	8	3508	0.081
8	9	9712	0.223
8	10	9637	0.221
8	11	9705	0.223
8	12	9605	0.221
8	13	9600	0.220
8	14	9600	0.220
8	15	9600	0.220
8	16	9600	0.220
8	17	9600	0.220
8	18	9600	0.220
8	19	9600	0.220
8	20	9600	0.220
8	21	10294	0.236

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	23.62	N72°58'52"E	60.00	223.033°	23.46	11.96
C2	39.97	N73°19'15"E	60.00	474.313°	48.54	26.54
C3	63.10	N7°36'30"E	60.00	60.5157°	60.23	34.82
C4	17.85	N69°42'32"E	60.00	170.239°	17.78	8.99
C5	32.02	N72°52'27"E	60.00	30.343°	31.64	16.40
C6	62.55	N62°51'14"E	60.00	59.94407°	59.76	34.46
C7	68.60	N62°01'08"E	60.00	65.3037°	64.93	38.60
C8	70.97	S08°21'49"E	60.00	67°46'05"	66.90	40.29
C9	67.53	N74°29'32"E	60.00	64.929°	64.02	37.85
C10	94.26	N68°52'14"E	60.00	8°47'09"	9.19	4.61
C11	90.66	N09°43'17"E	60.00	90.7354°	85.15	60.42
C12	36.91	N50°03'28"E	60.00	37.09931°	38.23	20.17
C13	53.35	N81°33'34"E	60.00	50.5629°	51.61	28.58
C14	11.24	N5°03'14"E	60.00	10.4410°	11.23	5.64
C15	20.50	N75°59'29"E	60.00	19.3419°	20.40	10.35
C16	57.67	S44°36'21"E	60.00	55.0338°	55.47	30.24
C17	44.00	N03°56'16"E	60.00	42.0014°	43.02	23.04
C18	51.49	N45°01'14"E	34.50	89.9598°	48.79	35.50
C19	69.82	N82°01'37"E	250.00	16.0005°	69.59	35.14
C20	76.72	S82°22'44"E	270.00	16.4218°	78.44	39.64
C21	58.06	S82°36'54"E	250.00	1318.27°	57.93	29.16
C22	54.22	N45°57'11"E	34.50	90.0233°	48.81	34.52
C23	50.82	N42°15'44"E	34.50	84.7333°	46.35	31.28
C24	112.77	S87°35'42"E	1030.00	616.122°	112.71	56.44
C25	58.18	N04°41'43"E	400.00	82.0203°	58.13	28.14
C26	47.92	N044°10'27"E	330.00	81.9164°	47.88	24.00
C27	86.96	S0400°03'02"	600.00	81.396°	86.99	43.11
C28	59.42	S47°09'58"E	34.50	98.4149°	59.34	40.17
C29	120.21	S74°42'56"E	250.00	273.9302°	119.06	61.29
C30	34.39	S0322°25'55"	34.50	57.00705°	33.99	18.78
C31	70.46	N02°23'25"E	830.00	451.50°	70.44	35.25
C32	91.47	N044°17'02"E	630.00	89.9134°	91.41	45.83
C33	39.27	S044°14'33"E	750.00	82.003°	39.44	19.67

C.A. _____
V.E. _____
INST. NO. _____
R.O.W. _____
③ _____

FLOOD STATEMENT: THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, NO. 48439C0340K, MAP EFFECTIVE: AUGUST 25, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

1. BASIS OF BEARING: THE EAST LINE OF A TRACT TO JOHN L. HARPER III RECORDED IN INSTRUMENT NUMBER D208455647. DEED RECORDS OF TARRANT, TEXAS S00703'58"W



LINE	BEARING	DISTANCE
L1	N 44°58'19"E	14.14
L2	S 45°01'42"W	14.14
L3	N 45°01'42"E	14.14
L4	N 44°58'19"E	14.14
L5	N 45°01'41"E	14.14
L6	N 44°58'19"E	14.14
L7	S 44°52'33"E	43.30
L8	N 44°57'15"E	42.23
L9	S 45°22'48"E	44.06
L10	N 44°16'07"E	14.14
L11	N 45°43'55"E	14.14
L12	N 44°17'50"E	14.14
L13	N 51°17'56"E	12.73
L14	S 54°53'51"E	14.14
L15	N 45°43'55"E	14.14
L16	N 40°27'11"E	33.77
L17	N 45°23'12"E	14.06
L18	N 44°16'07"E	14.14
L19	S 54°53'55"E	14.14
L20	S 49°43'22"E	15.20
L21	N 44°16'36"E	13.00
L22	N 44°16'07"E	14.14
L23	S 45°22'48"E	44.06
L24	S 45°58'59"E	14.14
L25	N 44°16'07"E	14.14
L26	N 44°58'07"E	13.66
L27	N 72°03'45"E	15.01
L28	S 72°14'12"E	75.46
L29	N 38°17'01"E	139.92
L30	S 81°07'15"E	70.82

$\Delta = 47^{\circ}37'38''$
 $R = 57.32'$
 $L = 47.65'$
 $CB = N19^{\circ}17'08''W$
 $LC = 46.29'$

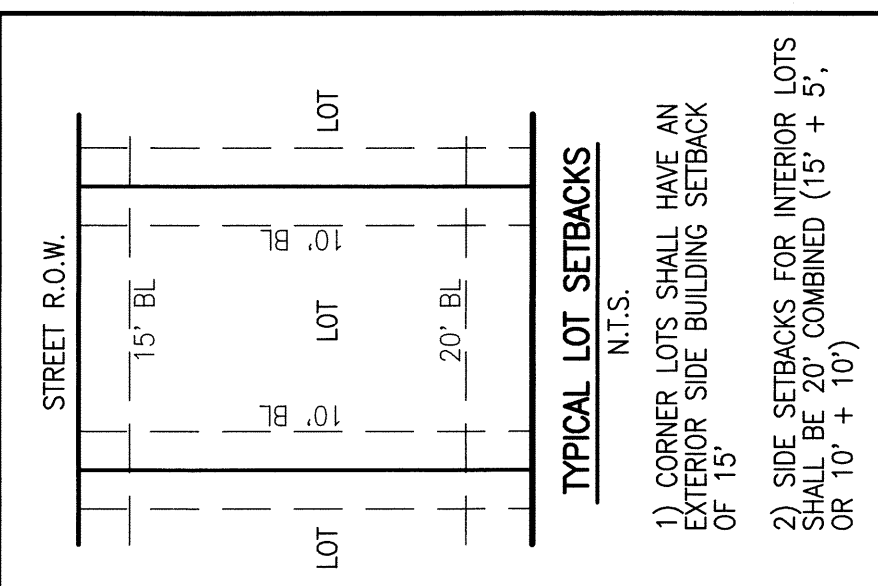
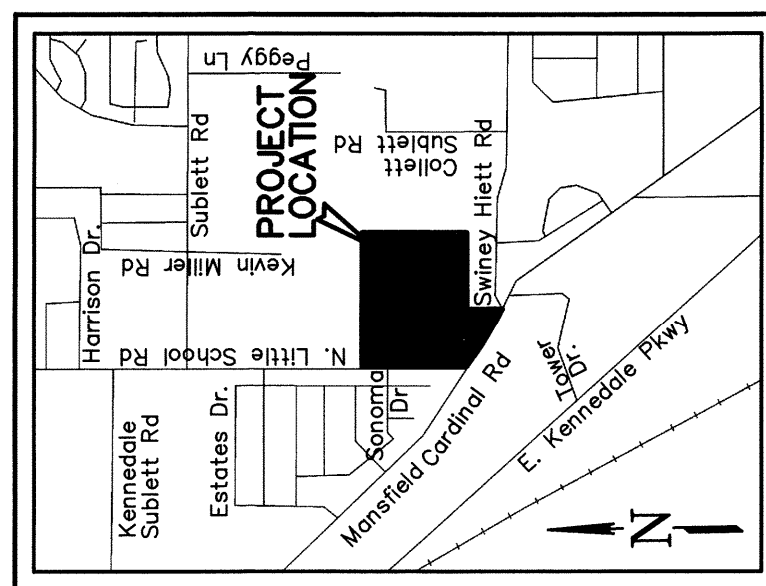
$\Delta = 271^{\circ}55'$
 $R = 94.54'$
 $L = 45.05'$
 $CB = N24^{\circ}15'20''W$
 $LC = 44.62'$

CHORD BEARING	RADIUS
N17°28'52"W	60.00
N11°28'52"E	60.00

N69°08'32"W	60.00
N71°25'27"E	60.00
N62°25'14"W	60.00
N001°2'08"E	60.00
S08°21'49"W	60.00
N74°29'32"E	60.00
N68°52'14"W	60.00
N09°43'17"W	60.00
N54°03'26"E	60.00
N81°53'34"W	60.00
N51°03'14"W	60.00
N81°55'29"W	60.00
S44°36'21"E	60.00

50	N45°01'41"E	34.50
51	N82°01'37"E	250.00
52	S82°22'44"W	270.00
53	S82°36'54"E	250.00
54	N44°57'11"W	34.50
55	N42°15'44"E	34.50
56	S87°35'42"W	1030.00
57	N04°11'43"E	400.00
58	N04°12'07"E	330.00
59	S04°04'03"E	600.00
60	S4°09'58"W	34.50
61	S75°42'56"E	250.00
62	N13°22'53"W	34.50

N04°12'07"E	630.00
S04°11'43"W	270.00



LAND USE TABLE		
USE	LOTS	ACRES
RESIDENTIAL	117	29.602
COMMON AREA	7	4.487

PRELIMINARY PLAT OF THE VINEYARD

BLOCK 1, LOTS 1-12
BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-21
BLOCK 4, LOTS 1-23
BLOCK 5, LOTS 1-12
BLOCK 6, LOTS 1-12
BLOCK 7, LOTS 1-12
BLOCK 8, LOTS 1-21
44.8748 ACRES
117 RESIDENTIAL LOTS
7 COMMON AREAS
NOT USED IN THIS SALE

J.M. LILLY SURVEY, ABSTRACT NO. 985
J.M. LILLY SURVEY, ABSTRACT NO. 980
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

DATE: JANUARY 2014

ENGINEER
MACATEE ENGINEERING
3519 MILES STREET
DALLAS, TEXAS, 75209
TEL (214) 373-1180

SURVEYOR
VOTEX SURVEYING COMPANY
CONTACT: DENNIS VOYLES
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-
TEL (972) 964-0851
FAX (972) 964-3601

DEVELOPER
LULUVM DEVELOPMENT
CONTACT: TERRY JOBE
3526 LOFT STREET
DALLAS, TEXAS 75219
(817) 995-9500
telerrance@vchco.com

OWNER
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE
DALLAS, TEXAS 75201
CONTACT: TERRY JOBE
(817) 995-9500

FLOOD STATEMENT:
THIS SUBJECT TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48439C0340K, MAP EFFECTIVE: AUGUST 25, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

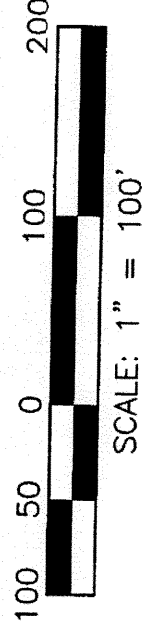
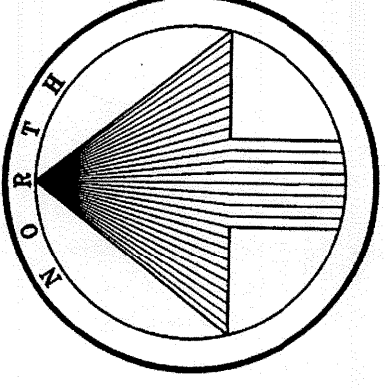
S0411'43"W	270.00'	8°20'03"	39.24'	19.67'
N041207°E	630.00'	8°19'14"	91.41'	45.83'
N023225°E	830.00'	4°51'50"	70.44'	35.25'
N322253°W	34.50'	57°07'05"	32.99'	18.28'
S754256°E	250.00'	27°33'02"	119.06'	61.29'
S470438°W	34.50'	98°41'09"	52.34'	40.17'

C28	59.42°
C29	120.21°
C30	34.39°
C31	70.46°
C32	91.49°
C33	39.27°

	9600	0.220
	9550	0.219
	9550	0.219
0	9600	0.220
1	9600	0.220
2	9600	0.220

17	15500	0.310	6	8
18	3981	0.091	6	9
19	14659	0.337	6	11
20	11897	0.273	6	1
21	10513	0.241	6	11

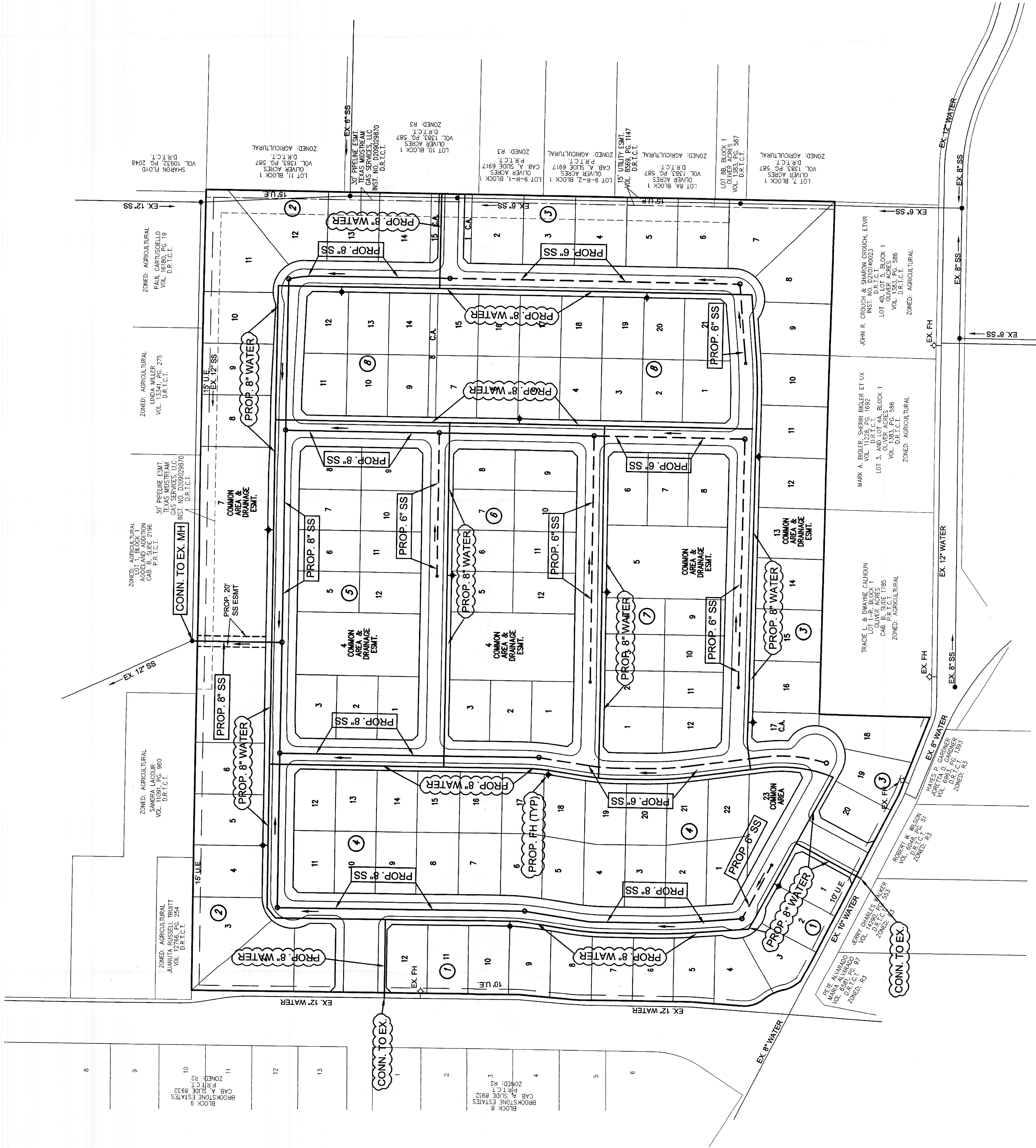
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- NOTES:
- 1) INSTALL: 117 - 6" SANITARY SEWER LATERALS
 - 2) INSTALL: 117 - 1" WATER SERVICES

PRELIMINARY
FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028
OCTOBER 2013

REV.	BY	DATE	DESCRIPTION
PRELIMINARY UTILITY PLAN			
THE VINEYARD			
CITY OF KENNEDALE			
TARRANT COUNTY, TEXAS			
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 WILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED MAC	DRAWN P/J	DATE 10/18/13	DWG FILE T1402
PROJECT #	SHEET NO.	1 OF 2	

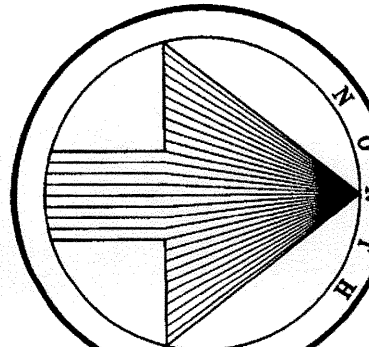


TOTAL ALLOWED DISCHARGE (Q100) FROM AREA C1=381 cfs (PER FLOOD STUDY PREPARED BY TEAGUE HALL AND PERKINS -JUNE 2007)

ALLOWED DISCHARGE (Q100) FROM REMAINDER OF AREA C1 = 232 cfs (63% OF TOTAL ALLOWED DISCHARGE)

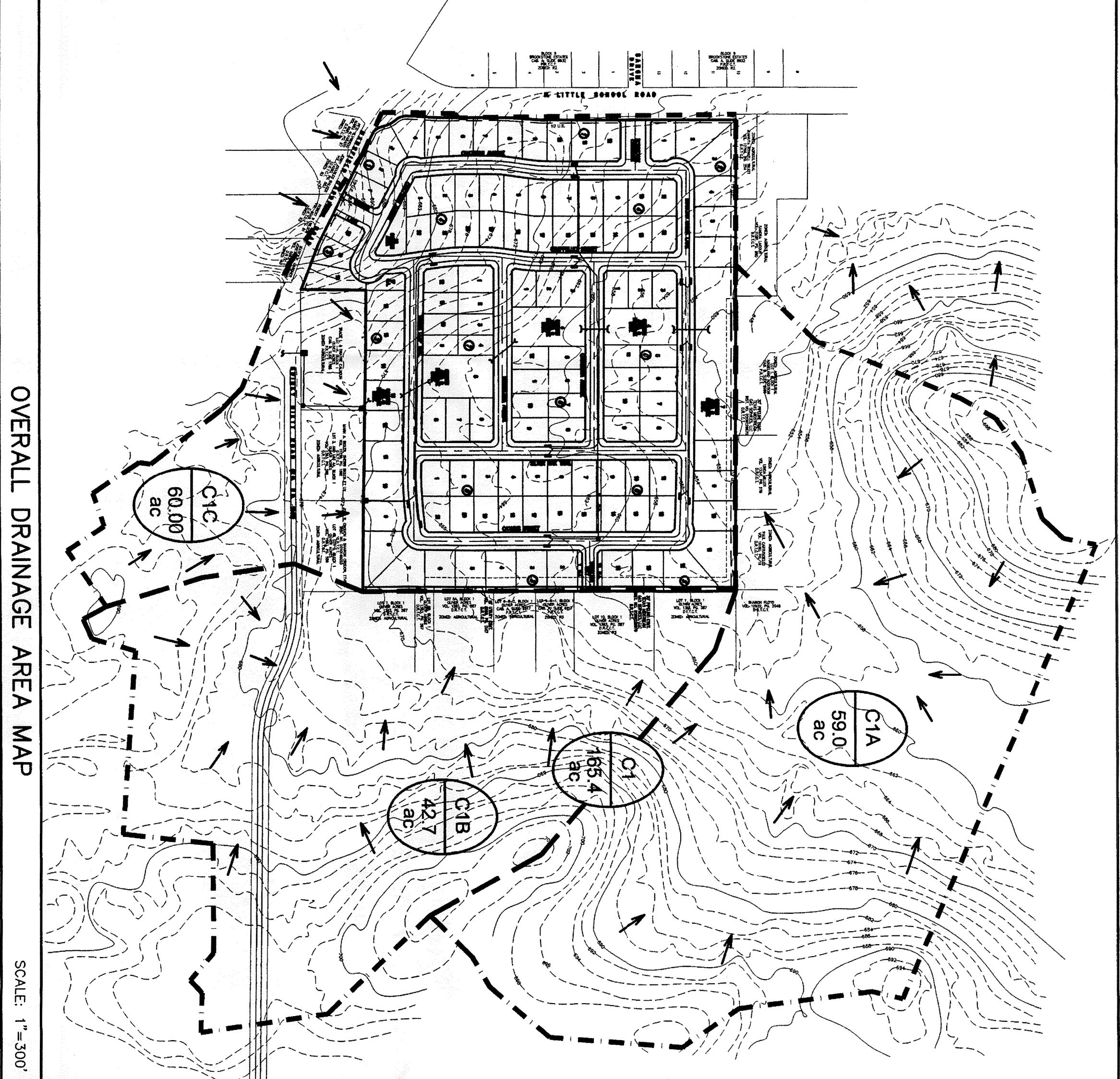
FUTURE DETENTION POND FOR AREAS C1A & C1B

EXISTING AREAS		PROPOSED AREAS	
XX	AREA DESIGNATION	XX	AREA DESIGNATION
XX	ACRES	XX	ACRES
XX	0100 cfs	XX	0100 cfs



SCALE: 1" = 100'

- LEGEND
- 655' --- EX. 2 FOOT CONTOUR INTERVALS
 - 650' --- PROP. 10 FOOT CONTOUR INTERVALS
 - 645' --- PROP. 2 FOOT CONTOUR INTERVALS
 - 640' --- DIRECTION OF FLOW
 - 635' --- OVERALL BOUNDARY OF DRAINAGE AREA C1 - BASED ON FLOOD STUDY PREPARED BY TEAGUE HALL AND PERKINS, JUNE 2007
 - 630' --- SUBBASIN DRAINAGE DIVIDE
 - 625' --- PROPOSED PAVEMENT ELEVATION



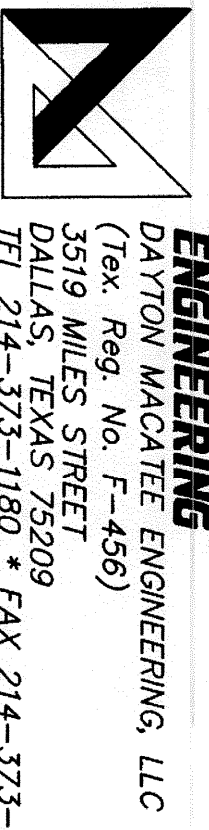
OVERALL DRAINAGE AREA MAP

OVERALL RUNOFF CALCULATIONS				
AREA	ACRES	Tc	'C'	'Q100'
		(min)		(cfs)
C1A	59.00	>30	0.40	5.80
C1B	42.70	>30	0.40	5.80
C1C	60.00	15	0.55	7.98

PRELIMINARY FOR REVIEW ONLY
DAYTON C. MACATEE, P.E., 65028
OCTOBER 2013

PRELIMINARY GRADING & DRAINAGE PLAN

THE VINEYARD
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

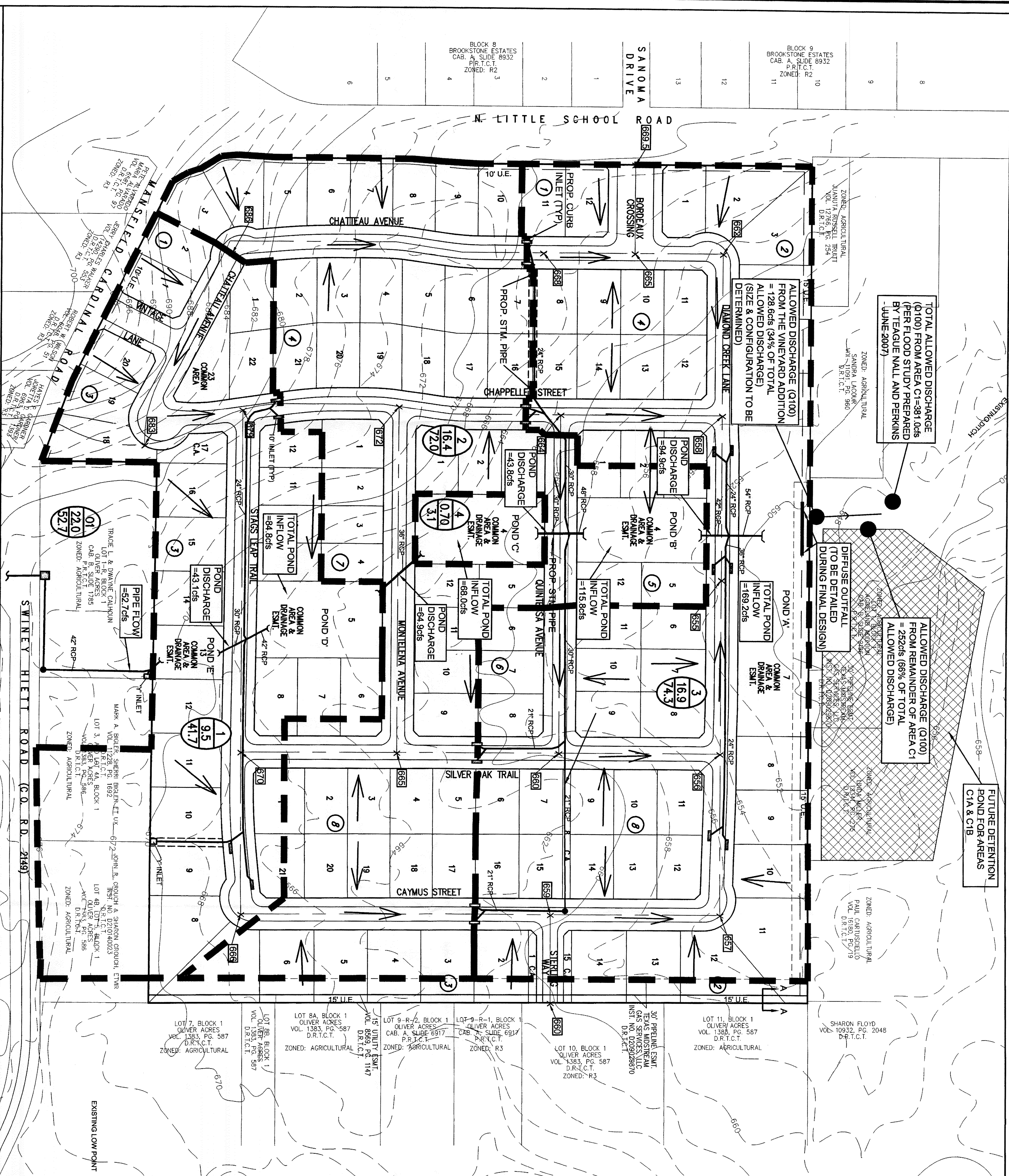


REV.	BY	DATE	DESCRIPTION

DESIGNED	MAC	DRAWN	PAF	DATE	10/19/13	DWG FILE	PROJECT #	SHEET NO.	2 OF 2
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PRELIMINARY SITE DRAINAGE & GRADING PLAN

SCALE: 1"=100'



PRELIMINARY POND CALCULATIONS FOR DRAINAGE AREA C1C

TOTAL DETENTION VOLUME REQUIRED				
Q2	Q10	Q25	Q100	
75,090cfs	115,533cfs	139,886cfs	175,487cfs	

***ALLOWABLE DISCHARGE IS 128 GPMs FULLY DEVELOPED RUNOFF IS 283.3 cfs

PROP. SITE RUNOFF CALCULATIONS				
AREA	ACRES	Tc	'C'	'Q100'
		(min)		(cfs)
1	9.50	15	0.55	7.98
2	16.40	15	0.55	7.98
3	16.50	15	0.55	7.98
4	0.70	15	0.55	7.98
C1	22.00	15	0.30	7.98