

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
June 23, 2016
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
8:00 A.M.

I. CALL TO ORDER

II. ROLL CALL

III. IMPACT FEE ADVISORY COMMITTEE MEETING

- A. Make a recommendation to City Council on the city impact fees

IV. WORK SESSION

- A. Discuss any item on the regular session agenda

V. REGULAR SESSION

VI. CALL TO ORDER

VII. ROLL CALL

VIII. MINUTES APPROVAL

- A. Consider approval of minutes from May 19, 2016 Planning and Zoning Commission meeting.

IX. 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.

X. REGULAR ITEMS

- A. **Case # PZ 16-07** Consider approval of a preliminary plat requested by CHC Development for an approximately 8.8-acre tract located on Bowman Springs Rd in the D.Strickland Survey A-1376,

Tarrant County, Texas. The preliminary plat is for tentatively-named Swiney Addition Block A Lots 1-37, an addition with 35 residential lots and two dedicated open space lots. Property addresses include 1201, 1305, & 1307 Bowman Springs Rd.

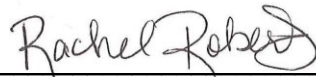
XI. REPORTS/ANNOUNCEMENTS

XII. 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 June 23, 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.

A handwritten signature in cursive script, reading "Rachel Roberts". The signature is written in dark ink and is positioned above a horizontal line.

Rachel Roberts, Board Secretary

STAFF REPORT TO THE IMPACT FEE ADVISORY COMMITTEE

Date: June 23, 2016

Agenda Item No: IMPACT FEE ADVISORY COMMITTEE MEETING - A.

I. Subject:

Make a recommendation to City Council on the city impact fees

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

At the last meeting of the Impact Fee Advisory Committee, you asked the consultant team from Freese & Nichols to provide additional information before you made a recommendation to City Council on the impact fees for Kennedale. That information is included with this report. Your recommendation will then be forwarded to City Council for its consideration.

IV. Notification:

V. Fiscal Impact Summary:

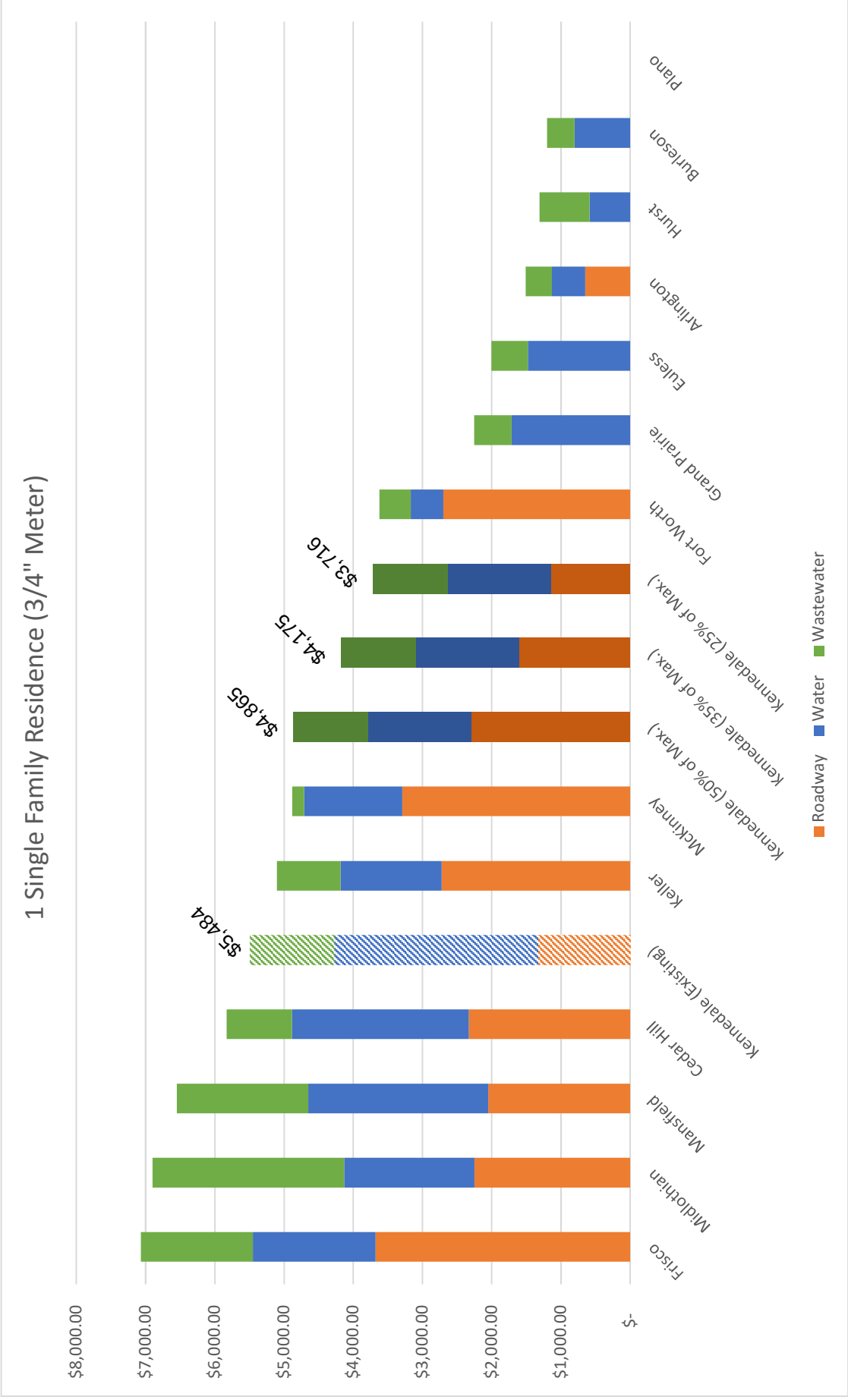
VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

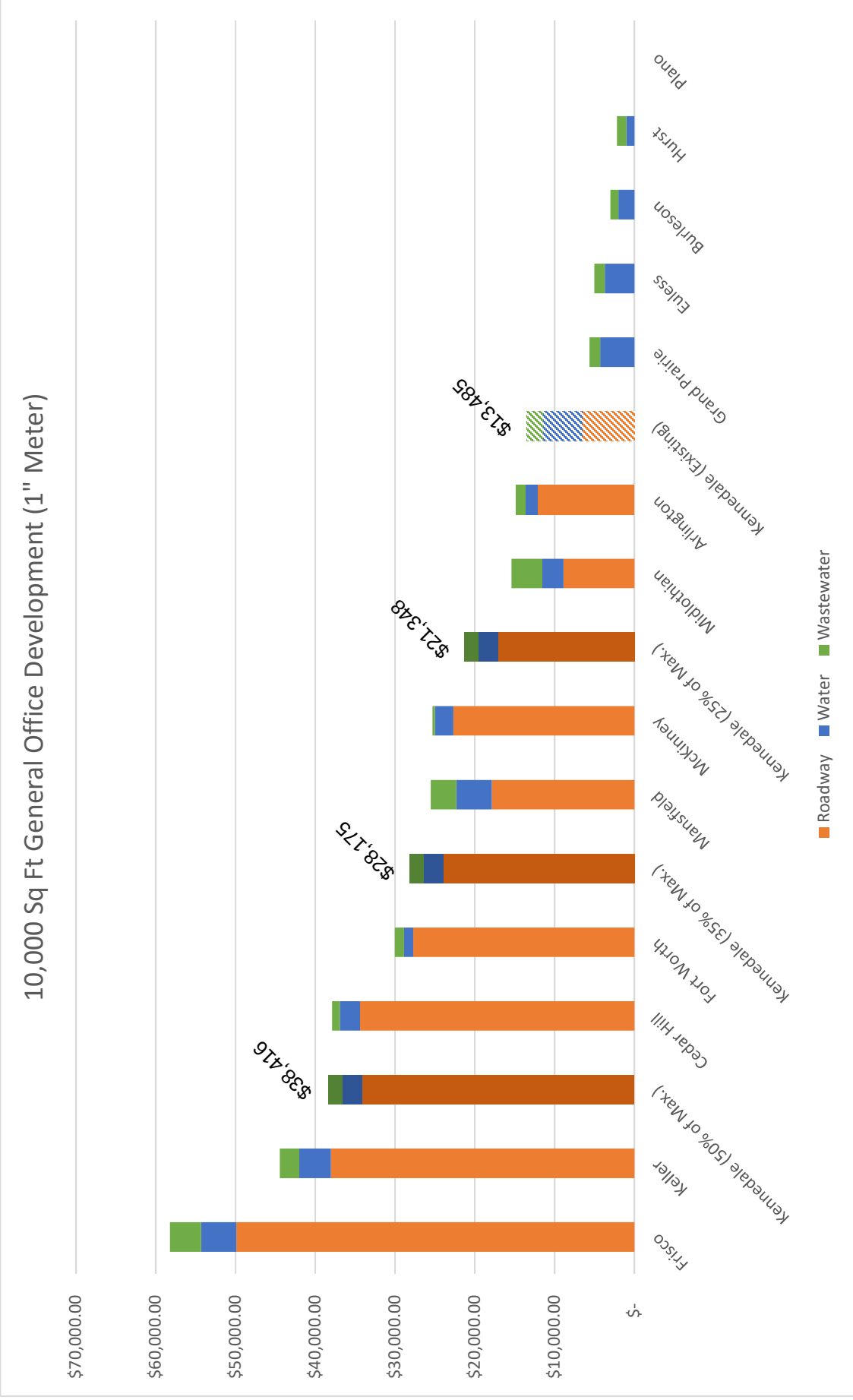
IX. Attachments:

1.	Impact Fee Benchmarking	Impact Fee Benchmarking.pdf
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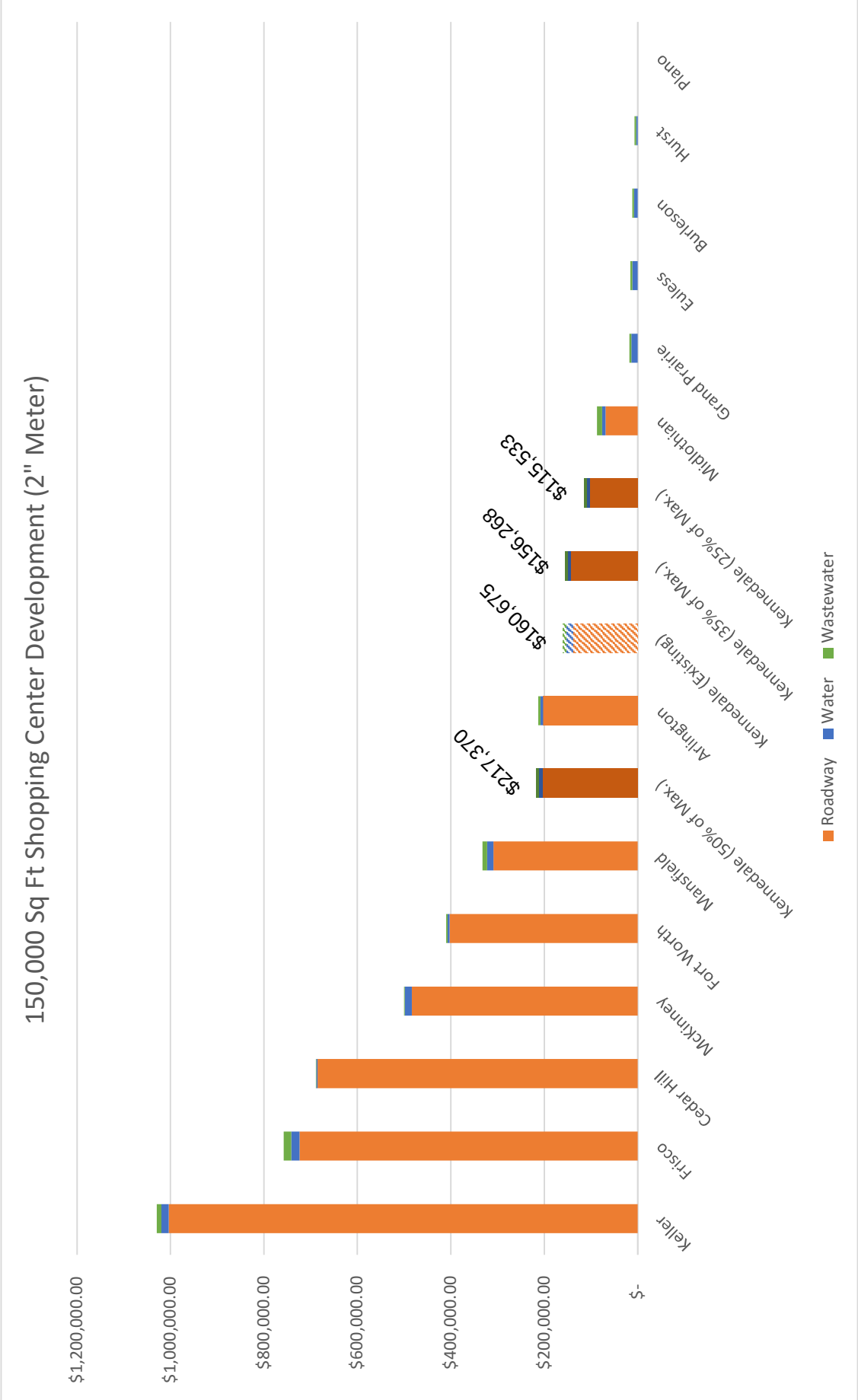
Note:

1. No impact fees in Plano; no roadway impact fees in Grand Prairie, Eules, Hurst, or Burleson
2. 50% of Max. is the maximum allowable collection rate due to state mandate CIP cost credit unless a separate financial study is performed.



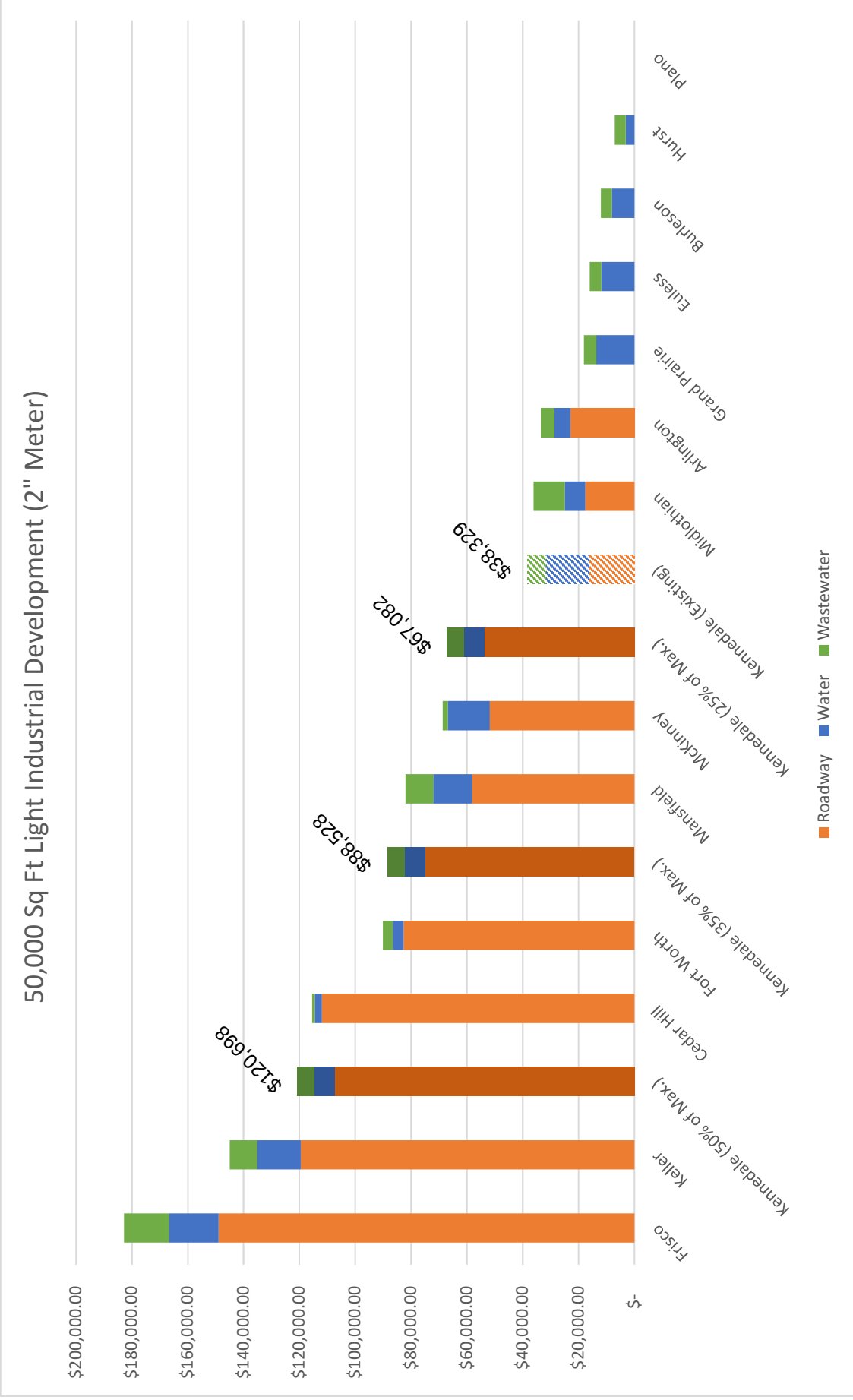
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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 23, 2016

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:

At this time, the Commission may discuss any item on the regular session agenda. No action may be taken by the Commission at this time, and no public hearings may be held.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 23, 2016

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from May 19, 2016 Planning and Zoning Commission meeting.

II. Originated by:

Katherine Rountree, Permits Clerk

III. Summary:

Consider approval of minutes from May 19, 2016 Planning and Zoning Committee meeting.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	05.19.2016 PZ Minutes	05.19.2016 PZ Minutes Final.docx
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KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
May 19, 2016
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

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

I. CALL TO ORDER

There was not a quorum for the Work Session to be called to order.

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>		

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

The Commission did not discuss these items because there was no quorum.

IV. REGULAR SESSION

V. CALL TO ORDER

Mr. Harvey called the meeting to order at 7:00 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>		

There was a quorum.

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

VII. MINUTES APPROVAL

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

Mr. Pirtle motioned to approve the revote on the minutes. The motion was seconded by Ms. Williamson and passed with all in favor.

B. Consider approval of minutes from April 14, 2016 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.

VIII. VISITOR/CITIZENS FORUM

No one signed up to speak.

IX. REGULAR ITEMS

A. CASE # PZ 16-06 Public hearing and consideration of Ordinance approval regarding a request by CHC Development for an amendment to the concept plan for the Swiney Estates Planned Development District. The Swiney Estates Planned Development District is generally located west of Bowman Springs Rd, south of Bolen Rd, east of a tributary of Village Creek, and north of Pennsylvania Ave.

1. Staff presentation

Ms. Roberts said that the amendment would move the entry point to the south of Pennsylvania Avenue. She said that the developers had noticed moving the entrance would help the topography with lower retaining walls and would benefit the future community due to less maintenance needed for the retaining walls. She said it would also increase the green space in the development. Mr. Harvey wanted to know if there were any concerns regarding the electrical utility issue.

2. Applicant presentation

Rian McGuire, 916 Bryant Ave. Fort Worth, TX, and Ryan Hill, 1600 West 7th St. Suite 200, Fort Worth, TX, went over a presentation on the benefits the new concept will include. They went over the landscaping, entrance, and screening of the new cul-de-sac. Mr. Hill said that Oncor will move the utility pole further down Bowman Springs.

3. Public hearing

No one signed up to speak.

4. Applicant response

No response from the applicant was needed.

5. Staff response and summary

Staff recommended approval.

6. Action by the Planning & Zoning Commission

Mr. Brim motioned to approve. The motion was seconded by Mr. Pirtle and passed with all in favor.

X. REPORTS/ANNOUNCEMENTS

Bark in the Park and Kidfish will be on Saturday, May 21, 2016.

The City Wide Garage Sale will be from June 3-4, 2016.

The City Wide Clean-Up will be on June 11, 2016.

City Hall will be closed on May 30, 2016.

Mr. Harvey won Community Leader of the Year for 2016 from the Kennedale Area Chamber of Commerce.

XI. ADJOURNMENT

Mr. Pirtle motioned to adjourn. The meeting was seconded by Ms. Williamson and passed with all in favor.

The meeting adjourned at 7:38 P.M.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: June 16, 2016

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # PZ 16-07 Consider approval of a preliminary plat requested by CHC Development for an approximately 8.8-acre tract located on Bowman Springs Rd in the D.Strickland Survey A-1376, Tarrant County, Texas. The preliminary plat is for tentatively-named Swiney Addition Block A Lots 1-37, an addition with 35 residential lots and two dedicated open space lots. Property addresses include 1201, 1305, & 1307 Bowman Springs Rd.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Preliminary plat, 35 residential lots and 2 open space lots
Applicant	CHC Development
Location	Bowman Springs Rd near Winding Creek subdivision and Southwest Nature Preserve (see map)
Surrounding Uses	single family residential; park/open space; floodplain; golf driving range
Surrounding Zoning	Agricultural; R-3 single family residential
Future Land Use Plan Designation	Neighborhood
Staff Recommendation	Approve with conditions

This is an updated staff report.

CURRENT STATUS OF PROPERTY

The City Council approved a planned development ordinance for this property in January of this year and the Planning & Zoning Commission recommended approval of an amended site plan last month (City Council consideration will be on June 27).

CONTEXT: DESCRIPTION OF SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING ZONING CLASSIFICATIONS

The properties immediately surrounding this one within Kennedale are zoned Agricultural. The Winding Creek neighborhood (across Bowman Springs) is zoned R-3 single family residential, and to the north near the I-20 frontage road are a few properties with C-2 general commercial zoning. The property across the street in Arlington is used for open space.

SURROUNDING LAND USES

This property is located near the Kennedale city limits along Bowman Springs and is adjacent to a large floodplain tract the city is in the process of acquiring for park land. Across Bowman Springs to the east are the Southwest Nature Preserve and Pennsylvania Avenue (Oak Hill Park neighborhood) and Winding Creek (Winding Creek neighborhood). To the north are two additional single family properties, which are zoned Agricultural. To the south and west are a golf driving range and the approximately 7 acres of floodplain property mentioned above.

STAFF REVIEW

COMPREHENSIVE LAND USE PLAN COMPLIANCE

The Future Land Use Plan shows this area as part of a Neighborhood character district.

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.

CITY DEVELOPMENT REQUIREMENTS

In addition to compliance with the comprehensive land use plan, plats must also be in compliance with applicable city regulations in order to be approved.

PLANNING REQUIREMENTS

TECHNICAL SPECIFICATIONS FOR PLAT DRAWINGS. The submitted preliminary plat met most of the technical requirements for preliminary plat drawings. A few minor changes were needed and were made as requested by city staff. The plat drawing now meets the technical specifications.

ZONING DISTRICT LOT REQUIREMENTS. The lots proposed through the preliminary plat meet the requirements of the zoning **district based on the planned development ordinance. The plat also must be in line with the concept plan. The Planning & Zoning Commission approved an amended concept plan last month. If City Council also approves the concept plan, then the preliminary plat will meet the requirements of the zoning district. If Council does not approve the concept plan, then the preliminary plat will not be in compliance with the concept plan.**

SUBDIVISION REGULATIONS & PUBLIC WORKS DESIGN MANUAL

PLANS REQUIRED. All required preliminary plans were submitted by the applicant. The plans have been reviewed by Public Works Department staff and the city engineers and have been approved.

SUBDIVISION DESIGN REQUIREMENTS. The proposed plat meets the subdivision design requirements (city code Chapter 17 Article V Division 3) as pertains to preliminary plats.

REQUIREMENTS FOR PUBLIC AND SEMI-PUBLIC IMPROVEMENTS. The proposed plat meets the requirements for public and semi-public improvements (city code Chapter 17 Article V Division 10) as pertains to preliminary plats.

Please note that not all of the requirements from the city code pertain to preliminary plats.

STAFF RECOMMENDATION

The proposed preliminary plat meets all city requirements, **pending approval of the amended concept plan by City Council**. Staff recommends approval **on the condition that the City Council approves the amended concept plan**.

ACTION BY THE PLANNING & ZONING COMMISSION

The Planning & Zoning Commission has final authority for approving preliminary plats; the plats are not reviewed by City Council, and they are not filed for record with the Tarrant County Clerk's Office. A final plat is required before any development under this plat may occur.

By state law, if a plat meets all requirements, the city must approve it.

MOTIONS

The motions provided below are provided as examples.

Approval: Based on the information presented, I find that the request meets city requirements for preliminary plats and make a motion to approve the plat.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and make a motion to approve the request for a preliminary plat with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request for a preliminary plat.

PZ 16-07: preliminary plat request



PROPERTY DESCRIPTION:

Being 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 all of that certain tract of land described to Raymond Leon Swiney and wife, as recorded in Volume 4820, Page 718, DRTCT, and being all of that certain tract of land described to Raymond Leon Swiney and wife, Ethel Mae Swiney as recorded in Volume 5458, Page 196, DRTCT, and being a portion of that certain tract of land described to Raymond Leon Swiney and wife, Ethel Mae Swiney as described in Volume 5458, Page 196, DRTCT, and being a portion of "Tract 1" and "Tract 2" as described to Leon Swiney and wife, Ethel M. Swiney as recorded in Volume 11497, Pages 1305 and 1309, DRTCT, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found with cap stamped "Corrondona & Assoc." in the northwesterly right-of-way line of Bowman-Springs Road (a variable width right-of-way), said iron rod being the common easternmost southeast corner of that certain tract of land described to Ted Frank by instrument recorded in instrument Number D212319674, DRTCT, the northernmost corner of "Parcel No. 4," as described to the City of Kennedale by instrument recorded in instrument Number D211094607, DRTCT, and the westernmost corner of "Parcel No. 3 Pt. 2," as described to the City of Kennedale by instrument recorded in instrument Number D21140987, DRTCT;

THENCE North 45 degrees 54 minutes 30 seconds East, along the northerly line of said "Parcel No. 3 Pt. 2" and said northerly right-of-way line, a distance of 126.71 feet to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering" for the POINT OF BEGINNING and being the point of curvature of a non-tangent curve to the right;

THENCE with the arc of said non-tangent curve to the right, and departing said right-of-way line, a distance of 245.54 feet, said curve to the right having a delta angle of 62 degrees 31 minutes 38 seconds, a radius of 225.00 feet, and a chord bearing and distance of North 10 degrees 06 minutes 52 seconds West, 233.54 feet to a 5/8-inch iron rod with cap stamped "Shield Engineering" set for corner;

THENCE North 29 degrees 49 minutes 44 seconds West, a distance of 99.02 feet to a 5/8-inch iron rod with cap stamped "Shield Engineering" set for corner;

THENCE North 06 degrees 56 seconds West, a distance of 695.05 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" for corner;

THENCE North 88 degrees 13 minutes 57 seconds East, at a distance of 36.52 feet passing a 5/8-inch iron rod found for the southwest corner of Lot 4-R, Block 1, Swiney Estate, an addition to the City of Kennedale as recorded in Cabinet B, Slide 2572, PRCTCT and continuing along the southerly line of said Lot 4-R, a total distance of 257.13 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" for an angle point in the southerly line of said Lot 4-R;

THENCE South 08 degrees 14 minutes 03 seconds East, continuing along said southerly line of Lot 4-R, a distance of 0.60 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" at an angle point in the southerly line of said Lot 4-R;

THENCE North 89 degrees 19 minutes 51 seconds East, along the southerly line of Lot 4-R, at a distance of 245.95 feet passing a 1/2-inch iron rod found for the southeast corner of said Lot 4-R and continuing a total distance of 255.57 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" on the westerly right-of-way line of Bowman-Springs Road (a variable width right-of-way);

THENCE South 00 degrees 33 minutes 12 seconds East, along said westerly right-of-way line, a distance of 307.31 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" at the northeast corner of "Parcel No. 2" as described to the City of Kennedale by instrument recorded in instrument Number D211140987, DRTCT;

THENCE South 89 degrees 36 minutes 53 seconds West, continuing along said westerly right-of-way line and along the northerly line of said "Parcel No. 2", a distance of 15.41 feet to a 5/8-inch iron rod found for the northwest corner of said "Parcel No. 2";

THENCE South 00 degrees 33 minutes 07 seconds East, continuing along said westerly right-of-way line and with the westerly line of said Parcel No. 2, a distance of 18.19 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the right in the westerly line of said "Parcel No. 2";

THENCE with the arc of said curve to the right and continuing along said westerly right-of-way line, at a distance of 75.59 feet passing a 5/8-inch iron rod being the common southwest corner of "Parcel No. 2" and the northwest corner of "Parcel No. 3 Pt. 1," as described to the City of Kennedale by instrument recorded in instrument Number D211140987, DRTCT, and at a distance of 517.74 feet passing a 5/8-inch iron rod found stamped "Corrondona & Assoc." for the southwest corner of "Parcel No. 3 Pt. 1" and continuing in all a total arc distance of 562.90 feet, said curve to the right having a delta angle of 34 degrees 18 minutes 38 seconds, a radius of 940.00 feet, and a chord bearing and distance of South 16 degrees 38 minutes 38 seconds West, 554.53 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering";

THENCE North 56 degrees 14 minutes 27 seconds West, continuing along said westerly right-of-way line, a distance of 30.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Shield Engineering" and being the point of curvature of a non-tangent curve to the right;

THENCE with the arc of said non-tangent curve to the right and continuing along said westerly right-of-way line, at a distance of 25.46 feet passing the northwest corner of said "Parcel No. 3 Pt. 2" and continuing along the aforementioned westerly right-of-way line of Bowman-Springs Road and the northwesterly line of "Parcel No. 3 Pt. 2" a total arc distance of 195.96 feet, said curve to the right having a delta angle of 12 degrees 08 minutes 58 seconds, a radius of 910.00 feet, and a chord bearing and distance of South 39 degrees 50 minutes 01 seconds West, 195.60 feet to a 5/8-inch iron rod set with cap stamped "Shield Engineering" for a point of tangency;

THENCE South 45 degrees 34 minutes 30 seconds West, continuing along said westerly right-of-way line and said northwesterly line of "Parcel No. 3 Pt. 2", a distance of 47.59 feet to the POINT OF BEGINNING and CONTAINING 356,382 square feet or 8.870 acres of land area, more or less.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT W. BRYAN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, HAVE SURVEYED AND PREPARED THIS INSTRUMENT AND THIS INSTRUMENT AND THE ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUNDS HEREIN DESCRIBED.

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.

ROBERT W. BRYAN, RLS

TEXAS REGISTRATION No. 5508

STATE OF TEXAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY KNOWN TO ME, ROBERT W. BRYAN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, HAS APPEARED AND ACKNOWLEDGED TO ME THAT HE HAS SIGNED THE FOREGOING INSTRUMENT AND THAT HE HAS CONSENTED TO THE SIGNATURE BEING ENTERED IN THE PUBLIC RECORD.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DEVELOPMENT YIELD	GROSS SITE AREA (ACRES): 8.870	TOTAL NUMBER LOTS: 37
RESIDENTIAL LOTS: NUMBER 35	SINGLE FAMILY ATTACHED 0	TWO FAMILY 0
ACREAGE: SINGLE FAMILY DETACHED 5.605	INDUSTRIAL LOTS 0	OPEN SPACE LOTS 1.451
NON-RESIDENTIAL LOTS: NUMBER 2	RIGHT-OF-WAY 1.814	
ACREAGE: COMMERCIAL LOTS 0		

- NOTES:
- 1) DE INDICATES A DRAINAGE EASEMENT
 - 2) SEE INDICATES A SANITARY SEWER EASEMENT
 - 3) UE INDICATES A UTILITY EASEMENT
 - 4) BL INDICATES A BUILDING LINE
 - 5) ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS
 - 6) BEARINGS BASED ON NAD83 TMC GPS OBSERVATIONS
 - 7) ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED
 - 8) THE FOLLOWING PUBLIC OPEN SPACE EASEMENTS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOA: BLOCK LOTS 118 & 119.
 - 9) SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT AND AGRICULTURAL DISTRICT. PROPOSED ZONING IS PLANNED DEVELOPMENT DISTRICT.
 - 10) CM INDICATES A CONTROLLING MONUMENT

CITY APPROVAL:

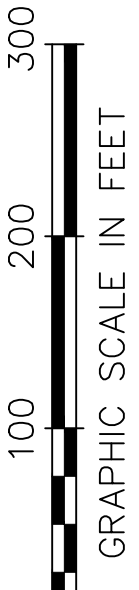
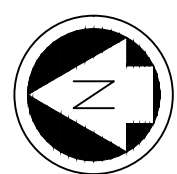
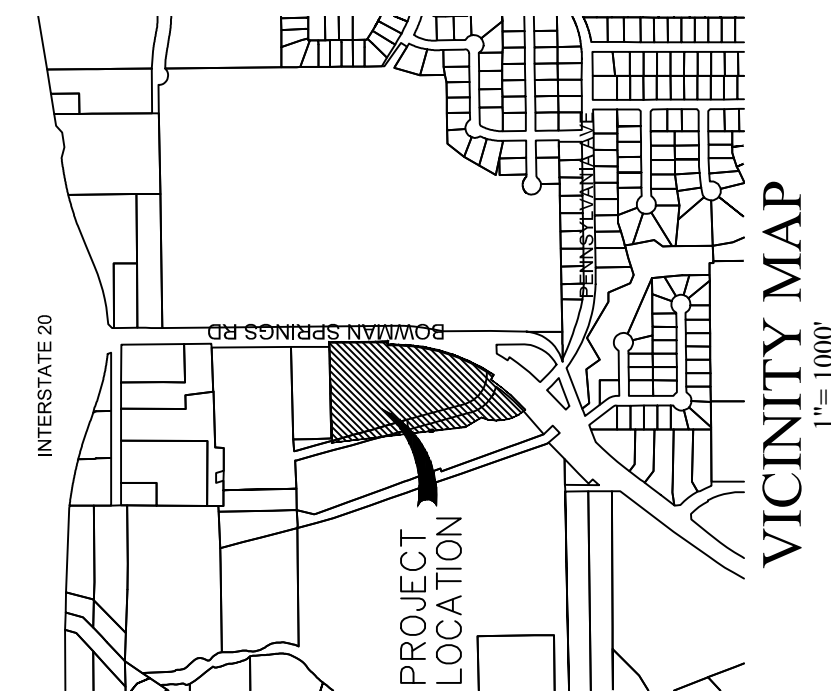
THE CITY OF KENNEDALE, TEXAS ON THIS ____ DAY OF _____, 2016, HEREBY APPROVES THIS PLAN FOR TITLES OF RECORD.

CITY MANAGER, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

CITY MANAGER, CITY OF KENNEDALE

ATTEST: CITY SECRETARY



CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	273.14'	S61°13'6"E	78°15'00"
C2	200.00'	137.87'	S13°10'59"W	39°29'50"
C3	200.00'	58.23'	S88°13'30"E	16°40'53"
C4	175.00'	28.41'	S88°05'05"W	9°18'02"
C5	175.00'	5.08'	N66°26'00"W	1°39'46"
C6	10.50'	15.57'	N43°08'04"W	84°56'07"
C7	50.00'	70.35'	S40°58'22"E	80°36'44"
C8	50.00'	52.03'	N67°22'01"E	62°42'30"
C9	50.00'	77.43'	N8°21'13"W	88°43'58"
C10	50.00'	23.71'	N66°18'07"W	27°09'51"
C11	10.50'	2.57'	N13°35'01"W	14°02'08"
C12	10.50'	4.93'	N34°02'48"W	26°53'25"
C13	50.00'	52.99'	S17°07'56"E	60°43'08"
C14	50.00'	33.33'	S32°19'33"W	38°11'50"
C15	50.00'	33.54'	S71°01'14"W	39°11'33"
C16	50.00'	33.11'	N70°24'44"W	37°56'31"
C17	10.50'	7.50'	S71°54'15"E	40°55'34"
C18	10.50'	9.91'	N65°19'54"W	54°04'17"
C19	50.00'	23.67'	S51°51'31"E	27°07'31"
C20	50.00'	52.44'	S84°31'48"W	60°05'50"
C21	50.00'	122.85'	S15°54'15"E	140°46'16"
C22	50.00'	52.49'	N63°38'09"E	60°08'57"
C23	10.50'	9.91'	N60°35'49"E	54°04'17"

LINE #	LENGTH	BEARING
L1	14.14'	N38°26'04"E
L2	14.14'	S51°33'56"E
L3	6.81'	S79°53'03"E
L4	13.61'	N40°32'01"E
L5	5.72'	S87°37'57"W
L6	15.00'	S49°27'59"E
L7	12.97'	S87°37'57"W

PRELIMINARY PLAT OF

SWINEY

A 37 RESIDENTIAL LOT ADDITION TO THE
CITY OF KENNEDALE,
TARRANT COUNTY, TEXAS
BEING 8.870 ACRES OF LAND
SITUATED IN THE DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376
PREPARED: June 8, 2016

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