



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
April 14, 2016
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. Impact Fee Committee Kick-Off Discussion
- B. Discuss any item on the regular session agenda

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of minutes from March 17, 2016 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 16-04** Public hearing and consideration of approval on a request by Chesapeake Land Development Co. for a replat of approximately 2.752 acres located at 400 Bolen Rd, known as George Case Addition Block A Lot 3, Kennedale, Tarrant County, Texas. The replat would create lots 3R & 4.

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

B. **CASE # PZ 16-05** Public hearing and consideration of approval on a request by Linda Miller for a minor replat of approximately 5 acres located at 411 and 431 Kevin Miller Rd, a portion of Lot 9 of the J. M. Estes Home Tracts, Kennedale, Tarrant County, Texas. The replat would create lots 1 & 2, Block 1, Miller Hill Addition. A variance from the cul-de-sac requirements of Section 17-303(a)(8) is requested.

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 April 14, 2016, 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: April 14, 2016

Agenda Item No: WORK SESSION - A.

I. Subject:

Impact Fee Committee Kick-Off Discussion

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 14, 2016

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

III. Summary:

The commission members may discuss any item on the regular session agenda, but no action may be taken at this time and no public hearing may be held.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 14, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from March 17, 2016 Planning and Zoning Commission meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from March 17, 2016 meeting

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	03.17.2016 PZ Meeting	03.17.2016 PZ Minutes Final.docx
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**KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
March 17, 2016
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 6:30 P.M.

II. ROLL CALL

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

A quorum was present.

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

Mr. Browne joined the commission at 6:35 P.M.

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

III. WORK SESSION

A. Discuss any item on the regular session agenda

Ms. Roberts explained her staff recommendation for PZ 16-01. The commission discussed the surrounding properties, their zoning, and the Future Land Use Plan. They also discussed access to the property and potential problems. Ms. Roberts also said the applicant for case PZ 16-02 had withdrawn her application. For the third regular session agenda item, Ms. Roberts explained being able to include an Avenue in the Oak Crest subdivision so it is included in the update for the Comprehensive Plan.

B. Discuss items for future consideration

Mr. Harvey asked to view the Parks Comprehensive Plan.

The work session closed at 6:52 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:03 P.M.

VI. ROLL CALL

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

A quorum was present.

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

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

VII. MINUTES APPROVAL

A. Consider approval of minutes from the February 18, 2016 Planning and Zoning Commission meeting

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

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak.

IX. REGULAR ITEMS

A. **CASE # PZ 16-01** Public hearing and consideration of Ordinance approval regarding a request by Adam Blow for a zoning change from "C-1" General Commercial to "R-1" Single Family Residential located on 0.5 acre at 600 Little School Rd. legal description of J M Lilly Survey, A 980 Tr 6A.

1. Staff presentation

Ms. Roberts said that the property used to have a house located on it but that it burned down, and the property is currently zoned as "C-1". She went over the zoning of the surrounding properties. She said the Comprehensive Land Use Plan for this area is Neighborhood Village. She said it is supposed to be a mix of uses on a small scale. She said that the rezoning would not have an adverse impact on the surrounding properties but that it is not consistent with the Comprehensive Land Use Plan.

2. Applicant presentation

The applicant was not at the hearing to speak.

3. Public hearing

No one signed up to speak.

4. Applicant response

The applicant was not at the hearing to speak.

5. Staff response and summary

Staff recommended denial or postponement of the case.

6. Action by the Planning & Zoning Commission

Mr. Brim motioned to postpone the case until August 2016 based on new information in the code update regarding this property. The motion was seconded by Mr. Pirtle and passed with four in favor excluding Mr. Harvey and Mr. Browne, who abstained from voting.

The following case has been withdrawn:

B. **CASE # PZ 16-02** Public hearing and consideration of Ordinance approval regarding a request by Linda Miller for a zoning change from "AG" Agricultural to "R-3" Single Family Residential for approximately .3049 acres at 431 Kevin Miller Rd., legal description of a portion of Lot 9 from the J M Estes Home Tracts.

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

C. Update Future Transportation Plan in the Comprehensive Land Use Plan

1. Staff Presentation

Ms. Roberts said that after we adopted the Transportation Plan, we also adopted the Employment Center Master Plan. Since the Master Plan was adopted after the transportation plan, it does not include the Oak Crest Drive improvements shown in the Master Plan. To be able to get the funds to add the Avenue, it must be included in the transportation plan. Mr. Harvey wanted to know if this corresponded with the Parks Plan so that the trail systems align without any objection.

2. Public Hearing

No one signed up to speak.

3. Staff Summary and Response

Staff recommended approval.

4. Action by the Planning & Zoning Commission

Mr. Pirtle motioned to approve the plan. The motion was seconded by Ms. Williamson and passed with four approvals excluding Mr. Harvey and Mr. Gilley, who abstained from voting.

X. REPORTS/ANNOUNCEMENTS

The Planning and Zoning April meeting will be a week early on April 14, 2016.

The Brickworks Festival will be held from April 15-17, 2016.

A Bird Workshop will be held on April 23, 2016.

A Community Conversations Program will be held on March 24, 2016 in the Kennedale Library.

The Historical Society will have a pie eating contest at the Brickworks Festival on Saturday, April 16, 2016.

XI. ADJOURNMENT

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

The meeting adjourned at 7:27 P.M.

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 14, 2016

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 16-04 Public hearing and consideration of approval on a request by Chesapeake Land Development Co. for a replat of approximately 2.752 acres located at 400 Bolen Rd, known as George Case Addition Block A Lot 3, Kennedale, Tarrant County, Texas. The replat would create lots 3R & 4.

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: replat

Location: Bolen Rd behind Chesapeake gas well pad site

Zoning: Agricultural and C-2 (one lot to be platted is zoned AG, and the other is zoned AG and C-2)

Requested by: Chesapeake Land Development

Staff recommendation: approve

Background.

This property was platted in 2010 as the George Case Addition as part of a Chesapeake gas well pad site development. Chesapeake would like to plat out a portion and sell that portion to the neighboring property owner. The site is bordered by large lot residential use and acreage use (this appraisal district category includes ranch land, farm land, and undeveloped acreage tracts) to the south and west and by commercial uses to the north and east. The property is very close to the frontage road for I-20.

Application requirements.

An application for a replat must include a plat drawing and may include plans as required by the Public Works department and city engineer. For this case, no plans were required.

Staff Review and Recommendation.

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

Compliance with the comprehensive land use plan.

The Future Land Use Plan shows this area to be within a Neighborhood character district, which is intended to be primarily residential in character. However, given the proximity to I-20, the existing commercial/industrial character of the area, and the presence of a gas well pad site so nearby, staff

does not expect this property to transition from commercial to residential use. Staff therefore considers the plat to be in compliance with the comprehensive land use plan.

Compliance with city regulations.

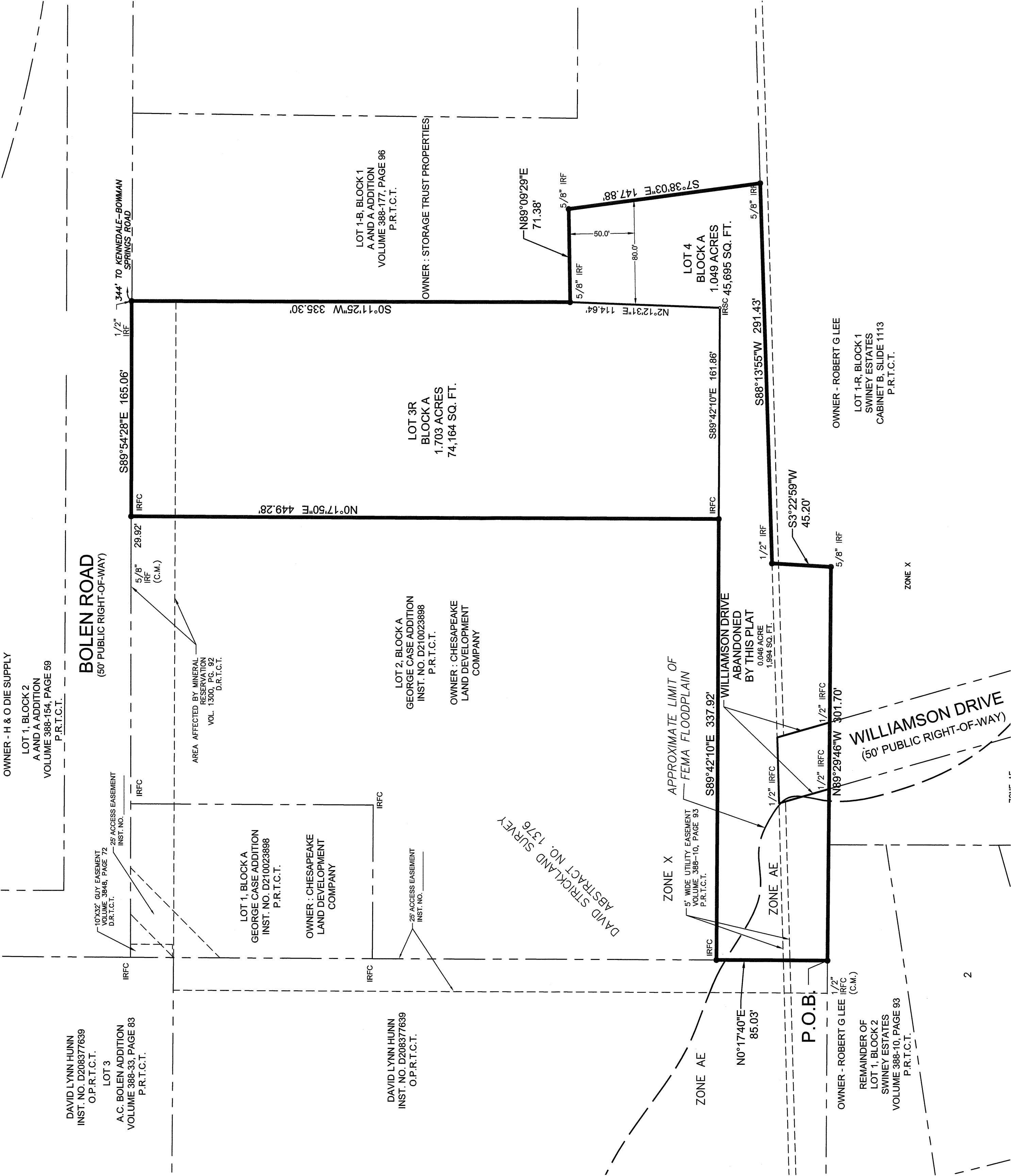
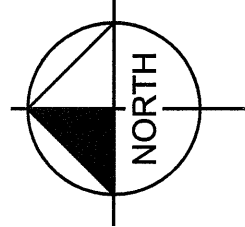
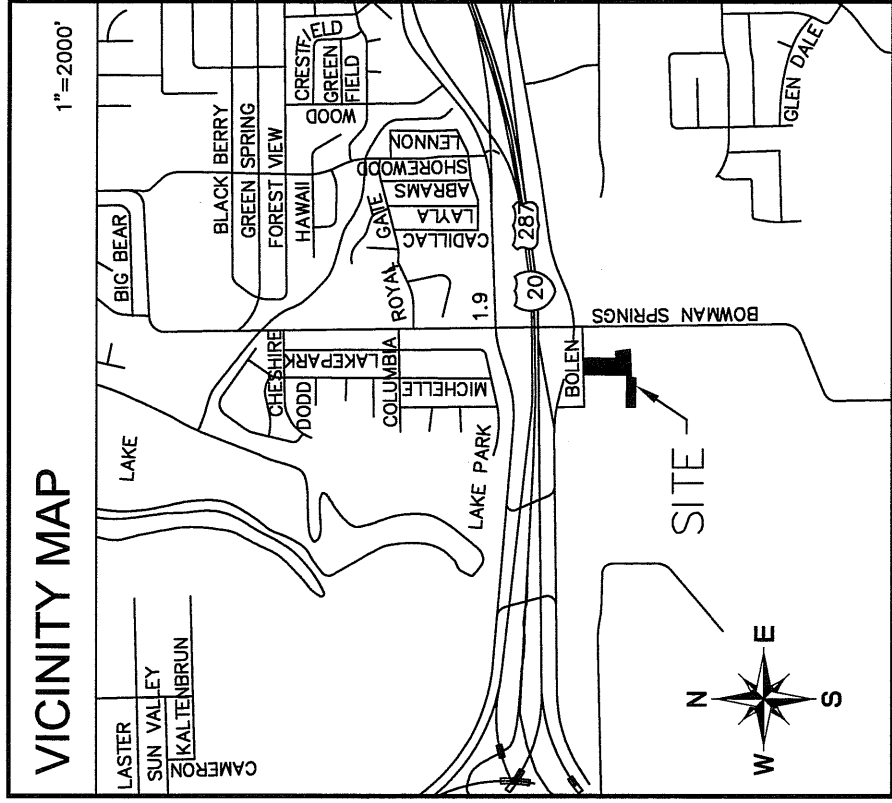
City staff and city engineers have reviewed the proposed plat and deemed it to be in compliance with these regulations.

Staff recommends approval

Action by the Planning & Zoning Commission.

The Commission may take any of the following actions.

- (1) Recommend approval of the plat as presented;
- (2) Recommend approval of the plat with conditions; or
- (3) Recommend denying the plat.



KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dana Brown
Registered Professional Land Surveyor #5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
(972) 770-1300

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2016.

NOTES:

1. According to Community Panel No. 484-3900440 U, dated August 23, 2000, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be in excess of those shown on the map or other causes. This flood statement shall not create liability on the part of the surveyor.

TEXT LEGEND	
CM =	CONTROL MONUMENT
IRF =	IRON ROD FOUND
IPF =	IRON PIPE FOUND
IRFC =	IRON ROD FOUND w/ CAP
IRSC =	IRON ROD SET w/ CAP
ESMT =	EASEMENT
P.O.S.E. =	PUBLIC OPEN SPACE EASEMENT
D.R.T.C.T. =	DEED RECORDS OF TARRANT COUNTY, TX
P.R.T.C.T. =	PLAT RECORDS OF TARRANT COUNTY, TX

Notary Public in and for Dallas County, Texas

Printed Name

Recorded in Instrument No. _____, Official Records of Tarrant County, Texas

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. is the owner of a tract of land out of the David Strickland Survey, Addition No. 1376, City of Kennedale, Tarrant County, Texas, being part of a called 165.06 feet to a 5/8" iron rod found in the Special Warranty Deed to Chesapeake Land Development Company, L.L.C., Instrument No. D20087639, Official Public Records of Tarrant County, Texas, being part of said tract of land, and an addition to the City of Kennedale, Texas, being part of the plat recorded in instrument No. D210023888, Plat Records of Tarrant County, Texas, being part of Williamson Drive shown on the plat of Swiney Estates, an addition to the City of Kennedale, Texas according to the plat recorded in Volume 388-10, Page 93, Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southwest corner of said Lot 3;

THENCE with the West line of said Lot 3, North 0°17'40" East, a distance of 85.03 feet to a 5/8" iron rod with "KHA" cap found for the southwest corner of Lot 2 of said George Case Addition;

THENCE with the south line of said Lot 2, South 89°42'10" East, a distance of 337.92 feet to a 5/8" iron rod with "KHA" cap found for the southeast corner of said Lot 2;

THENCE with the east line of said Lot 2, North 0°17'50" East, a distance of 449.28 feet to a 5/8" iron rod with "KHA" cap found in the south right-of-way line of Bolen Road (50' ROW);

THENCE with said south right-of-way line, South 89°54'28" East, a distance of 165.06 feet to a 1/2" iron rod found for the northwest corner of Lot 1-B, Block 1 of A and A Addition, an addition to the City of Kennedale according to the plat thereof recorded in Volume 388-177, Page 96 of the Plat Records of Tarrant County, Texas;

THENCE with the west lines of said Lot 1-B, the following courses and distances to wit:

South 0°11'25" West, a distance of 335.30 feet to a 5/8" iron rod found for corner;

North 89°09'29" East, a distance of 71.38 feet to a 5/8" iron rod found for corner;

South 7°38'03" East, a distance of 147.88 feet to a 5/8" iron rod found in the north line of Lot 1-R, Block 1, Swiney Estates, an addition to the City of Kennedale, Texas according to the plat recorded in Volume B, Page 1113, Plat Records of Tarrant County, Texas;

THENCE with the north line of said Lot 1-R, part of the way, the following courses and distances to wit:

South 88°13'55" West, a distance of 291.43 feet to a 1/2" iron rod found for corner;

South 3°22'59" West, a distance of 45.20 feet to a 5/8" iron rod found for corner;

North 89°29'46" West, a distance of 301.70 feet to the **POINT OF BEGINNING** and containing 2.752 acres or 119,859 square feet of land.

The bearing system based on the plat of George Case Addition, an addition to the City of Kennedale, Texas according to the plat recorded in instrument No. 210023888; Plat Records of Tarrant County, Texas and the Texas NAD83 State Plane Coordinate System

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., do hereby certify that I am the legal owner of the above described tract of land and does hereby adopt this plat of the hereinabove described real property to be designate as GEORGE CASE ADDITION, LOTS 3R AND 4, BLOCK A and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Executed this the ____ day of ____, 2016.

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.

James R. Webb
Executive Vice President
General Counsel and Corporate Secretary

STATE OF OKLAHOMA *
COUNTY OF OKLAHOMA

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2016.

Notary Public in and for the State of Oklahoma

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____ day of ____, 2016 to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas voted affirmatively on this ____ day of ____, 2016, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary

REPLAT OF GEORGE CASE ADDITION

LOTS 3R and 4, BLOCK A

BEING 2.752 ACRES SITUATED IN THE
DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376
CITY OF KENNEDEALE,
TARRANT COUNTY, TEXAS

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1300
Fax: 972-239-3820
Contact: Dana Brown, RPLS
Email: dana.brown@kimley-horn.com

OWNER / APPLICANT:

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: 972-770-1300
Fax: 405-935-2037
Contact: Michelle Miller
Email: michelle.miller@cldc.com

Notary Public in and for Dallas County, Texas

Printed Name

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale
1" = 50'
Drawn by: DAB
Checked by: JAD
Date: Jan 2016
Project No.: 064496401
Sheet No.: 1 OF 1

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 14, 2016

Agenda Item No: REGULAR ITEMS - B

I. Subject:

CASE # PZ 16-05 Public hearing and consideration of approval on a request by Linda Miller for a minor replat of approximately 5 acres located at 411 and 431 Kevin Miller Rd, a portion of Lot 9 of the J. M. Estes Home Tracts, Kennedale, Tarrant County, Texas. The replat would create lots 1 & 2, Block 1, Miller Hill Addition. A variance from the cul-de-sac requirements of Section 17-303(a)(8) is requested.

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: minor replat with a variance from the cul-de-sac requirements in the subdivision regulations

Location: dead-end of Kevin Miller Rd

Zoning: Agricultural and R-3 single-family residential

Requested by: Linda Miller

Staff recommendation: approve

Background.

This property was originally platted in 1946 as part of one large lot within the J M Estes Home Tracts Addn. Most of the original lot has been subdivided and replatted over the years, but a portion of the original lot remains, and the applicant, Ms. Miller, owns a large portion of the remainder. Ms. Miller would like to build a new house, but since she already has one house on the property, a new lot is required before the new house can be permitted (city code prevents having two homes on one lot in this zoning district).

Application requirements.

Applications for a minor plat typically only require a plat drawing. Additional plans are sometimes also required. In this case, water and waste water plans would be required because the larger proposed lot is not connected to the city's water and wastewater lines. However, because Ms. Miller is dedicating an easement across her property that would allow the city to connect two dead-end water lines, the city will connect the larger, unserved lot to water and wastewater facilities and will provide the plans (see below).

Staff Review and Recommendation.

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

Compliance with the comprehensive land use 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.

Staff considers the plat to be in compliance with the comprehensive land use plan.

Compliance with city regulations.

In addition to being in compliance with the comprehensive land use plan, plats must also comply with all applicable city regulations. These regulations include the subdivision design regulations, the Public Works design manual criteria for public improvements, and the regulations governing Agricultural and R-3 zoning districts under Section 17-405 of Kennedale city code.

City staff and consulting engineers have reviewed the proposed plat for compliance with these regulations. The plat will meet city regulations except for the cul-de-sac requirements and the utility requirements.

(1) Kevin Miller Rd is a dead-end street built prior to the city's annexing the area and prior to the city adopting regulations prohibiting dead-end streets. Properties platted now must meet a cul-de-sac requirement, and cul-de-sacs on streets longer than 600 feet are prohibited. But because this street has been in place since before the property was annexed, and because the street is low in density and does not have much traffic, staff would recommend approving an alternative option of dedicating a hammerhead for the fire department vehicles to use. This option requires a variance and must therefore be approved by the Planning & Zoning Commission and City Council rather than staff. In addition, the street would be longer than 600 feet, which would not be permitted (either with a cul-de-sac or a hammerhead) without a variance.

Fire department staff has reviewed and approved the proposed location and size for the hammerhead.

(2) City utilities (water and sewer) are not available at this property but are located nearby to the north along Kevin Miller Rd. In this case, as part of the plat application, the applicant would normally be required to submit engineering plans showing how the property would be connected to the city water and sewer lines to the north. Kevin Miller is a dead-end water line, however, and the City would prefer to connect that line to a dead-end line in the Vineyard development to the south. Ms. Miller is dedicating a water line easement across her property, which will allow for the connection. Because the city will provide the connection to water and wastewater services, city staff considers the plat to be in compliance with city regulations on utilities.

Staff recommends approval of the plat with the requested variance.

Action by the Planning & Zoning Commission.

The Commission may take any of the following actions.

- (1) Recommend approval of the plat as presented;
- (2) Recommend approval of the plat with conditions; or
- (3) Recommend denying the plat.

Property boundaries

PZ 16-05 site of request

PROPERTY DESCRIPTION:

BEING A 4.754 ACRE PORTION OF TRACT 9, J.M. ESTATES HOME TRACTS, OUT OF THE W.E. HALTOM AND THE J.M. LILLY SURVEYS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1857, PAGE 283, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), SAME BEING A TRACT OF LAND CONVEYED TO LINDA MILLER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1341, PAGE 276, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAME BEING A TRACT OF LAND CONVEYED TO LINDA MILLER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 13341, PAGE 277, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID MILLER TRACT, IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO VINCENT HAMRICK, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1166, PAGE 1415, D.R.T.C.T., IN THE EAST LINE OF AGGIELAND ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, RECORDED IN CABINET B, SLIDE 296, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT AND WITH SAID HAMRICK TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 89°29'33" E, A DISTANCE OF 121.75 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- N 00°40'45" W, A DISTANCE OF 64.07 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN THE SOUTH LINE OF KEVIN MILLER RD., A 50' RIGHT-OF-WAY (R.O.W.), DEDICATED BY THIS PLAT;

THENCE, CROSSING SAID MILLER TRACT, THE FOLLOWING TWO (6) COURSES AND DISTANCES:

- S 89°29'33" E, A DISTANCE OF 35.00 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET;
- WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, N 44°51'42" E, 28.01 FEET, AN ARC LENGTH OF 29.33 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- S 89°29'33" E, A DISTANCE OF 15.02 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- N 00°40'45" W, A DISTANCE OF 20.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- S 89°29'33" W, A DISTANCE OF 15.02 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET;
- WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, N 45°02'09" W, 28.59 FEET, AN ARC LENGTH OF 30.01 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", IN THE EAST LINE OF SAID KEVIN MILLER RD.;

THENCE, WITH THE EAST LINE OF SAID KEVIN MILLER RD., THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 00°39'55" W, A DISTANCE OF 75.77 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
- N 00°56'21" W, A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID MILLER TRACT, AT THE SOUTHWEST CORNER OF LOT 4, LELAND ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, RECORDED IN CABINET B, SLIDE 1160, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID LOT 4, S 89°31'21" E, A DISTANCE OF 94.16 FEET TO A CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF SAID MILLER TRACT, IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO PAUL CARTUSCIELLO, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D202345439, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID CARTUSCIELLO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 00°01'39" E, A DISTANCE OF 95.77 FEET TO A CAPPED IRON ROD FOUND;
- S 00°33'09" E, A DISTANCE OF 913.88 FEET TO AN IRON PIPE FOUND, AT THE SOUTHEAST CORNER OF SAID MILLER TRACT, RECORDED IN VOLUME 13341, PAGE 276, D.R.T.C.T., IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO FIRST TEXAS HOMES INC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D213259396, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID FIRST TEXAS HOMES TRACT, S 89°39'47" W, A DISTANCE OF 251.40 FEET TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID MILLER TRACT, AT THE SOUTHEAST CORNER OF SAID AGGIELAND TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID AGGIELAND ADDITION, N 00°21'07" W, A DISTANCE OF 713.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4.754 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084 ON MARCH 14, 2016. ALL BEARINGS, COORDINATES, AND DISTANCES RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD 83 (CORS96).

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2016 TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 2016 TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2016, I HAVE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

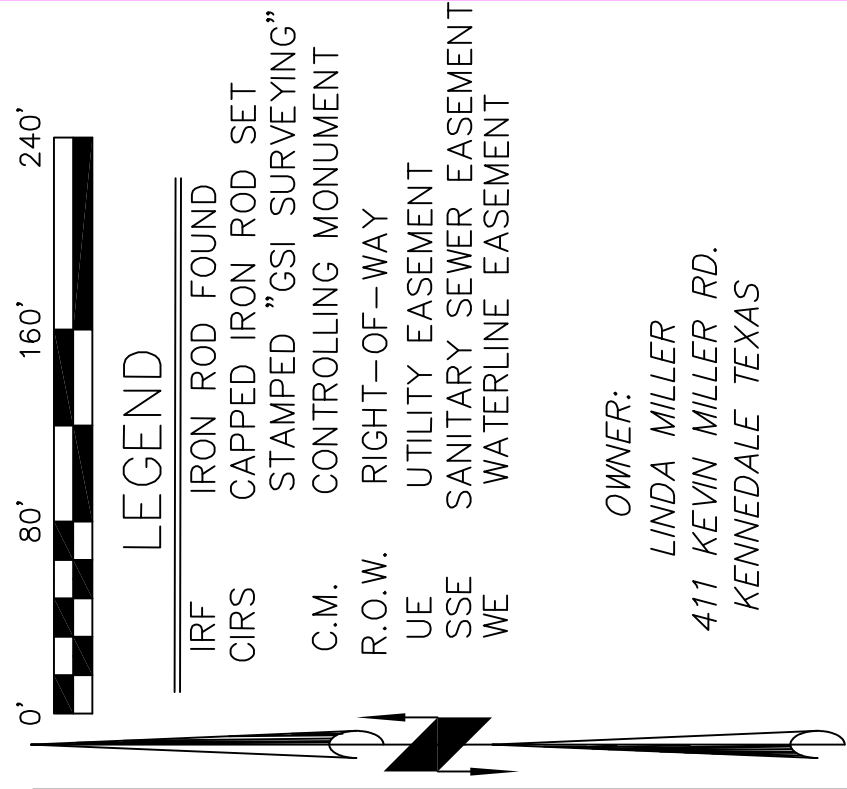
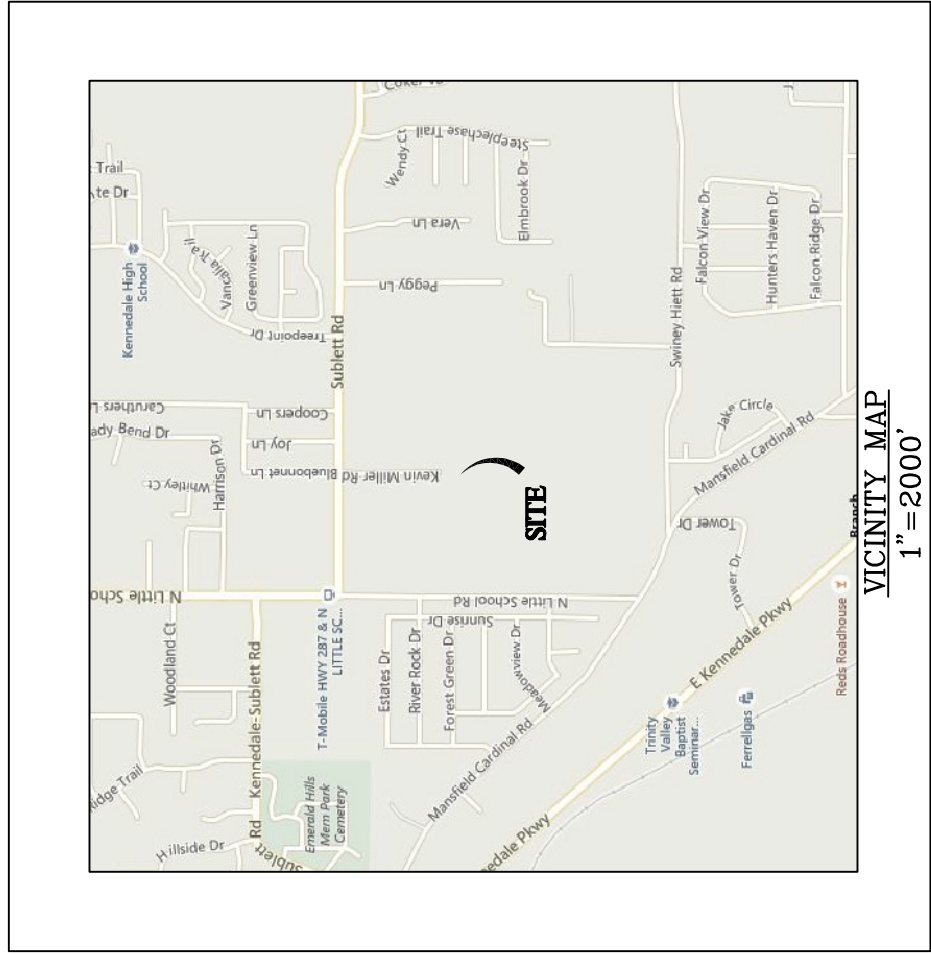
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

SIGNATURE OF OWNER
STATE OF TEXAS }
COUNTY OF TARRANT }

NOTARY PUBLIC

FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48439C0340 K, EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



OWNER:

LINDA MILLER
411 KEVIN MILLER RD.
KENNEDALE TEXAS

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96)
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES, AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL NEWLY ESTABLISHED PROPERTY CORNERS ARE CAPPED IRON RODS SET, STAMPED "GSI SURVEYING".

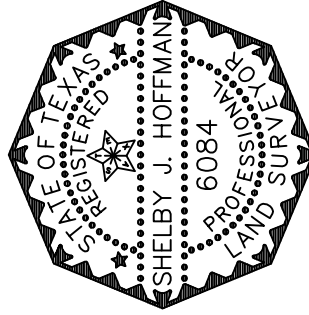
MINOR PLAT LOTS 1 & 2, BLOCK 1, MILLER HILL ADDITION,

BEING A 4.754 ACRE PORTION OF TRACT 9, J.M. ESTATES, HOME TRACTS, OUT OF THE W.E. HALTOM AND THE J.M. LILLY SURVEYS, TARRANT COUNTY, TEXAS, AN ADDITION TO THE CITY OF KENNEDALE, ACCORDING TO THE PLAT RECORDED IN VOLUME 1857, PAGE 283, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONVEYED TO LINDA MILLER, RECORDED IN VOLUME 13341, PAGE 276, DEED RECORDS, TARRANT COUNTY, TEXAS

KNOWN ALL MEN BY THESE PRESENTS: THAT SHELBY J. HOFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



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

Scale: 1"=80'	Date: 3/31/16	DWG: 2015347-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2015- 347