



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
November 19, 2015
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 items for future consideration
- C. Discuss joint work session with City Council

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of minutes from the October 15, 2015 Planning and 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 15-12** Consider approval of a preliminary plat requested by Emanuel Glockzin for 332-370 S. New Hope Rd, more particularly described as an approximately 23-acre tract in the C. B. Teague Survey A 15-06 and Robert C. Richey Survey A-1358, Tarrant County, Texas, conveyed from C D Fincher Estate to Emanuel Glockzin as recorded in instrument number D215220118.

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

B. **CASE # PZ 15-13** Public hearing and consideration of Ordinance approval regarding a request by Kennedale Economic Development Corporation for a zoning change from "AG" Agricultural to "PD" Planned Development zoning district for single family residential use for that approximately 8-acre portion outside the floodplain of an approximately 15.6 acre tract, belonging to Ethel Swiney and located in the David Strickland Survey A-1376, Tarrant County, Texas. The property is mostly located west of the former Williamson Drive as shown on the plat abandonment recorded in Tarrant County Clerk's instrument number D214210746. Addresses include 1201, 1305, & 1307 Bowman Springs Rd.

1. Staff presentation
2. Applicant presentation
3. Public Hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning 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 the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the November 19, 2015, 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



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission may discuss any item on the regular session agenda. No action may be taken on any item, and no public comments may be heard.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss items for future consideration

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Under this agenda item, the Commission may discuss items it would like to have placed on future work session agenda. No action may be taken on these items.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss joint work session with City Council

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

For the benefit of any commissioners who were not able to attend the joint work session, the Commission may discuss the joint work session with City Council from Monday, Nov. 16th.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from the October 15, 2015 Planning and Zoning Commission meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from the October 15, 2015 Planning and Zoning Commission meeting.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	10.15.2015 PZ Minutes	10.15.2015 PZ Minutes Final.docx
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KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION MINUTES

COMMISSIONERS - REGULAR MEETING

October 15, 2015

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

Mr. Harvey called the meeting to order at 6:03 PM.

II. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle	X	
Harry Browne	X	
Stephen Brim	X	
Jeff Whitacre		X
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley		X
<i>vacant</i>		

There was a quorum.

Mr. Browne joined the commission at 6:33 PM.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary)

III. WORK SESSION

A. Presentation and discussion with staff from CHC Development concerning a possible planned development district application for property located along Bowman Springs Rd

This lot is the Swiney property located on approximately fifteen (15) acres located on Bowman Springs Rd. Rian McGuire, 916 Bryant Ave. Fort Worth, TX, & Ryan Hill, 1600 West 7th St. Suite 200, Fort Worth, said they want to make a subdivision with 28 single family residences with a home owners' association. They went over the different lot sizes and said they believe the development will be more creative with the unusual lots. They went over what requirements they would want and what the commission would want them to have.

B. Discuss any item on the regular session agenda

The commission did not have time to discuss this item.

C. Select items for discussion future agendas

The commission did not have time to discuss this item.

The work session closed at 7:01 PM.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:01 PM.

VI. ROLL CALL

Commissioner	Present	Absent
Ernest Harvey	X	
Tom Pirtle	X	
Harry Browne	X	
Stephen Brim	X	
Jeff Whitacre		X
Don Rawe		X
Carolyn Williamson	X	
<i>Alternates</i>		
Billy Gilley		X
<i>vacant</i>		

There was a quorum.

Mr. Gilley was asked to serve as a regular member on the commission.

Staff present: Rachel Roberts (city planner); Katherine Rountree (board secretary).

VII. MINUTES APPROVAL

A. Consider approval of minutes from September 17, 2015 Planning and Zoning Commission meeting

Mr. Pirtle motioned to approve the minutes. The motion was seconded by Ms. Williamson and passed with all in favor except Mr. Harvey, who abstained from voting.

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak

IX. REGULAR ITEMS

A. CASE # PZ 15-09 to receive comments and consider approval on an ordinance amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing new zoning districts, "Neighborhood Village overlay district" and "Urban Village overlay district," and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

1. Staff presentation

Ms. Roberts said this is the final product from what the commission has been working on. She went over the regulations that were proposed to the commission in the staff report and made edits from suggestions from the commission.

2. Public hearing

No one signed up to speak.

3. Staff response and summary

Staff recommended approval with the following edits completed:

1. Correct typos
2. Restaurant parking should be doubled from what is provided in the draft ordinance.

3. Remove arrows showing traffic flow on illustrations of drive-throughs site design.
4. Add text that site plans must minimize conflict between pedestrians and drive way access.
5. Make sure some allowance is made for building setbacks to allow for patios for cafes and restaurants.
6. For the illustration showing temporary drive ways for drive-throughs, clarify that the temporary drive is only allowed until the properties develop and an alley or rear street access is possible.
7. In the table on setbacks, clarify that the 10' setback for accessory buildings is 10' from the rear of the primary structure.
8. Under definitions, move over the words being defined so that this section is easier to read.
9. In the section on bike parking, specify that at least 1 space is required.
10. Move the illustration on screening walls to the definitions section.

4. Action by the Planning & Zoning Commission

Mr. Pirtle motioned to approve with the changes that were read during the staff summary response. The motion was seconded by Ms. Williamson and passed with all in favor except Mr. Harvey, who abstained from voting.

B. CASE # PZ 15-11 Public hearing and consideration of Ordinance approval regarding a request by Summit Custom Homes for a zoning change for 2.07 acres from "AG" Agricultural zoning district to "R1" Single family residential zoning district at 1033 – 1041 Swiney Hiatt Rd and 1149 Swiney Hiatt, legal description of Oliver Acres block 1 lot 5 and ½ of lot 4 and lot 6D, Kennedale, Tarrant County, Texas.

1. Staff presentation

Ms. Roberts said the area is zoned agricultural but the primary use in the area is a more standard single family residential. She went over the requirements for both agricultural and single family residential. She said the comprehensive land use plan says this area is intended to be residential in character and these lots are in compliance with the plan.

2. Applicant presentation

Adlai Pennington, 1375 Gilman Rd, said that he has previously developed houses on the same street and described the kind of homes that would be developed if the rezoning were approved.

3. Public hearing

No one signed up to speak.

4. Applicant response

There was no applicant response.

5. Staff response and summary

Staff recommended approval.

6. Action by the Planning & Zoning Commission

Mr. Pirtle motioned to approve. The motion was seconded by Mr. Browne and passed with all in favor except Mr. Harvey, who abstained from voting.

X. REPORTS/ANNOUNCEMENTS

The Bird Workshop will be from 8:00 AM to 10:00 AM on Saturday, October 17th at City Hall.

The Public Safety Open House will be from 10:00 AM to 12:00 PM on Saturday, October 17th at the fire house.

The Bring It! event will be from 9:00 AM to 11:00 AM on Saturday, October 24th at City Hall.

Trunk-or-Treat & Movie in the Park will be from 5:00 PM to 9:00PM on Saturday, October 24th in

TownCenter Park.

The Kennedale Historical Society's annual membership meeting will be on Sunday, October 18th.

The Bird Habitat Clean-Up will be from 9:00 AM to 1:00 PM on Saturday, November 7th.

XI. ADJOURNMENT

Mr. Brim motioned to adjourn. The motion was seconded by Mr. Browne and passed with all in favor except Mr. Harvey, who abstained from voting.

The meeting adjourned at 8:10 PM



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 15-12 Consider approval of a preliminary plat requested by Emanuel Glockzin for 332-370 S. New Hope Rd, more particularly described as an approximately 23-acre tract in the C. B. Teague Survey A 15-06 and Robert C. Richey Survey A-1358, Tarrant County, Texas, conveyed from C D Fincher Estate to Emanuel Glockzin as recorded in instrument number D215220118.

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

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: preliminary plat

Location: Kennedale New Hope Rd, immediately south of (adjacent to) Sonora Park

Requested by: Emanuel Glockzin

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 Future Land Use Plan shows this area to be within a Neighborhood character district.

This district is primarily residential in nature. Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services... The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

The proposed plat is for residential use that includes community gathering places, and 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. Revisions were received at the end of the business day on 11/12. Engineering staff have reviewed the plans and have

a few follow-up comments that need to be addressed. These comments can all be addressed through the final plat, however. None of the comments are significant enough to withhold approval of the preliminary plat, so long as it is understood that final engineering plans will need to be designed according to the forthcoming water and sewer studies, and the design Engineer for New Hope Road may require additional right-of-way dedication as part of the final plat (in addition to any other comments that will need to be addressed).

A few minor changes are needed on the plat drawing. First, two of the adjoining lots still show incorrect zoning. Also, the owner's name on the plat will need to be changed to match deed records, and the setback lines will need to be labeled. We have notified the applicant of these necessary changes.

The preliminary civil plans have not been included with the packet but will be available to the Commission members at the meeting.

Staff recommendation.

Staff recommends approval of the preliminary plat with the following conditions.

1. The final engineering plans will need to be designed according to the forthcoming water and sewer studies.
2. The preliminary plat should include a note that additional right-of-way dedication may be required as part of the final plat.
3. The correct zoning classification should be shown on the two properties that still show incorrect information.
4. The owner's name should match the deed records for the property.
5. The setback lines should be shown on the plat drawing.

Action by the Planning & Zoning Commission.

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:

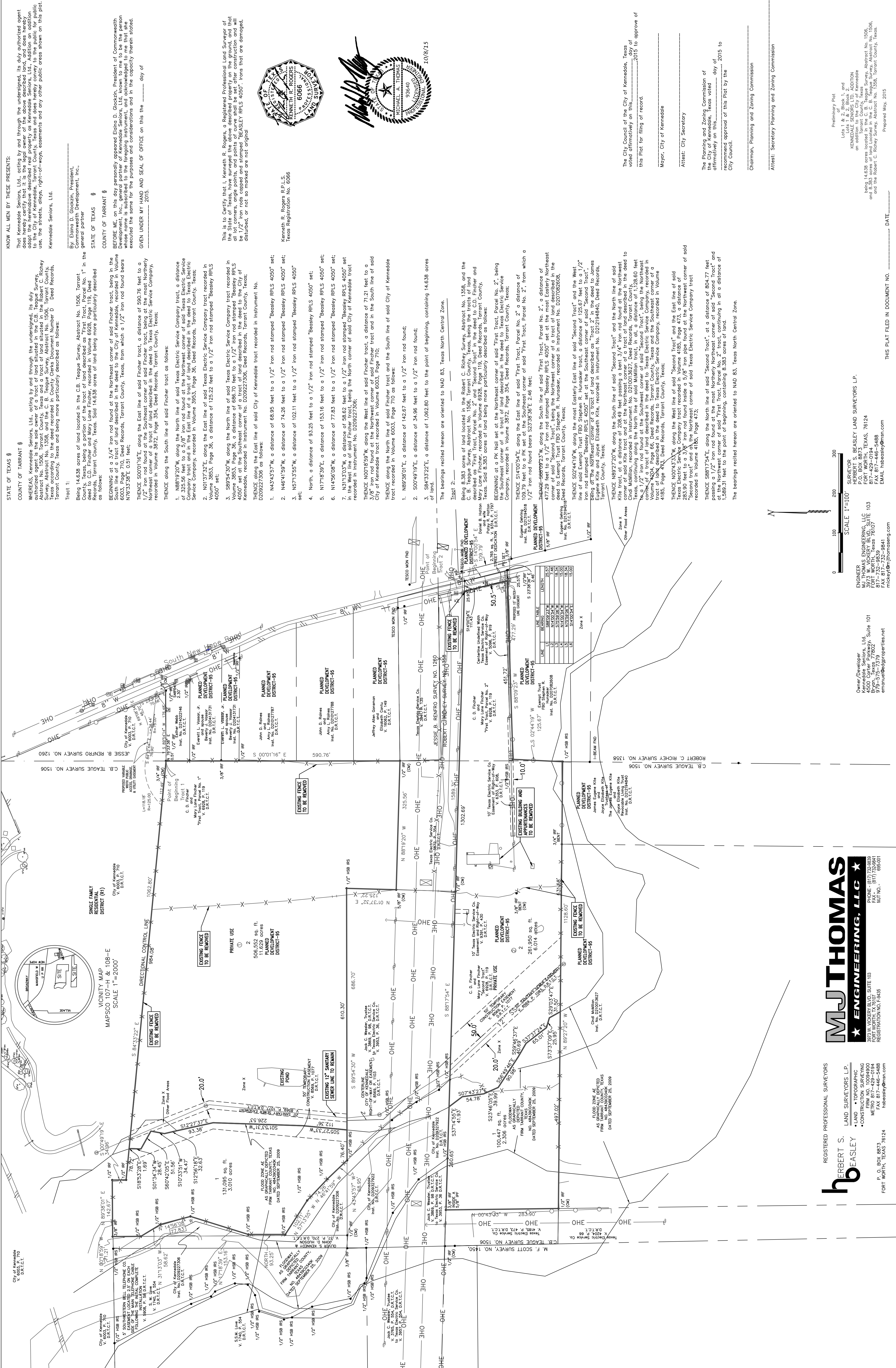
VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 15-12 plat drawing (original)	15-1008_PRELIMINARY_PLAT-Signed.pdf
2.	staff comments, PZ 15-12 preliminary plat	Kennedale Seniors staff & engineering plat comments.pdf
3.	PZ 15-12 response letter	695-001_RspLtr_RRoberts_15-1112_AS.pdf
4.	PZ 15-12 revised preliminary plat	PZ 15-12 revised preliminary plat.pdf
5.	PZ 15-12 application	PZ 15-12 application.pdf
6.	PZ 15-12 revised application	PZ 15-12 revised application.pdf
7.	Future Land Use Plan showing site to be platted	PZ 15-12 future land use plan.pdf
8.	Easement doc 1	Release_of_Easement.pdf
9.	Easement doc 2	Access_Easement_Exhibits.pdf



KNOW ALL MEN BY THESE PRESENTS:

That Kennedale Seniors, Ltd., acting by and through the undersigned, its duly authorized agent and attorney in fact, do hereby certify that the above described property is the property of Kennedale Seniors, Ltd., and that the same is being conveyed to the City of Kennedale, Tarrant County, Texas and does hereby convey to the public for public use, the streets, alleys, right-of-ways, easements and any other public areas shown on this plat.

By: Elaine D. Glackzin, President,
Commonwealth Development, Inc.,
general partner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, on this day personally appeared Elaine D. Glackzin, President of Commonwealth Development, Inc., a duly organized corporation under the laws of the State of Texas, who has acknowledged to me that she executed the same for the purposes and considerations, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____ 2015.

This is to Certify that L. Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 4050". Irons that are damaged, disturbed, or not so marked are not original.

Kenneth R. Rogers R.P.L.S.
Texas Registration No. 6066



Michael A. Thomas
MICHAEL A. THOMAS
REGISTERED PROFESSIONAL LAND SURVEYOR
93640
STATE OF TEXAS
10/8/15

The City Council of the City of Kennedale, Texas, voted affirmatively on this _____ day of _____ 2015 to approve of this Plat for filing of record.

Mayor: City of Kennedale

Attest: City Secretary

The Planning and Zoning Commission of the City of Kennedale, Texas, voted affirmatively on this _____ day of _____ 2015 to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary Planning and Zoning Commission

REGISTERED PROFESSIONAL SURVEYORS
h HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • SURVEYING
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0184
P. O. BOX 8873
FORT WORTH, TEXAS 76124
FAX 817-732-5838
FAX 817-732-5468
REGISTRATION NO. 1-345
hbsurvey@att.net

MJ THOMAS
★ ENGINEERING, LLC ★
3023 W. VICKERY BLVD. SUITE 103
FORT WORTH, TX 76107
PHONE: (817) 732-8838
FAX: (817) 732-8841
REGISTRATION NO. 1-345
MJT.NI.

Owner/Developer
HERBERT S. BEASLEY ENGINEERING, LLC
4500 Carter Parkway, Suite 101
Bryn, Texas 77802
(817) 732-8838
email: hbsurvey@att.net

ENGINEER
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
3973 W. VICKERY BLVD., SUITE 103
FORT WORTH, TEXAS 76107
(817) 732-8838
FAX 817-732-5468
EMAIL hbsurvey@att.net

THIS PLAT FILED IN DOCUMENT NO. _____ DATE _____

Preliminary Plat
of
Lots 1 & 2, Block 1, and
Kenneale Seniors LTD. Addition
on addition to the City of Kennedale

being 14.638 acres located in the C. B. Teague Survey, Abstract No. 1506,
Tarrant County, Texas, and the Robert C. Richey Survey, Abstract No. 1506,
Tarrant County, Texas.

Prepared May, 2015

October 23, 2015

Emanuel Glockzin
4500 Carter Creek, Suite 101
Bryan, TX 77800

Staff review of preliminary plat for Kennedale Seniors LTD. Addition

Dear Mr. Glockzin,

City staff have reviewed the preliminary plat drawing and plans for Kennedale Seniors LTD Addition and request the following changes or additions be made. Comments from our engineers and Public Works are listed separately.

- 1) The owner application states that Emanuel Glockzin is the property owner, but the plat drawing states that Kennedale Seniors, LTD is the owner. If Kennedale Seniors is the owner, then the application will need to be amended. If Mr. Glockzin is the owner, the plat drawing will need to be amended.
- 2) Preliminary plats are not reviewed by City Council, so please remove the signature block for the Council.
- 3) Please enlarge the title block. City code requires that the name of the proposed subdivision within the title block be shown with predominantly larger letters than those used elsewhere on the drawing. (Sec. 17-299(15))
- 4) The title block should include the total gross acreage.
- 5) The surveyor's statement should include a statement that the surveyor certifies that the plat is "true and correct and prepared from an actual survey made under [his] supervision on the ground." (Sec. 17-299(18)).
- 6) The zoning designation of the property to be platted should be shown as Senior Living PD zoning district rather than Planned Development District – 95.
- 7) The adjacent properties to the east and south are zoned R-3 Single Family Residential, not Planned Development District – 95.
- 8) The lot and block numbers on the properties to be platted should be enlarged so that they can be located and read easily.
- 10) One sliver of property is labeled as Oliver S Kennedy & John D. Hudson, v. 37, p. 270, D.R.T.C.T. Is that label reflecting the ownership? Kennedy and Hudson were two of the original founders of Kennedale, and it seems unlikely the parcel would still be under their ownership.
- 11) In the owner dedication, please add a comma after "its duly authorized agent."
- 12) While structures should be shown on the plat drawing, the fence does not need to be shown.

Sincerely,



Rachel Roberts
Community Development Director



October 22, 2015

Ms. Rachel Roberts
City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Senior Center - Civil Plan Review – Preliminary Plat Submittal

Dear Ms. Roberts:

The following is a list of our comments and observations regarding the Preliminary Plat Submittal we received on 10/13/15:

Preliminary Plat

1. The plat shows an existing pond. Are there 404 permit considerations?

Overall Site Plan, C1

1. A letter from the property/easement owner granting permission for the roadway crossings will be required.
2. 2 Easements are called out to Texas Electric Service Co., but are not shown on the Preliminary Plat. Buildings are shown within the easements. Please review and explain their purpose.
3. Please provide a water study to verify the 2" domestic waterline is adequate.
4. Please provide a sanitary sewer study to verify the increase in density has not impacted the sewer study prepared by Freese and Nichols.
5. The Fire Chief needs to verify all private roads meet the City's fire access needs.

Overall Grading Plan, C2

1. Please provide adequate outfall when preparing the final engineering plans.

Please feel free to contact me with any questions or comments at 817.810.0696. We are available to meet with the Engineer in order to discuss the comments if requested.

Sincerely,

Mike Bennett, P.E.
Shield Engineering Group, PLLC



Shield Engineering Group, PLLC

1600 W. 7th St., Suite 200, Fort Worth, TX 76102 • office (817) 810-0696 • fax (844) 273-2180
Email: info@segpllc.com • www.shieldengineeringgroup.com



MJT No. 695-001

November 12, 2015

City of Kennedale
Attn: Rachel Roberts
405 Municipal Drive
Kennedale, TX 76060

**Re: Preliminary Plat & Civil Plan Review
Kennedale Senior Center**

Ms. Roberts,
Please see the red lettering below to find our responses to the preliminary plat and civil plan review comments.

Preliminary Plat Review

1. The owner application states that Emmanuel Glockzin is the property owner, but the plat drawing states that Kennedale Seniors, LTD is the owner. If Kennedale Seniors is the owner, then the application will need to be amended. If Mr. Glockzin is the owner, the plat drawing will need to be amended.

The owner application has been corrected to show Kennedale Seniors LTD as the owner.

2. Preliminary plats are not reviewed by City Council, so please remove the signature block for the Council.

Council signature block has been removed.

3. Please enlarge the title block. City code requires that the name of the proposed subdivision within the title block be shown with predominantly larger letters than those used elsewhere on the drawing. (Sec. 17-299(15)).

Text size has been enlarged.

4. The title block should include the total gross acreage.

Gross acreage has been added to the title block.

5. The surveyor's statement should include a statement that the surveyor certifies that the plat is "true and correct and prepared from an actual survey made under [his] supervision on the ground." (Sec. 17-299(18)).

Surveyors Certification has been modified.

6. The zoning designation of the property to be platted should be shown as Senior Living PD zoning district rather than Planned Development District – 95.

Zoning designation has been changed to Senior Living PD.

7. The adjacent properties to the east and south are zoned R-3 Single Family Residential, not Planned Development District – 95.

The zoning of the adjacent properties have been corrected.

8. The lot and block numbers on the properties to be platted should be enlarged so that they can be located and read easily.

Text of Lot and Block Number have been enlarged.

9. One sliver of property is labeled as Oliver S Kennedy & John D. Hudson, v. 37, p. 270. D.R.T.C.T. IS that label reflecting the ownership? Kennedy and Hudson were two of the original founders of Kennedale, and it seems unlikely the parcel would still be under their ownership.

A gap was discovered between the 2 properties. Based on the title search and monuments in the field, Oliver S Kennedy & John D. Hudson appear to own this portion of land.

10. In the owner dedication, please add a comma after “its duly authorized agent”.

A comma has been added.

11. While structures should be shown on the plat drawing, the fence does not need to be shown.

Fence has been removed from the plat drawing.

Civil Plan Review

Preliminary Plat

1. The plat shows an existing pond. Are the 404 permit considerations?

Refer to attached wetlands report.

Overall Site Plan, C1

1. A letter from the property/easement owner granting permission for the roadway crossings will be required.

Refer to attached easement exhibits granting access.

2. 2 easements are called out to Texas Electric Service Co., but are not shown on the Preliminary Plat. Building are shown within the easements. Please review and explain their purpose.

These easements have been abandoned. Refer to attached release of easement.

3. Please provide a water study to verify the 2" domestic waterline is adequate.

We are currently working the water study, and will submit letter once it is complete.

4. Please provide a sanitary sewer study to verify the increase in density has not impacted the sewer study prepared by Freese and Nichols.

We are currently working on the sewer study to verify there is not an adverse impact on the existing sewer line. We will submit letter once it is complete.

5. The Fire Chief needs to verify all private roads meet the City's fire access needs.

We will coordinate with the Fire Chief to verify the private roads meet the City's fire access needs.

Overall Grading Plan, C2

1. Please provide adequate outfall when preparing the final engineering plans.

Adequate outfall will be provided. Existing drainage is discharging into the existing creek to the west. In the proposed condition, a series of inlets will be constructed to discharge drainage into the existing creek. Refer to attached drainage study for additional information on the existing creek.

Please contact us with any questions.

Sincerely,



Brad A. Lehman, E.I.T.

BAL/as

695-001_RspLtr_RRoberts_15-1112_AS

[Enclosure](#)

cc: [File](#)

City of Kennedale

Preliminary Plat Application

APPLICANT NAME: Emanuel Glockzin

DATE: October 7, 2015

CURRENT LEGAL DESCRIPTION: 14.638 acres located in the C.B. Teague Survey, Abstract No. 1506, TCT
8.383 acres located in the Robert C. Tichey Survey, Abstract No. 1358 and the C. B. Teague Survey, Abstract 1506, TCT

BEING PLATTED AS:

SUB-DIVISION NAME: Kennedale Seniors, LTD, Addition

LOTS: 1&2 , 1&2 BLOCKS: 1 , 2 PHASES: 1

ACRES: 14.638 and 8.383

CURRENT ZONING: PD-95

PROPOSED ZONING: NA

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Emanuel Glockzin, Jr

ADDRESS: 4500 Carter Creek, Suite 101

PHONE: (979) 846-8878

(mailing)

CITY: Bryan

STATE: TX

ZIP: 77802

SURVEYOR: Herbert S. Beasley Land Surveyors

ADDRESS: 3025 Forest Avenue

PHONE: (817) 429-0194

(mailing)

CITY: Fort Worth

STATE: TX

ZIP: 76112

ENGINEER: MJ Thomas Engineering, LLC. - Michael Thomas

ADDRESS: 3973 W. Vickery Boulevard, Suite 103

PHONE: (817) 732-9839

(mailing)

CITY: Fort Worth

STATE: TX

ZIP: 76107

DEVELOPER: Emanuel Glockzin, Jr

ADDRESS: 4500 Carter Creek, Suite 101

PHONE: (979) 846-8878

(mailing)

CITY: Bryan

STATE: TX

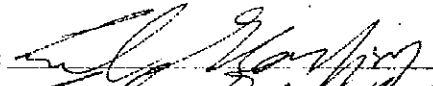
ZIP: 77802

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

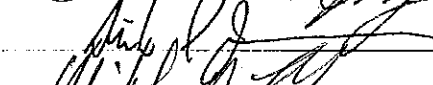
Who is the primary contact for this project?

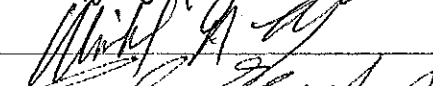
All communication regarding this plat application will be made with the primary contact.

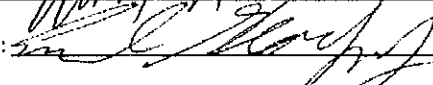
☒ Owner	Phone	979.846.8878	Email	emmanuel@edgproperties.net
☒ Developer	Phone	979.846.8878	Email	emmanuel@edgproperties.net
☒ Surveyor	Phone	817.429.0194	Email	hstcasley@gmail.com
☒ Engineer	Phone	(817) 732-9839	Email	mickeyt@mthomaseng.com

APPLICANT SIGNATURE:  DATE: 10/7/15

OWNER SIGNATURE:  DATE: 10/7/15

SURVEYOR SIGNATURE:  DATE: 10/7/15

ENGINEER SIGNATURE:  DATE: 10/7/15

DEVELOPER SIGNATURE:  DATE: 10/7/15

City of Kennedale

Preliminary Plat Application

APPLICANT NAME: Emanuel Glockzin, Jr

DATE: November 12, 2015

14.638 acres located in the C.B. Teague Survey, Abstract No. 1506, TCT
CURRENT LEGAL DESCRIPTION: 8.383 acres located in the Robert C. Tichey Survey, Abstract No. 1358 and the C. B. Teague Survey, Abstract 1506, TCT

BEING PLATTED AS:

SUB-DIVISION NAME: Kennedale Seniors, LTD. Addition

LOTS: 1&2, 1&2 BLOCKS: 1, 2 PHASES: 1

ACRES: 14.638 and 8.383

CURRENT ZONING: PD-95 PROPOSED ZONING: NA

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Kennedale Seniors LTD

ADDRESS: 4500 Carter Creek, Suite 101 PHONE: (979) 846-8878

(mailing)

CITY: Bryan STATE: TX ZIP: 77802

SURVEYOR: Herbert S. Beasley Land Surveyors

ADDRESS: 3025 Forest Avenue PHONE: (817) 429-0194

(mailing)

CITY: Fort Worth STATE: TX ZIP: 76112

ENGINEER: MJ Thomas Engineering, LLC. - Michael Thomas

ADDRESS: 3973 W. Vickery Boulevard, Suite 103 PHONE: (817) 732-9839

(mailing)

CITY: Fort Worth STATE: TX ZIP: 76107

DEVELOPER: Emanuel Glockzin, Jr

ADDRESS: 4500 Carter Creek, Suite 101 PHONE: (979) 846-8878

(mailing)

CITY: Bryan STATE: TX ZIP: 77802

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

Who is the primary contact for this project?

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

☒ Owner	Phone	979.846.8878	Email	emanuel@edgproperties.net
☒ Developer	Phone	979.846.8878	Email	emanuel@edgproperties.net
☒ Surveyor	Phone	817.429.0194	Email	hsbeasley@email.msn.com
☒ Engineer	Phone	(817) 732-9839	Email	mickeyt@mjthomaseng.com

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE: _____ DATE: _____

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

KENNEDALE

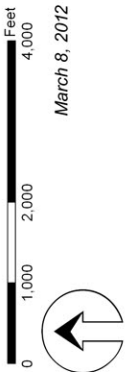
KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

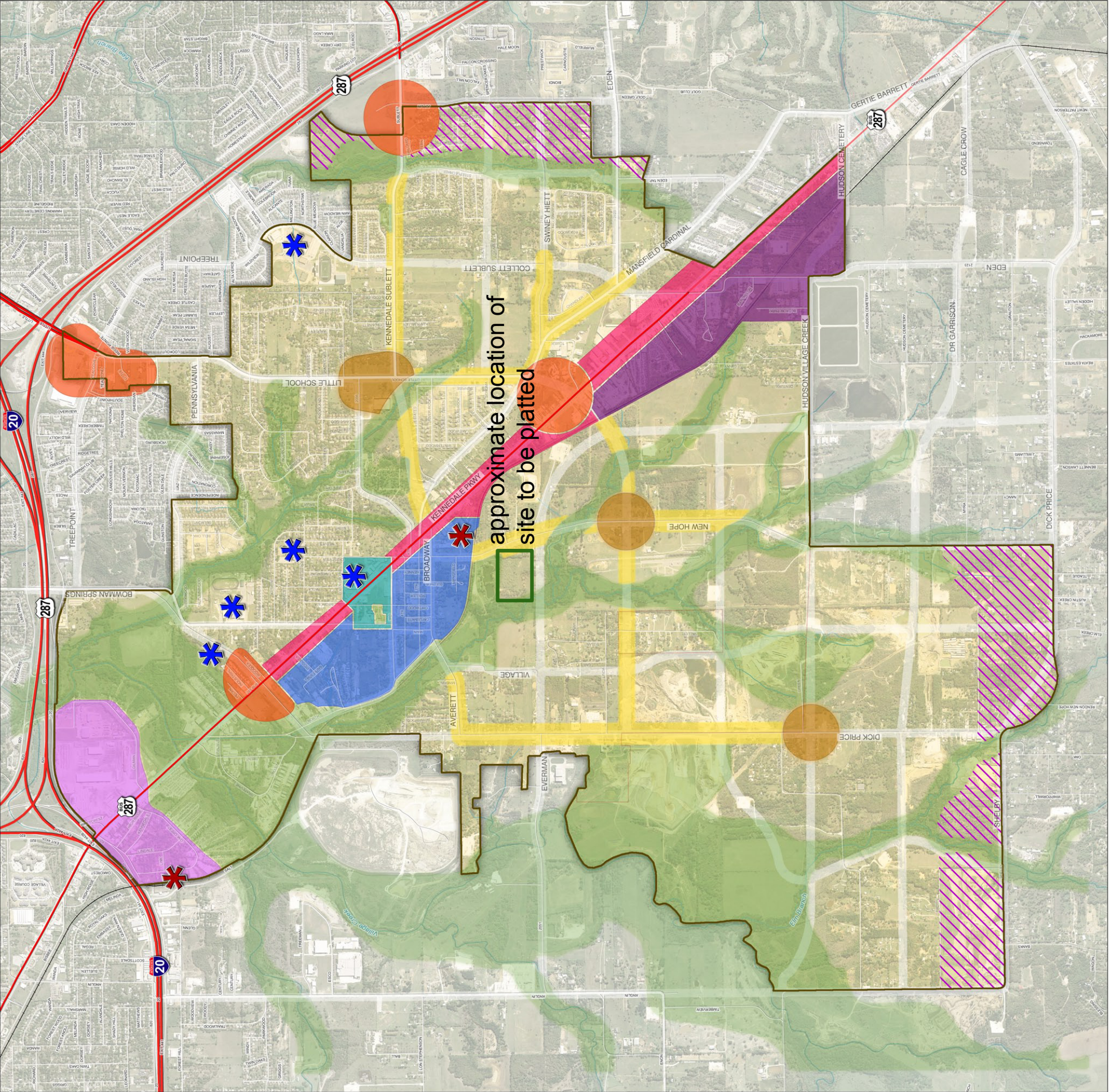
CATEGORIES

- Town Center
- Downtown Village
- Urban Village
- Urban Corridor
- Neighborhood Village
- Neighborhood Corridor
- Neighborhoods
- Employment Center
- Light Industrial District
- Park & Open Space
- Conservation Overlay
- Potential Commuter Train or Park & Ride Station
- Schools

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



KENNEDALE
You're Here. Your Home



2

District: ABC / Kennedale
Easement No. 13427 (TESCO)
Request # 2015 – 159 JLT

RELEASE OF EASEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

WHEREAS, by instrument dated February 23, 1945, appearing of record in Volume 1706, Page 238, Deed Records of Tarrant County, Texas, **Mrs. Annie Moffat, a widow**, did grant, sell and convey unto **Texas Electric Service Company**, predecessor to Oncor Electric Delivery Company LLC, a Delaware limited liability company, an easement and right of way for the construction, maintenance, and operation of an electric transmission, distribution and communication system, or part thereof, through and upon that certain tract of land situated in Tarrant County, Texas; said tract of land and said easement and right of way being more fully described in the aforesaid instrument, to which reference is here made for all purposes; and

WHEREAS, it is the desire of Oncor Electric Delivery Company LLC, a Delaware limited liability company to release the property covered by the aforesaid easement and right of way.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Oncor Electric Delivery Company LLC, a Delaware limited liability company, acting herein and by and through its attorney-in-fact or its duly authorized officer, does hereby release any and all easements and rights of way that it may have or might be entitled to by virtue of the instrument appearing of record in Volume 1706, Page 238, Deed Records of Tarrant County, Texas.

EXECUTED this 9th day of September, 2015.

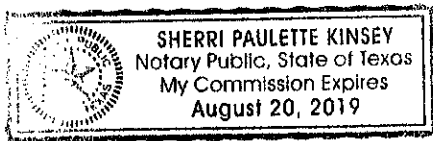
Oncor Electric Delivery Company LLC,
a Delaware limited liability company

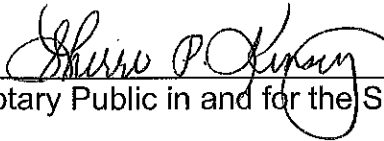
By: Roger Lindsey
Roger Lindsey
Attorney-In-Fact

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **ROGER LINDSEY, ATTORNEY-IN-FACT** for Oncor Electric Delivery Company LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of the said Oncor Electric Delivery Company LLC, a Delaware limited liability company, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

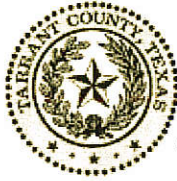
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th
day of September, 2015.




Notary Public in and for the State of Texas

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

ONCOR ELECTRIC DELIVERY CO LLC
SHERRY G SMITH
115 W 7TH STREET 1017
FT WORTH, TX 76102

Submitter: ONCOR ELECTRIC DELIVERY
COMPANY LLC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 9/11/2015 10:21 AM

Instrument #: D215206312

R

3

PGS

\$20.00

By: _____

Mary Louise Garcia

D215206312

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

ACCESS EASEMENT

E-0000282630

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TEXAS §

That **ONCOR ELECTRIC DELIVERY COMPANY LLC**, a Delaware limited liability company, hereinafter referred to as Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to it in hand paid by **Patricia Ann Fincher, Mica Lane Fincher a/k/a Mica Useleton, Misti Luan Fincher, now known as Misti Luan Fincher Oakes and Shane Carroll Fincher** hereinafter referred to as Grantee, has granted, sold and conveyed and by these presents does hereby grant, sell and convey unto said Grantee two nonexclusive 50 foot wide easement and right of way for the purpose of constructing, maintaining and operating **two access drives**, hereinafter referred to as Grantee's Facility, in, over, under, across and along the following described property:

SEE ATTACHED EXHIBITS "A" and "B" (which is made a part hereof)

Such use shall not interfere with Grantor's use of such property in the operation of its business and Grantee shall properly maintain such property during operation and construction and at the conclusion of such construction remove all debris and other materials from such property and restore such property to the same condition it was in prior to the commencement of Grantee's construction thereon or in proximity thereto. Additional general construction limitations on easement are described and listed, but not limited to, in **Exhibit "C"**, attached hereto and by reference made a part hereof. Use of draglines or other boom-type equipment in connection with any work to be performed on Grantor's property by the Grantee, its employees, agents, representatives or contractors must comply with Chapter 752, Texas Health and Safety Code, the National Electrical Safety Code and any other clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within fifteen feet of Grantor's power lines situated on the aforesaid property. Grantee must notify Grantor's Fort Worth Transmission Office, 817-496-2746, 48 hours prior to the use of any boom-type equipment on Grantor's property except in an emergency. Grantor reserves the right to refuse Grantee permission to use boom-type equipment.

Grantee shall locate said Grantee's Facility within the easement so as not to interfere with any of Grantor's facilities. Grantee shall reimburse Grantor for any and all costs and expenses incurred by Grantor for any relocation or alteration of its facilities located on or near the easement that Grantor, in its sole discretion, determines are subject to interference from the said Grantee's Facility or from the exercise by Grantee of any of its rights hereunder.

Return to:
Oncor Electric Delivery Company
Right of Way Services
Attn: Laura DeLaPaz
115 W. 7th Street, Suite 505
Fort Worth, TX 76102

This easement is granted upon the conditions that Grantee's Facility to be constructed shall be maintained and operated by Grantee at no expense to Grantor and Grantor shall not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Grantee's Facility.

Grantor shall not be liable to Grantee for any damage to said easement or Grantee's Facility or other contents thereof. Grantee understands that its Facility will be constructed and operated near electric utility lines of Grantor and, accordingly, it is the intent of Grantee and Grantee expressly agrees to indemnify and hold harmless Grantor from and against any and all claims, damages, costs, expenses, losses, demands, judgments and causes of action, including all reasonable litigation expenses and attorneys' fees, by whomever brought, arising out of or incident to the construction, maintenance, operation, repair or replacement of Grantee's Facility or Grantee's performance or failure of performance under the Easement, regardless of any cause or fault or negligence (including sole, joint, concurrent or gross) of Grantor, and Grantee further expressly agrees to indemnify and hold harmless Grantor for any claim resulting from Grantor's own negligence or fault.

Grantee shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said premises because of Grantee's use thereof.

This easement, subject to all liens of record, shall continue only so long as Grantee shall use this right of way for the purpose herein described and the same shall immediately lapse and terminate upon cessation of such use. Upon termination of this easement or right of way for any reason, Grantee shall remove its Facility and restore the property hereinabove described to the same condition that such property was in at the beginning of the term of this agreement, ordinary wear and tear for the purpose herein authorized excepted.

Grantee shall not assign this easement without the prior written consent of Grantor.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns, for the purposes aforesaid and upon the conditions herein stated until the same shall be abandoned for use by the Grantee for the purpose herein stated, then and thereupon this conveyance shall be null and void and the use of said land and premises shall absolutely revert to Grantor herein, its successors and assigns, and no act or omission on the part of them shall be construed as a waiver of the enforcement of such condition.

AND Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the above described easement and rights unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

EXECUTED as of this 25th day of June, 2015.

GRANTOR:

Oncor Electric Delivery Company llc

By: _____

Dennis L. Patton
Attorney-in-Fact

GRANTEE:

Patricia Ann Fincher

Mica Lane Fincher a/k/a Mica Useleton

Misti Luan Fincher now known as Misti Luan Fincher Oakes

Shane Carroll Fincher

Print Name: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: Shane Carroll Fincher acting by and through
my agent in fact ~~Misti Luan Fincher Oakes~~ Mica Lane Fincher Useleton SCF by Mica MLFO

Signature: _____

STATE OF Texas

§
§
§

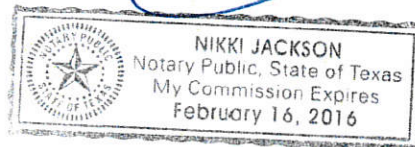
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared **Patricia Ann Fincher, Mica Lane Fincher a/k/a Mica Useleton, Misti Luan Fincher now known as Misti Luan Fincher Oakes and Shane Carroll Fincher** as the land owners, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated and they are authorized to do so.

** acting by and through my agent in
for Mica Lane Fincher Useleton*

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of JUNE, A.D.2015.


Notary Public in and for the State of Texas



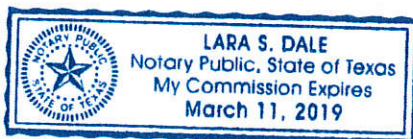
STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dennis L. Patton, Attorney-in-Fact of **ONCOR ELECTRIC DELIVERY COMPANY LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of Oncor Electric Delivery Company LLC, and for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of JUNE, A.D.2015.




Notary Public in and for the State of Texas

Exhibit A

Being 0.309 acres of land located in the C.B. Teague Survey, Abstract No. 1506, Tarrant County, Texas, being a portion of the tract of land described in the deed to Texas Electric Service Company, recorded in Volume 3953, Page 36, Deed Records, Tarrant County, Texas. Said 0.309 acres of land being more particularly described as follows:

BEGINNING at a point in the North line of said Texas Electric Service Company tract, lying S89°54'30"W 297.90 feet from a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Northeast corner of said Texas Electric Service Company tract;

THENCE S00°32'40"W, a distance of 118.07 feet to a point at the beginning of a curve to the right, having a radius of 225.00 feet, a central angle of 15°41'28" and a chord bearing S08°23'24"W 61.43 feet;

THENCE Southerly, along said curve to the right, a distance of 61.62 feet to a point;

THENCE S16°14'08"W, a distance of 47.33 feet to a point at the beginning of a curve to the left, having a radius of 175.00 feet, a central angle of 14°07'15" and a chord bearing S09°10'30"W 43.02 feet;

THENCE Southerly, along said curve to the left, a distance of 43.13 feet to a point in the South line of said Texas Electric Service Company tract, from which a 1/2" iron rod found at the Southeast corner of said Texas Electric Service Company tract bears S88°17'54"E 260.34 feet;

THENCE N88°17'54"W, along said South line, a distance of 50.00 feet to a point at the beginning of a non tangent curve to the right, having a radius of 225.00 feet, a central angle of 14°12'46" and a chord bearing N09°07'45"E, 55.67 feet;

THENCE Northerly, along said curve to the right, a distance of 55.81 feet to a point;

THENCE N16°14'08"E, a distance of 47.33 feet to a point at the beginning of a curve to the left, having a radius of 175.00 feet, a central angle of 15°41'28" and a chord bearing N08°23'24"E 47.78 feet;

THENCE Northerly, along said curve to the left, a distance of 47.93 feet to a point;

THENCE N00°32'40"E, a distance of 117.52 feet to a point in said North line;

THENCE N89°54'30"E, along said North line, a distance of 50.00 feet to the point of beginning, containing 0.309 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066



See 8 1/2" x 11" exhibit attached

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING

FORM NO. 1004800
MAY 2010 EDITION
FAX 817-448-0488
hbsurvey@texas.com

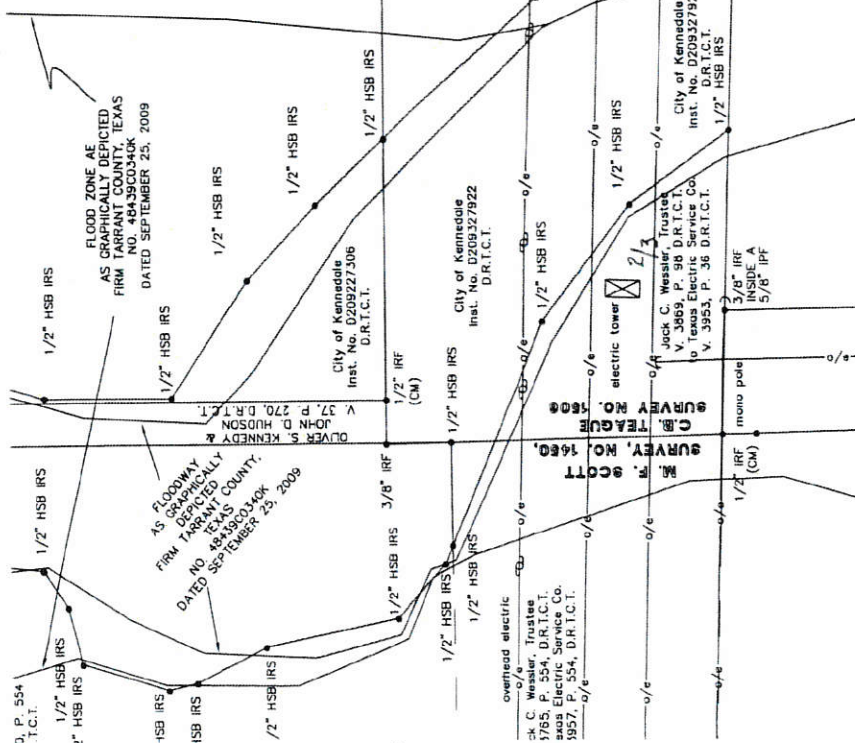
P.O. BOX 8973
FORT WORTH, TEXAS 76124



Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066

LINE	BEARING	LENGTH
L11	S89°54'30"W	237.90
L12	S00°32'40"W	118.07
L13	S16°14'08"W	47.33
L14	N88°17'54"W	50.00
L15	N16°14'08"E	47.33
L16	N00°32'40"E	117.52
L17	N89°54'30"E	50.00
L18	S88°17'54"E	260.34

Zone X



Prepared from a
survey on the ground
December 2014

Basis of Bearing - NAD 83 (2011) (Epoch: 2010.0000)
12A, Tarrant North Central Zone
Grid Scale Factor = 0.99987292855

Curve	Delta	Radius	Length	Chord-Dir	Chord
C5	15°41'28"	225.00	61.62	S08°23'24"W	61.43
C6	14°07'15"	175.00	43.13	S09°10'30"W	43.02
C7	14°12'46"	225.00	55.81	N09°07'45"E	55.67
C8	15°41'28"	175.00	47.93	N08°23'24"E	47.78

NOTE:
No tower number found
on 1st. tower west of
S. New Hope Road

See 8 1/2" x 11"
description attached



SCALE 1"=100'

Survey Map
of

0.309 Acres of Land
Located in the
C.B. Teague Survey
Abstract No. 1506
City of Kennedale
Tarrant County, Texas

Exhibit B

Exhibit A

Being 0.172 acres of land located in the C.B. Teague Survey, Abstract No. 1506, Tarrant County, Texas, being a portion of the tract of land described in the deed to Texas Electric Service Company, recorded in Volume 3872, Page 354, Deed Records, Tarrant County, Texas. Said 0.172 acres of land being more particularly described as follows:

BEGINNING at a point in the North line of said Texas Electric Service Company tract, lying S88°19'20"E 160.32 feet from a 5/8" iron rod found at the Northwest corner of said Texas Electric Service Company tract;

THENCE S88°19'20"E, along said North line, a distance of 50.02 feet to a point;

THENCE South, a distance of 39.00 feet to a point at the beginning of a curve to the left having a radius of 175.00 feet, a central angle of 05°07'13" and a chord bearing S02°33'76"E 15.63 feet;

THENCE Southerly, along said curve to the left, a distance of 15.64 feet to a point;

THENCE S05°07'13"E, a distance of 35.73 feet to a point at the beginning of a curve to the right, having a radius of 225.00 feet, a central angle of 05°39'53" and a chord bearing S02°17'17"E 22.24 feet;

THENCE Southerly, along said curve to the right, a distance of 22.25 feet to a point;

THENCE S00°32'40"W, a distance of 37.62 feet to a point in the South line of said Texas Electric Service Company tract;

THENCE N88°17'54"W, along said South line, a distance of 50.01 feet to a point from which a 1/2" iron rod found at the Southwest corner of said Texas Electric Service Company tract bears N88°17'54"W 169.05 feet;

THENCE N00°32'40"E, a distance of 36.61 feet to a point at the beginning of a curve to the left, having a radius of 175.00 feet, a central angle of 05°39'53" and a chord bearing N02°17'17"W 17.30 feet;

THENCE Northerly, along said curve to the left, a distance of 17.30 feet to a point;

THENCE N05°07'13"W, a distance of 35.73 feet to a point at the beginning of a curve to the right, having a radius of 225.00 feet, a central angle of 05°07'13" and a chord bearing N02°33'37"W 20.10 feet;

THENCE Northerly, along said curve to the left, a distance of 20.11 feet to a point;

THENCE North, a distance of 40.47 feet to the point of beginning, containing 0.172 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066



See 8 1/2" x 11" exhibit attached

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY
LAND SURVEYORS LP.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-448-5488
hbeasley@man.com

P. O. BOX 8873
FORT WORTH, TEXAS 76124



Kenneth R. Rogers
Registered Professional
Land Surveyor No. 6066

John D. Raines
and
Amy L. Raines
Inst. No. D210127788
D.R.T.C.T.

CURVE TABLE			
Curve	Delta	Radius	Chord-Dir
C1	5°07'13"	175.00	S02°33'37"E 15.63
C2	5°39'53"	225.00	S02°17'17"E 22.24
C3	5°39'53"	175.00	N02°17'17"W 17.30
C4	5°07'13"	225.00	N02°33'37"W 20.10

C. D. Fincher
and
Mary Lane Fincher
"First Tract, Parcel No. 1"
V. 6928, P. 119
D.R.T.C.T.

Jeffrey Allen Gonsman
and
Elizabeth Cantu
V. 16052, P. 149
D.R.T.C.T.

JEFFREY A. GONSMAN
and
ELIZABETH CANTU
SURVEY NO. 1200
D.R.T.C.T.

C.B. TEAGUE SURVEY NO. 1506		
L1	L2	L3
L4	L5	L6
L7	L8	L9
L10	L11	L12

Texas Electric Service Co.
V. 3872, P. 354
D.R.T.C.T.

electric tower
*See Note:

C. D. Fincher
and Mary Lane Fincher
"Second Tract"
V. 6928, P. 119, D.R.T.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°19'20"E	160.32
L2	S88°19'20"E	50.02
L3	SOUTH	39.00
L4	S05°07'13"E	35.73
L5	S00°32'40"W	37.62
L6	N88°17'54"W	50.01
L7	N00°32'40"E	36.61
L8	N05°07'13"W	35.73
L9	NORTH	40.47
L10	N88°17'54"W	169.05

Exempt Trust
FBO Stephen R.
Hunsaker
Inst. No. D207082608
D.R.T.C.T.

Prepared from a
survey on the ground
December 2014

Survey Map
of
0.172 Acres of Land
Located in the
C.B. Teague Survey
Abstract No. 1506
City of Kennedale
Tarrant County, Texas

Exhibit B



1/2" HSB IRS

3/8" IRF (CM)

1/2" IRF (CM)

3/8" IRF BENT (CM)

Basis of Bearing — NAD 83 (2011) (Epoch: 2010.0000)
Geoid 12A, Texas North Central Zone. Grid Bearings.
Grid Scale Factor = 0.99967292855

NOTE:
No tower number found
on 1st. tower west of
S. New Hope Road

C. D. Fincher

Mary Lane Fincher
"First Tract, Parcel No. 2"
V. 6928, P. 119
D.R.T.C.T.



1/2" IRF
S 23°38'36" E
2.46

See 8 1/2" x 11"
description attached



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: November 19, 2015

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

CASE # PZ 15-13 Public hearing and consideration of Ordinance approval regarding a request by Kennedale Economic Development Corporation for a zoning change from "AG" Agricultural to "PD" Planned Development zoning district for single family residential use for that approximately 8-acre portion outside the floodplain of an approximately 15.6 acre tract, belonging to Ethel Swiney and located in the David Strickland Survey A-1376, Tarrant County, Texas. The property is mostly located west of the former Williamson Drive as shown on the plat abandonment recorded in Tarrant County Clerk's instrument number D214210746. Addresses include 1201, 1305, & 1307 Bowman Springs Rd.

1. Staff presentation
2. Applicant presentation
3. Public Hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: Rezone from "AG" to "PD" for single-family residential use

Applicant: Kennedale Economic Development Corporation, in partnership with CHC Development

Location: Bowman Springs Rd near Winding Creek subdivision and Southwest Nature Preserve (see map)

Surrounding land uses: single family residential; park/open space; floodplain; golf driving range

Staff recommendation: approve

Background and overview.

This property is located near the Kennedale city limits along Bowman Springs and is part of a larger tract that include approximately seven acres of floodplain. Across Bowman Springs to the east are the Southwest Nature Preserve and Pennsylvania and Winding Creek (roads leading into the Winding Creek and Oak Hill Park subdivisions). To the north are two additional single family properties, also zoned Agricultural. To the south and west are a golf driving range and the approximately 7 acres of floodplain property mentioned above, which will eventually become part of the city's Village Creek parks system.

The Kennedale Economic Development Corporation is in the process of purchasing the property; the KEDC wants only the floodplain portion, but the floodplain and non-floodplain parcels were being sold together. The KEDC has met with several developers to search for one that would be interested in buying the non-floodplain portion and that could develop the property in a way that maintains Kennedale goals and standards for development. The KEDC is proposing to work with CHC Development; because the property is to be purchased by KEDC, KEDC is the applicant, but the proposed development standards were submitted by CHC.

Representatives from CHC Development have met with the Commission in previous work sessions to discuss this proposal. Comments from the Commission at that time included requests to make more effort to tie into existing and planned green space and parks and to ensure the subdivision's open spaces would be managed by a home owners' association. The ordinance the Commission is considering has added provisions to address those concerns.

Staff Review.

Compliance with the comprehensive land use plan.

The Future Land Use Plan shows this area as Neighborhood and as Open Space, with the portions in the floodplain to be open space and the portions outside the floodplain to be used for residential purposes. The comprehensive plan states that the Neighborhood character district should be primarily residential in nature.

Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services...The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

The proposed rezoning would provide for single family residential development that connects to existing and planned/future parks and open space, which complies with the comprehensive plan.

Compliance with the strategic plan.

The strategic plan's recommendations do not relate to this property, the neighborhood, or the rezoning request.

Compliance with City Council priorities.

The Council priority "Enhance the Business Climate" relates to this rezoning request in that bringing in more residential development allows for more residents to support local businesses.

Additional Factors to Consider.

When considering rezoning requests, the City may also consider the appropriateness of current zoning and whether a rezoning would have an adverse impact on surrounding properties. The current zoning, AG, is not an appropriate use this close to the floodplain, as runoff from agricultural use is likely to have a negative effect on nearby Village Creek. Environmental factors aside, the City is moving toward lots sizes smaller than those called for in Agricultural zoning districts as both a water conservation measure and an effort to make neighborhoods more pedestrian-friendly, and therefore Agricultural zoning is no longer the most suitable zoning district for this property.

Surrounding properties are primarily single family residential and open space, which would not be affected by the addition of another single family neighborhood.

Staff Recommendation.

The requested rezoning complies with the comprehensive land use plan as well as city goals and priorities, and it will not have an adverse effect on surrounding properties. Staff recommends approval.

Action by the Planning & Zoning Commission.

The Commission may approve, approve with conditions, deny, or deny without prejudice the request for rezoning. You may also postpone the case; if you postpone consideration, you must state when the case will be considered again.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

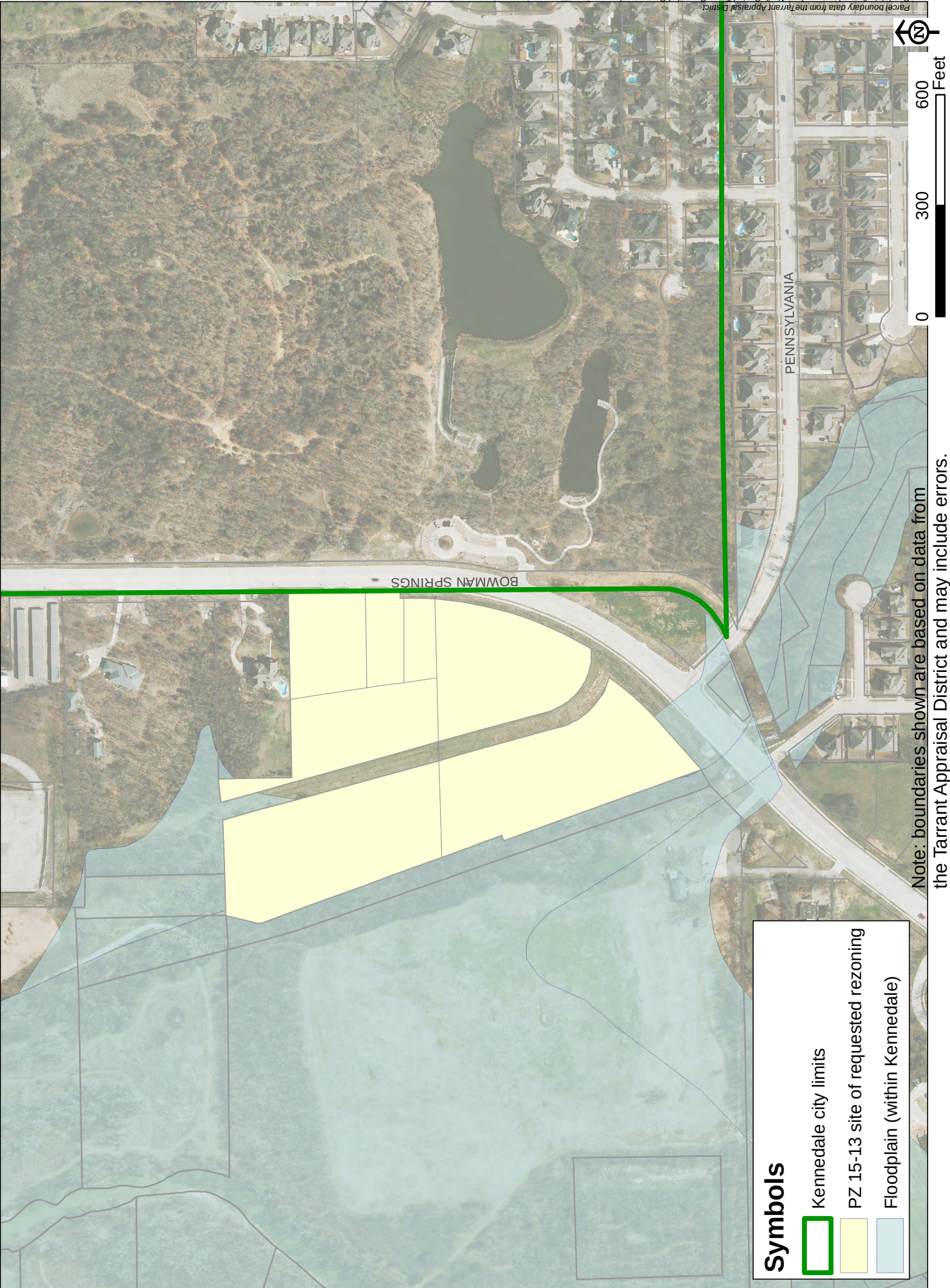
Approve

VIII. Alternative Actions:

IX. Attachments:

1.	PZ 15-13 map of site	PZ 15-13 map -- compressed.pdf
2.	PZ 15-13 future land use plan	PZ 15-13 Future Land Use Plan.pdf
3.	PZ 15-13 Ordinance with exhibits	PZ 15-13 ordinance PD with exhibits.pdf

PZ 15-13: Map showing approximate site of rezoning request



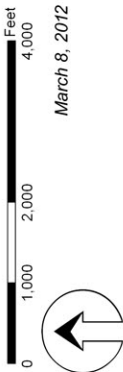
KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

- Town Center
- Downtown Village
- Urban Village
- Urban Corridor
- Neighborhood Village
- Neighborhood Corridor
- Neighborhoods
- Employment Center
- Light Industrial District
- Park & Open Space
- Conservation Overlay
- Potential Commuter Train or Park & Ride Station
- Schools

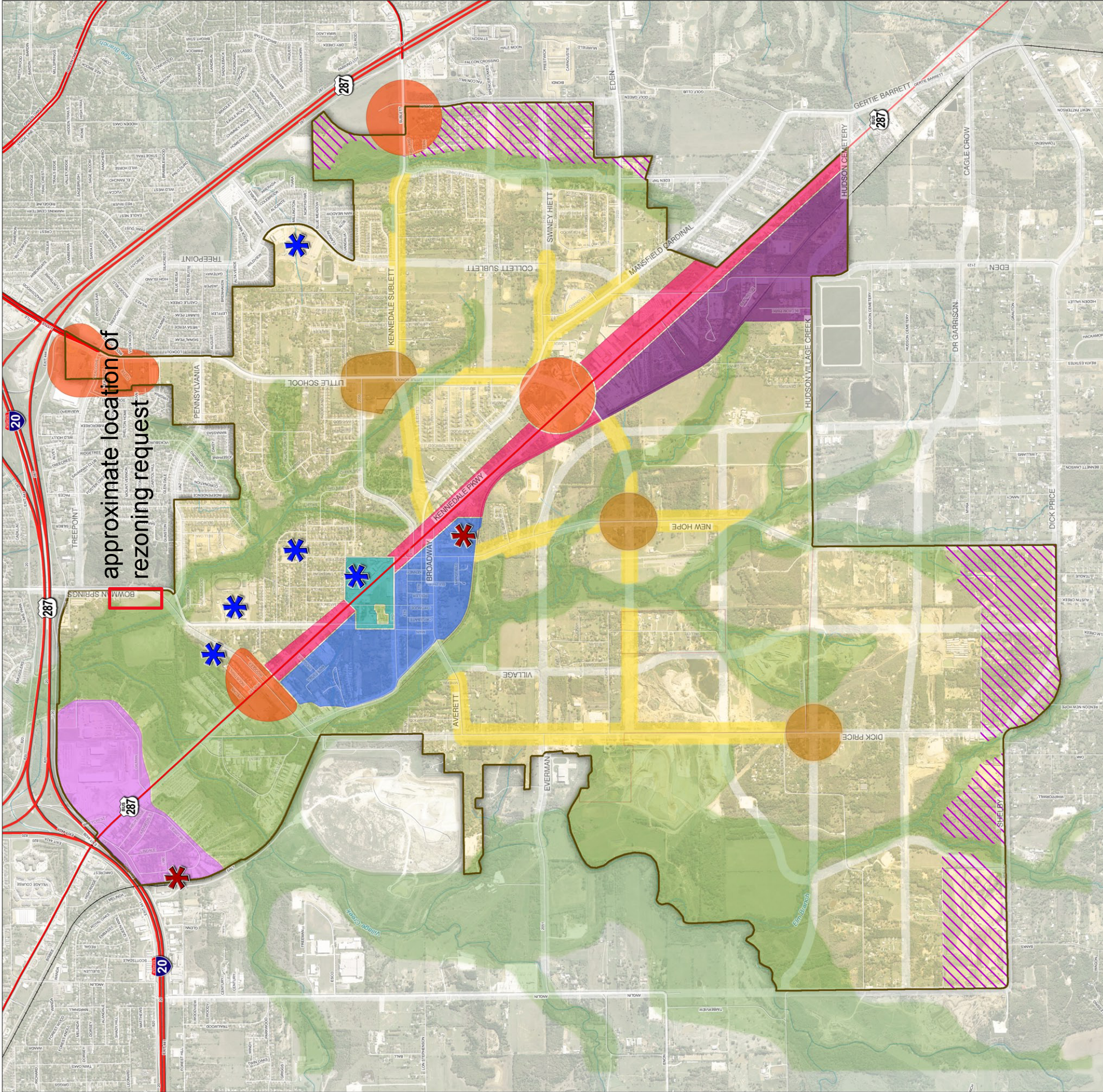
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



KENNEDALE
You're Here. Your Home



approximate location of
rezoning request



ORDINANCE NO. ____

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED THE ZONING ORDINANCE OF THE CITY OF KENNEDALE, TEXAS BY REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS FROM “AG” AGRICULTURAL ZONING DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI, of the Texas Constitution and Chapter 9 of the Local Government Code; 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 City of Kennedale desires to promote the redevelopment of certain property located near the Village Creek floodplain that would be appropriate for and complementary to its location adjacent to a future park system, when such development is consistent with the comprehensive land use plan; and

WHEREAS, Kennedale Economic Development Corporation, which has a proprietary interest in said property being an approximately 8-acre portion outside the floodplain of an approximately 15.6 acre tract, belonging to Ethel Swiney and located in the David Strickland Survey A-1376, Tarrant County, Texas, such property being mostly located west of the former Williamson Drive as shown on the plat abandonment recorded in Tarrant County Clerk’s instrument number D214210746, wishes to encourage development of this property in keeping with the goals and vision of the City of Kennedale in order to promote economic growth of the city; and

WHEREAS, CHC Development wishes to pursue redevelopment of said property in keeping with the Kennedale Economic Development Corporation’s vision and goals; and

WHEREAS, the City of Kennedale believes the ordinance as proposed would help achieve the vision set forth in the comprehensive land use plan; and

WHEREAS, the City Council has determined that a planned development zoning district is the most appropriate zoning district to facilitate the development of the property; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 19th day of November 2015 and by the City Council of the City of Kennedale on the 14th day of December 2015 with respect to the zoning changes 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 does hereby deem it advisable and in the public interest to amend the City's Zoning Ordinance as described herein.

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

SECTION 1:

The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and or restricted as shown and described below:

An approximately 8-acre portion outside the floodplain of an approximately 15.6 acre tract, belonging to Ethel Swiney and located in the David Strickland Survey A-1376, Tarrant County, Texas, such property being mostly located west of the former Williamson Drive as shown on the plat abandonment recorded in Tarrant County Clerk's instrument number D214210746 ("the property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, from "AG" Agricultural to "PD" Planned Development District ("Swiney Estates PD") for single family residential use with modified restrictions, as more fully described on the Concept Plan, attached hereto as Exhibit "C" and incorporated herein.

SECTION 2.

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan, attached hereto as Exhibit "C", and the Concept Plan is hereby approved. The use of the Property shall further conform to the standards and regulations of the "R2" Single Family Residential zoning district and to Chapter 17, Division 10 Subdivision Design Criteria of the City of Kennedale City Code, to the extent not modified in this Ordinance and the document attached as Exhibit "C", and shall be subject to all other applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale, where not otherwise controlled by the regulations set forth below. The Property shall conform to the following supplemental standards and regulations,

which shall supersede any other requirements to the extent of a conflict:

1) *PROPERTY LOCATION AND SIZE.*

Swiney Estates Planned Development District is established on property located west of Bowman Springs Rd. and approximately 0.31 miles south of Interstate 20 with access off of Bowman Springs Rd. This Planned Development is comprised of five (5) tracts of land consisting of approximately 8.2 gross acres, more particularly described on Exhibit 'A' and shown on the Exhibit 'C' Development Plan, which is attached hereto for all purposes.

2) *PURPOSE.*

To create a Planned Development for twenty-eight (28) single family residential lots. The minimum gross density and a net density are as shown on the Development Plan. An enhanced entry will be provided at the connection point to Bowman Springs Rd.

3) *DEVELOPMENT PLAN.*

The proposed Development Plan as shown on Exhibit 'C' will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

4) *COMMUNITY ARCHITECTURAL CONTROLS.*

A) An Architectural Control Committee will govern the architectural attributes within this Planned Development.

B) Architectural attributes for this residential development will consist of the following:

- a. The front entry to a house will be well -defined and kept proportional to the house. The front entry will be designed so as not to distract from the rest of the house.
- b. Only specialty windows such as box windows or circular windows may be flush mounted to the exterior face of the house, all other windows are to be inset to create relief on the elevations.
- c. Facades will avoid large expanses of uninterrupted single exterior materials and must be broken up by changes in plane, window placement, window trim, or color changes.
- d. Shutters, if provided, will be sized and shaped to match the associated openings.
- e. Gutters, if provided, will be copper, galvanized steel, aluminum or painted if exposed to the street.
- f. All asphalt roof shingles will be laminated architectural shingles with a three dimensional appearance and warranted for at least thirty (30) years.

- g. A minimum roof pitch of 6:12 (inches of rise per inches of run) from side to side will apply to the predominant roof except a tile or slate roof may have a minimum roof pitch of 5: 12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof has at least a 6:12 pitch. Porch roofs shall have a minimum 4: 12 pitch.
- h. In order to encourage variety on a continuous block, the exterior facades for houses will vary within every 6 houses. Once a house is constructed the same combination of brick, stone, masonry-like materials, and paint will not be used within four (4) houses on either side of that house.
- i. Exterior facades will be 100% masonry on the front, a minimum of 80% masonry on the sides, and a minimum of 50% masonry on the rear. Masonry includes brick, stone, and stucco. The exception to this is walls over the roof, such as bay or dormer windows, chimneys, or fireplaces.
- j. All garages will be decorative wood, carriage style, or decorative color metal doors. Design between garage and home shall use same or complementary colors and materials.
- k. All exposed wood accents and wooden garage doors will be stained and sealed or painted for protection and regularly maintained as enforced by the HOA.
- l. Decorative street lighting will be utilized and will conform to City of Kennedale standards.
- m. Any home with a covered front porch shall have a minimum depth of five (5) feet and shall be at least fifty (50) square feet in total size to allow this space to be usable.
- n. The landscape design along Bowman Springs Road will utilize enhanced brick or masonry screen walls, wrought iron, and architectural features at the entrance to the subdivision.
- o. All common open space, landscaping, private roads, and screen walls will have a mandatory Home Owners Association (HOA) to maintain those improvements.
- p. All lots with rear yards or side yards facing public right-of-way shall use wrought iron fencing or masonry walls that conform to the Town of Kennedale standards and will be installed by the builder.
- q. The side yards and rear yards of all residential lots that are not facing public right-of-way shall have a six-foot (6') high wood privacy fence to be installed by the builder.
- r. All wood privacy fencing will comply with the following requirements:
 - i. Use all cedar boards

- ii. Treated on both sides with cedar tinted preservative or equal quality stain.
- iii. Fence planks or panels must be at least five-eighths of one inch (5/8") in thickness. Fence planks or panels must have a gap between the ground and the wood to prevent rotting and decay.
- iv. All vertical posts will be galvanized steel.
- v. All materials will be securely fastened (i.e. vertical boards to horizontal stringers, stringers to vertical posts) and be free from rot, rust, vandalism, and other sources of decay.

5) *GENERAL CONDITIONS.*

A) Landscaping and Open Space:

- a. There will be a minimum of two three-inch (3') caliper trees per residential lot located in the front yard. All tree locations and types will conform to the Town of Kennedale ordinances.
- b. There will be a minimum of ten (10) three (3) gallon shrubs located in the front yard.
- c. All lawns and landscaping will be irrigated.
- d. Landscaping will be provided for by the developer at the entry off of Bowman Springs Road.
- e. Minimum number of trees to be planted are as follows:
 - i. 2 – 3" caliper trees per residential lot X 28 lots = 56 trees (by home builder).
 - ii. 7 – 3" caliper trees planted within open space areas (by developer).

B) Right-Of-Way:

- a. Street right-of-way will be equal to 50' in width.

C) Lot Area and Setbacks:

- a. Lot areas and setbacks will be as shown on the Exhibit 'C' Development Plan.

D) Minimum Floor Area per dwelling unit:

- a. All lots will have a minimum of 1,800 square feet of dwelling space.

E) Perimeter Walls/Screening:

- a. The perimeter walls adjacent to Bowman Springs Road will be a minimum of six feet (6') in height and constructed of one hundred percent (100%) masonry or wrought iron.

F) Sidewalk Requirements

- a. A Sidewalk will be required along all public Right-of-Way throughout the development on a minimum of one side of the road. Proposed sidewalks along residential lots are to be constructed by the home builder at the time of home construction each residential lot. All residential lots will have a sidewalk at the front of the lot.

- b. Sidewalks shall be a minimum of five (5) feet in width.
- G) Access to the public park will be provided within the development.

6) *HOMEOWNERS ASSOCIATION*

- A) A mandatory homeowners association will be responsible for the maintenance of the common landscape areas and exterior retaining walls within the development that are built by the Developer (any landscaping and retaining walls built by the homebuilder will be maintained by that property owner).
- B) The homeowners association will have rules and regulations to ensure the proper maintenance of home exteriors and common areas.
- C) The homeowners association will include an architectural control committee (the "ACC") to review and approve all proposed home plans prior to construction.
- D) Developer will maintain control of the HOA and the ACC until one hundred percent (100%) of the lots have been sold and at least seventy percent (70%) of the building permits have been issued.

SECTION 3.

The zoning districts and boundaries as 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 and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4.

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

SECTION 5.

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale, Texas.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, including but not limited to all

Ordinances of the City of Kennedale 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 7.

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 8.

All rights or remedies of the City of Kennedale Texas are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto 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 9.

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

SECTION 10.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, the penalty clause, the publication clause, and the effective date clause of this ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 11.

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 ON THIS 19th DAY OF DECEMBER 2015.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Wayne K. Olson, City Attorney

Legal Description

Being that approximately 8.2 acre portion not within the floodplain of a tract of land situated in the D. Strickland Survey, Abstract No. 1376 in the City of Kennedale, Tarrant County, Texas, said tract of land being a portion of that certain "Tract 1" and "Tract 2" as described to Leon Swiney and wife, Ethel M. Swiney as recorded in Volume 11497, Page 1305 Deed Records of Tarrant County, Texas (DRTCT), and a portion of the remainder of that certain tract of land described to Raymond Rufus Swiney and wife Polly Leodia Swiney by instrument recorded in Volume 2637, Page 584, DRTCT, said tract of land also being a portion of Lots 19 through 21, Block 1 and Lots 5 through 11, Block 2, Swiney Estates Addition, an addition to the City of Kennedale as recorded in Volume 388-10, Page 93, Plat Records of Tarrant County, Texas (PRTCT), the remaining portions of said Swiney Addition which this tract encompasses having been previously vacated by instrument recorded in Instrument Number D214210746, DRTCT.

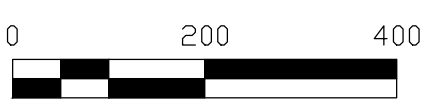
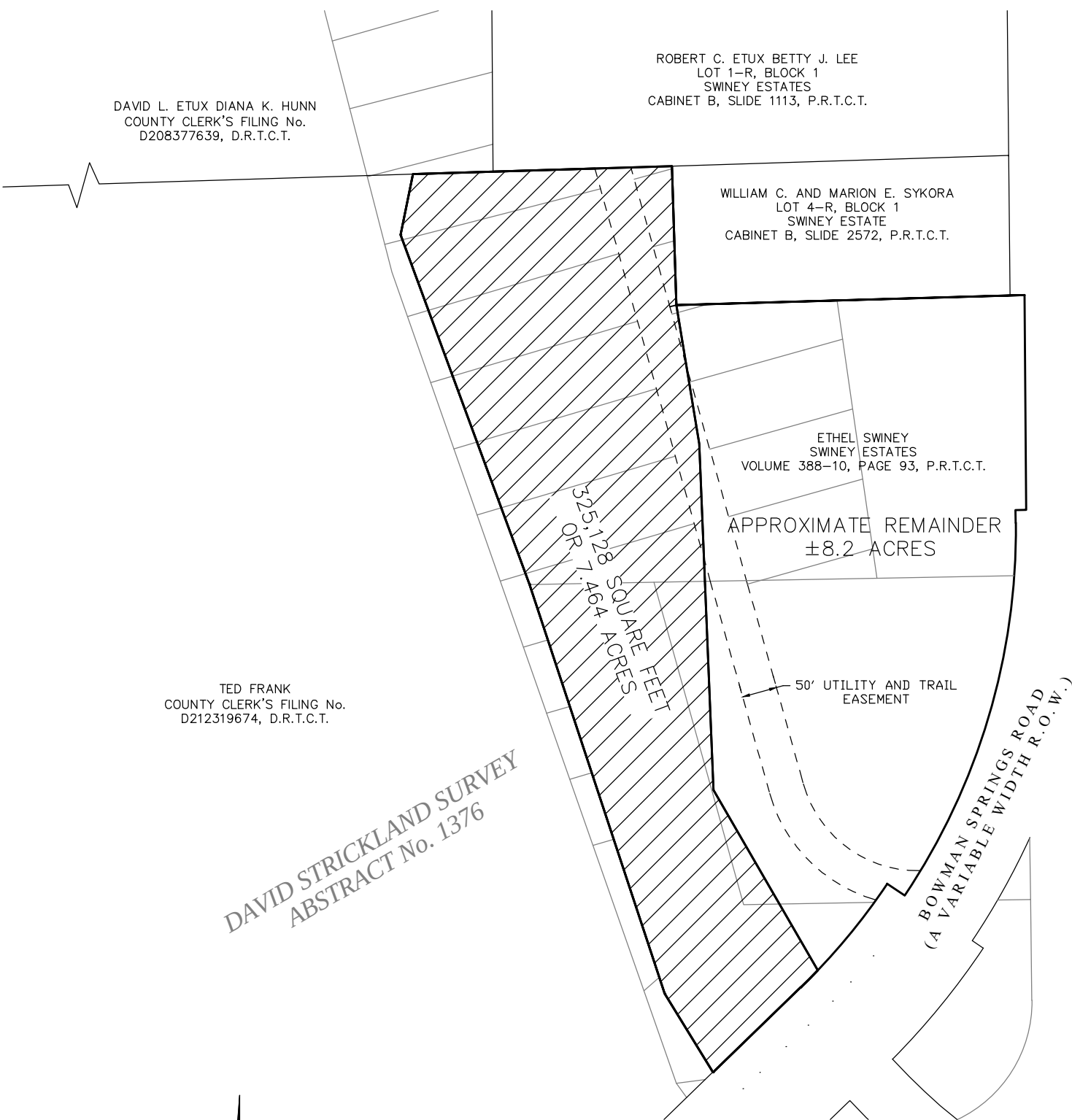


EXHIBIT SHOWING A
PROPOSED

7.464 ACRE TRACT OF LAND
SITUATED IN THE
DAVID STRICKLAND SURVEY,
ABSTRACT No. 1376

CITY OF KENNEDALE, TARRANT COUNTY, TEXAS



Shield Engineering Group, PLLC
Civil Engineering & Land Surveying
TBPE F-11039 TBPLS 10193890
1600 West 7th Street, Suite 200
Fort Worth, Texas 76102
817.810.0696

