



**KENNEDALE**  
Planning and Zoning Commission  
www.cityofkennedale.com

**PLANNING & ZONING COMMISSION AGENDA**  
**COMMISSIONERS REGULAR MEETING | July 30, 2019**  
**WORK SESSION AT 6:00 PM | REGULAR SESSION AT 7:00 PM**  
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

**NOTE: Pursuant to Texas Government Code §551.071, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.**

**II. WORK SESSION**

- A. Discussion of adding a residential zoning category "R4"
- B. Discussion of potential revisions to Multi-Family (MF) zoning requirements
- C. Discuss any item on the regular session agenda

**III. REGULAR SESSION**

**IV. ROLL CALL**

**V. VISITOR AND CITIZEN FORUM**

*At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individuals members 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 nor discussion held regarding these items.*

**VI. REPORTS AND ANNOUNCEMENTS**

**VII. MINUTES APPROVAL**

- A. Consider approval of minutes for regular meeting on June 27, 2019

**VIII. DECISION ITEMS**

- A. CASE #PZ 19-05 to conduct a public hearing and consider a request by Cannon Maki for a rezoning from "R3" Residential to "C2" Commercial for approximately 6 acres located at 5306 Kennedale Sublett Road, Abstract 792, Tract 1 Less HS, James R Hawkins Survey, City of Kennedale, Tarrant County, Texas.
- B. CASE #PZ 19-06 to conduct a public hearing and consider a request by Adlai Pennington for a rezoning from "I" Industrial to "C2" Commercial for approximately 2 acres located at 1170 E Kennedale Parkway, Abstract 378, Tract 1DD01, E C Cannon Survey, City of Kennedale, Tarrant County, Texas.
- C. CASE # PZ 19-07 Consider approval of a preliminary plat for Carl E. Greer for approximately 2 acres for a new development consisting of 14 single-family lots on property located at 917 Kennedale Sublett Road, legal description Tract 5, Abstract 980, J M Lilly Survey, City of Kennedale, Tarrant County, Texas.

**IX. EXECUTIVE SESSION**

*The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.*

**X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED**

**XI. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

**CERTIFICATION**

I CERTIFY THAT A COPY OF THE July 30, 2019, 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 SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

A handwritten signature in black ink, appearing to read 'MD', is written over a horizontal line.

MELISSA DAILEY, AICP  
DIRECTOR OF PLANNING AND  
ECONOMIC DEVELOPMENT



## **STAFF REPORT TO THE BOARD OF DIRECTORS**

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**Date:** July 30, 2019

**Agenda Item No:** WORK SESSION - A.

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**I. Subject:**

Discussion of adding a residential zoning category "R4"

**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**

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**Date:** July 30, 2019

**Agenda Item No:** WORK SESSION - B.

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**I. Subject:**

Discussion of potential revisions to Multi-Family (MF) zoning requirements

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                   |                       |
|----|-------------------|-----------------------|
| 1. | MF Zoning Changes | MF Zoning Changes.pdf |
|----|-------------------|-----------------------|

## Proposed Revisions to Multi-Family (MF) Zoning

### Purpose:

To require a higher standard of development for new multi-family developments by utilized a form-based code similar to Village zoning. These modifications are consistent with the Comprehensive Plan Economic Prosperity principle of “Promoting access to housing”, providing housing options for people of varying financial means and residential preferences, while ensuring quality development in the City.

### Form and Character:

Multi-family developments should have an urban building form and street frontage. The primary building form is street-oriented with windows across the façade and one or more entrances along the street. Buildings sit behind a landscaped dooryard and may be configured around a courtyard. The buildings define the street space and typically provide private open space through a combination of balconies, roof decks and spaces interior to the lot.

### Building Form Standards

All buildings shall meet the following standards:

#### Height:

- The height of all buildings is measured in stories, with an ultimate building height in feet, measured to the top of the wall plate. At no time may a building exceed the prescribed maximum height in stories or in feet.
- All heights are measured from the average fronting sidewalk elevation (at the required building line) unless otherwise noted.
- A half-story (or attic story), defined as habitable space within a pitched roof, does not count against the maximum height in stories or feet, but may provide no greater than 75 percent of the square footage of the floor immediately below.
- The prescribed minimum story clear height shall be met within 30 feet of the required building line (RBL) and by at least 80 percent of each story floor area.
- The required ground story finished floor level shall be measured within 30 feet of any RBL.
- Residential entrances may be at grade, with transitions to meet the minimum finished floor elevation within the building interior.

#### Siting:

- Building facades shall be built to the RBL.
- The building façade shall be built to the RBL within 30 feet of a block corner.
- No part of any building or structure may encroach beyond the RBL or into any required setback except overhanging eaves, awnings, balconies, bay windows, stoops, steps or barrier free ramps approved by the Administrator.
- There are no side setbacks
- The parking setback line is generally 20 or 30 feet behind the RBL. Vehicle parking shall be located behind the parking setback line, except where parking is provided below grade, on street, or otherwise indicated.
- All lots, including corner lots and through lots, shall satisfy the build-to requirements for any and all of their RBL frontages.

#### Elements:

- Fenestration is regulated as a percentage of the façade between floor levels. Fenestration is measured as a glass area (including mullions, muntins, and similar window frame elements with a dimension less than one inch) and/or open area.
- At least one (1) functioning entry door shall be provided along each ground story façade. The maximum distance between functioning façade entrances shall not be exceed.
- In no case shall a garage door be located at or face the RBL.
- No private fences may be constructed forward of the RBL.
- A garden wall may be used to define the street edge, to secure a pedestrian passage, to enclose a courtyard space, on rear lot lines, or to screen building service elements.

| Height                                   |                                             |
|------------------------------------------|---------------------------------------------|
| Max Building                             | 3 stores and 38'                            |
| Minimum ground floor clear height        | 9'                                          |
| Minimum upper story clear height         | 9'                                          |
| Max Garden Wall Height                   | 10'                                         |
| Max Privacy Fence Height                 | 7'                                          |
| Siting                                   |                                             |
| Min Build-To                             | 75%                                         |
| Min Parking Steback                      | 30'                                         |
| Side setbacks                            | None required                               |
| Min rear setback with alley              | 3'                                          |
| Min rear setback with no ally            | 20'                                         |
| Garden wall                              | Permitted on unbuilt RBL                    |
| Privacy fence                            | Permitted on common and rear lot lines only |
| Max building footprint                   | 8,000 sf                                    |
| Elements                                 |                                             |
| Min/Max Ground floor Façade Fenestration | 33 to 80%                                   |
| Min/Max Upper Story Fenestration         | 20 to 70%                                   |
| Max Blank Wall Limitation                | 30'                                         |
| Max Distance between Façade Entrances    | 60'                                         |
| Balconies                                | Permitted                                   |

#### Parking

- Parking may be located on the street, in a surface lot or in a structure.
- No parking shall be located between the building façade and the back of curb.
- All off-street parking shall be located behind the parking setback line, typically 25' feet or more behind the back of sidewalk
- All surface parking (as well as loading areas) shall be placed to the rear or to the side of the buildings, but in no case shall more than 60 feet of the property frontage (along the required building line) be used for surface parking.
- All surface parking and loading areas shall be screened from public areas, public sidewalks, and abutting residentially zoned properties by landscaping and a four (4) foot solid wall or a combination masonry and a wrought iron or metal fence.

- When parking is above grade within a structure, a façade treatment that is consistent (in terms of materials and design) with the building façade shall be provided for the parking floors/levels.
- Parking structures shall be constructed so that commercial uses occupy the ground floor level on all street frontages. Automobile parking spaces are to be provided as required in this section and configured according to Sections 12.8 and 12.9.
- Residential minimum reserved parking spaces per unit: Up to 1,000 square feet, regardless of bedroom count: one (1) space/unit. Above 1,000 square feet: one and a quarter (1.25) spaces per unit.

#### Bicycle parking:

- Sites and/or projects over 10,000 square feet in land area require one (1) tenant bicycle parking rack (2-bike capacity) per ten (10) units. Buildings under four (4) units shall have no requirement.
- Bicycle parking facilities shall be visible to intended users. The bicycle parking facilities shall not encroach on any area in the public right-of-way designated as the clear walkway nor shall they encourage on any required fire egress.
- On-street bicycle parking spaces (typically along the street tree alignment line) may be counted toward the minimum customer/visitor bicycle parking requirement. For areas with constrained street-space, an optional approach is to consolidate public bicycle parking in a single (1) dedicated on-street parking space per block.
- Bike rack design shall meet the requirements of Section 12.4D.

#### Permissive Parking and Loading Facilities :

Nothing in this ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings, in accordance with all regulations herein governing the location, design and operation of such facilities.

#### A parking

#### On-Street Parking

A parking space located on a public street may be included in the calculation of parking requirements if it is adjacent to the building site (where more than 50 percent of the space is fronting)

Each on-street parking space may only be counted once.

#### Loading Facilities

If provided, loading zones shall be located to the rear and/or alley side of buildings.

#### Parking Lot Plantings for New Development

Trees: for any surface parking lot not separated from the street or public realm by a building, the space between the RBL and the parking setback line shall be planted with canopy shade trees. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel three (3) to seven (7) feet behind the RBL or garden wall.

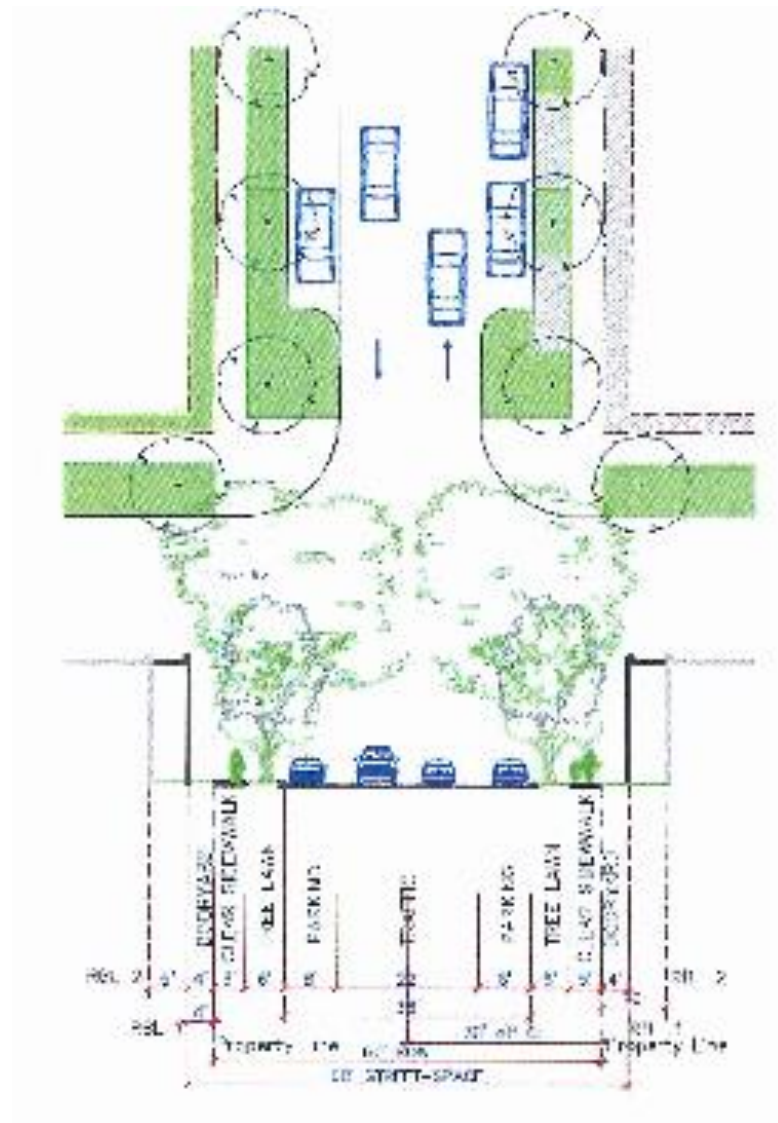
#### Edge

The edge of any surface parking lot adjacent to a single family lot shall:

Be planted with canopy shade trees placed at an average distance not to exceed 40 feet on center and aligned parallel three (3) to seven (7) feet behind the common lot line; and

Have a garden wall or privacy fence along the common lot line at least three(3) feet in height.

The street graphic illustrates the recommended typical configuration for street spaces within multi-family developments. The plans and sections specify ideal vehicular travel lane widths, curb radii, sidewalks, tree planting areas, and on-street parking configurations. The streets must work in conjunction with the building form standards to create the type of walkable place envisioned by the Comprehensive Plan. Streets must balance the needs of all forms of traffic – auto, bicycle and pedestrian.





## **STAFF REPORT TO THE BOARD OF DIRECTORS**

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**Date:** July 30, 2019

**Agenda Item No:** WORK SESSION - C.

---

**I. Subject:**

Discuss any item on the regular session agenda

**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

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**Date:** July 30, 2019

**Agenda Item No:** MINUTES APPROVAL - A.

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**I. Subject:**

Consider approval of minutes for regular meeting on June 27, 2019

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                      |                           |
|----|----------------------|---------------------------|
| 1. | 6.27.2019 PZ MINUTES | 6.27.2019 PZ MINUTES.docx |
|----|----------------------|---------------------------|

***PLANNING & ZONING COMMISSION MINUTES***  
**COMMISSIONERS REGULAR MEETING | June 27, 2019**  
**WORK SESSION AT 6:00 PM, REGULAR MEETING AT 7:00 PM**  
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER** Martha Dibella called the meeting to order at 6:04 PM

**Staff present** – Melissa Dailey and Melinda Middleton

**City attorney present** – Bradley Anderle

**II. WORK SESSION**

**A. Discussion of addition of R4 (Residential) Zoning Category**

Staff Presentation:

Melissa Dailey gave a presentation on residential zoning categories and discussed the market demand for smaller lot developments. Most of the single family developments in the last few years, including Glen of Village Creek, Hilltop, and Magnolia Hills, have been smaller lot developments of 50 foot width. Staff recommended consideration of an additional R4 zoning that would provide for 50' wide lots of a minimum of 5000 square feet. Commission members asked that this item be placed on the agenda for the next meeting.

**B. Discussion of modifications to UDC code for MF (Multi-Family) Zoning**

Staff Presentation:

Melissa Dailey gave a presentation on general trends in the types of multi-family developments being built in the metroplex in response to market demand and potential modifications to requirements in the Unified Development Code to multi-family development requirements. These modifications could enhance multi-family requirements to provide higher quality housing similar to that of the UV and NV categories, encourage a variety of quality housing options for Kennedale residents, increase tax base by development of vacant property not suitable for single family, enhance viability for retail development, and respond to housing market/demand. Proposed modifications would include requiring the urban building, spatial, site and street form that is part of the village district code in the Unified Development Code. Commission members asked that this item be placed on the agenda for the next meeting.

Kayla Hughes asked if amending the ordinance for case PZ19-03, would adopting the ordinance affect other buildings in the city. Melissa Dailey stated it did not. However, there were legislative changes that removed City's abilities to require any building materials beyond what is allowed by the International Building Code. Mr. Gruenhagen asked if the brick requirement would be grandfathered for PZ 19-03. Ms. Dailey stated a future owner would not have to brick the existing building if the request was approved, but would have to brick any new building, per the PD requirements.

The Work Session ended at 6:40 p.m.

**IX. EXECUTIVE SESSION**

At 6:40 p.m., the Planning & Zoning Commission convened in Executive Session to seek legal advice from the City Attorney on an item posted on the agenda.

The Executive Session ended at 6:55 p.m.

**X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED.**

No action was taken.

**III. REGULAR SESSION**

Martha Dibella called the meeting to order at 7:04 PM

**IV. ROLL CALL**

Melinda Middleton called the roll

| PLANNING & ZONING COMMISSION |                   |         |        |        |
|------------------------------|-------------------|---------|--------|--------|
| PLACE                        | MEMBER            | PRESENT | ABSENT | VOTING |
| 1                            | GREG ADAMS        | x       |        | x      |
| 2                            | MARTHA DIBELLA    | x       |        | x      |
| 3                            | BOB GRUENHAGEN    | x       |        | x      |
| 4                            | KAYLA HUGHES      | x       |        | x      |
| 5                            | SHELDON GERRON    | x       |        | x      |
| 6                            | BILLY DON GILLEY  | x       |        | x      |
| 7                            | JOHN HIVALE       |         | x      |        |
| 8                            | BRENT JONES (Alt) | x       |        | x      |
| 9                            | ALLEN RAY (Alt)   |         |        |        |

**A QUORUM WAS PRESENT**

**V. VISITOR AND CITIZEN FORUM**

There were no speakers.

**VI. REPORTS AND ANNOUNCEMENTS**

There were no reports or announcements.

**VII. MINUTES APPROVAL**

- A. Consider approval of minutes for special meeting on March 5, 2019  
Bob Gruenhagen motioned to approve the minutes for March 5, 2019. Kayla Hughes seconded the motion.  
The motion passed unanimously.
- B. Consider approval of minutes for regular meeting on March 21, 2019  
Kayla Hughes motioned to approve the minutes for March 21, 2019. Bob Gruenhagen seconded the motion.  
The motion passed unanimously.

**VIII. DECISION ITEMS**

- A. **Case #PZ 19-02** To conduct a public hearing and consider a request by Spirals Gymnastics, Inc. for a rezoning from "PD-UV" Planned Development Urban Village to "UV" of approximately 2 acres at 1083 Bowman Springs Road, Block 1, Lot 19R, Woodlea Acres Addition, City of Kennedale, Texas.

Staff Presentation: Melissa Dailey gave a presentation on the proposed rezoning. Spirals Gymnastics, Inc. expressed an interest in 2015 in UV zoning, which did not exist at the time but was being considered by P&Z and City Council as part of a new Unified Development Code. The UDC was adopted by the City Council in 2016. At the time Spirals was submitting for a rezoning, staff worked with them to change the zoning to PD-UV, a Planned Development zoning based on some of the requirements of UV zoning, with the understanding that once UV became available, Spirals could come back and request UV zoning. Ms. Dailey gave an overview of the site location, surrounding uses and zoning, and future land use plan related to this application. Staff recommends approval.

Public Hearing: Richard Weber, an Arlington resident, spoke and expressed his concern for UV Zoning. He stated that UV zoning provides a blank check to developers and that PDs are a better choice.

Commission Discussion:

Greg Adams asked whether a new owner of the property would have to bring the property into compliance with UV zoning. Ms. Dailey stated that the building would be grandfathered as long as it remains in use.

Greg Adams made the motion to approve the application. Kayla Hughes seconded the motion. The motion failed with a 3-3 vote. Greg Adams, Martha Dibella and Kayla Hughes voted in support, and Bob Gruenhagen, Sheldon Geron and Billy Gilley voted against. Ms. Dibella requested that Brent Jones, an alternate, join the board at the dais. Ms. Dibella opened up for further discussion and there was none. Greg Adams made a motion to approve the application. Kayla Hughes seconded the motion. The motion failed. Greg Adams, Martha Dibella and Kayla Hughes voted in support. Bob Gruenhagen, Shelton Geron, Billy Gilley and Brent Jones voted against. Sheldon Geron motioned to deny the application. Billy Gilley seconded the motion. The motion to deny passed 4-3 with Sheldon Geron, Billy Gilley, Bob Gruenhagen and Brent Jones supporting the motion, and Greg Adams, Martha Dibella and Kayla Hughes voting against the motion.

- B. **Case #PZ 19-03** To conduct a public hearing and consider a request by Water Tank Services, LLC for a modification to the "PD" Planned Development, Ordinance 561, Section 2.7 related to building materials at 6901 Mansfield Cardinal Road, Lot 4, Jesse Russell Addition, City of Kennedale, Texas.

Staff Presentation: Melissa Dailey gave an overview of the request by Water Tank Services to remove the requirement to brick the existing building within 3 years, per the Planned Development. Ms. Dailey stated that the owner purchased the property from an owner that had an operation with large trucks that created noise, dust and other complaints from the neighbors. Prior staff worked with the current owner when they purchased the property to create PD zoning that required improvements to the property, including bricking the metal building within 3 years. The owner has completed all required improvements except the bricking, and has maintained the property well. Ms. Dailey stated that the building is compatible with the area, in that few houses and other buildings in the area, including a mobile home park next door, are bricked. Staff recommends approval.

Public Hearing: Mike Green, the attorney for the applicant, spoke about the application. Mr. Green stated that the prior use of the property created noise, dust and other issues with the neighborhood. The current owner has made significant improvements to the property and has had much more success in integrating with the neighborhood, including an 8' privacy fence, landscaping and a high level of maintenance. Prior staff worked with this property owner in 2014 to create a Planned Development zoning that would improve the property, and the property owner has done so. However, the cost for masonry is \$50,000-\$60,000, and they don't believe this is necessary to remain compatible with the neighborhood.

Commission Discussion:

Ms. Dibella stated that she drove by the site and it appeared well maintained. Mr. Gruenhagen asked if the approval would stay with the property. Ms. Dailey stated that this is true, and that a future owner would not have to brick the existing building. Bob Gruenhagen moved to approve the application. Greg Adams seconded the motion. The motion passed unanimously.

- C. **Case #PZ 19-04** To conduct a public hearing and consider a request by KD Hammack Creek Housing, LP for a rezoning from "AG" Agricultural to "UV" Urban Village for approximately 12 acres located at 406 Crestview Drive, Block 2, Lot 1, Hammack Creek Addition, 121 E. Kennedale Parkway, Block 2, Lot 2, Hammack Creek Addition, 129 E. Kennedale Parkway, Block 2, Lot 3, Hammack Creek Addition, 220 Kennedale Sublett Rd, Block 2, Lot 4, Hammack Creek Addition, 337 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D, and 345 Kennedale Sublett Road, Jesse B Renfro Survey, Abstract 1260, Tract 3D01, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Melissa Dailey gave an overview of the application by KD Hammack Creek Housing to rezone this property to Urban Village. The development is on Kennedale Parkway and Kennedale Sublett Road, both commercial corridors, and the property has been vacant for many years. The planned uses including apartments, townhomes, retail and office. Ms. Dailey showed images of the types of buildings proposed on the site. The site doesn't make sense for single family, and a higher level of development is appropriate. The residential proposed helps the retail work. Surrounding uses are primarily commercial with a cemetery across the street, and a mix of commercial and residential is an appropriate use for this site. The higher density residential is a good transitional use to single family to the east. Staff recommends approval.

Public Hearing:

Richard Weber stated that this request is a blank check, that UV zoning is awful. He expressed concerns with traffic, and stated it should be denied.

Eric Elam stated he lives next to the property and spoke in support of the application. He expressed concerns about trash dumped on the property and along the creek, and that he welcomes development of the property and believes it will be a kick start for Kennedale. He believes it will help him develop his property.

Sara Johnson Cotton stated she lives between the two schools on Crestview Drive and expressed opposition. She believes the development would put an undue burden on traffic. Senior living there would create less traffic. She doesn't appreciate people suing Jan. She doesn't think seniors would want to live there, and other properties should be looked at.

Jason Lane represents the developer, OM Housing and spoke in support. The company has been in business since 2005 and has developed 8,000 units worth around \$8 million. They are a local company in Dallas and plan to own and maintain the property. They have won multiple awards. They have long term financing and will be maintaining the property long-term. Detention ponds will be part of the development. This is a very large private investment that will enhance local economic development. The project does conform with long term plan for the city. 4.75 acres will be retail, 3.12 acres will be townhomes, 6 acres will be 110 multi-family units. They are conforming with UV requirements and will be doing a traffic analysis.

#### Commission Discussion:

Greg Adams stated he wanted to commend the developers, and that they have addressed the various concerns over the years on this development. He stated this development is needed. Only approval tonight is the rezoning, and the developers would be back for future approvals. City Council would have the final approval. He lives in the Crestdale addition, is supportive of the project. Affordable quality housing is needed for younger couples.

Bob Gruenhagen stated that this development is a worthy effort, but is concerned about the location, the congestion and the cemetery. He knows the land is zoned AG, feels that the cemetery needs space, and that this development is too much for the site.

Kayla Hughes said she understands retail would be on the parkway and the residential further back. AG is not an appropriate zoning for the land and is not in the best interest of the citizens in lessening the tax burden. This would provide additional revenue streams.

Kayla Hughes motioned to approve the application. Greg Adams seconded the motion. The motion passed 4-2-1, with Bob Gruenhagen and Billy Gilley opposing, and Sheldon Geron abstaining.

## **XI. ADJOURNMENT**

Chairman Dibellal adjourned the meeting at 8:24 p.m.



## STAFF REPORT TO THE BOARD OF DIRECTORS

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**Date:** July 30, 2019

**Agenda Item No:** DECISION ITEMS - A.

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**I. Subject:**

CASE #PZ 19-05 to conduct a public hearing and consider a request by Cannon Maki for a rezoning from "R3" Residential to "C2" Commercial for approximately 6 acres located at 5306 Kennedale Sublett Road, Abstract 792, Tract 1 Less HS, James R Hawkins Survey, City of Kennedale, Tarrant County, Texas.

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                                 |                                      |
|----|---------------------------------|--------------------------------------|
| 1. | PZ 19-05 5306 Kennedale Sublett | PZ 19-05 5306 Kennedale Sublett.docx |
| 2. | PZ 19-05 Map                    | PZ 19-05 Map.pdf                     |

**Date:** July 30, 2019

**Agenda Item No:** REGULAR ITEM A

## I. SUBJECT

**CASE # PZ 19-05** to conduct a public hearing and consider a request by Cannon Maki for a rezoning from "R3" Residential to "C2" Commercial for approximately 6 acres located at 5306 Kennedale Sublett Road, Abstract 792, Tract 1 Less HS, James R Hawkins Survey, City of Kennedale, Tarrant County, Texas.

## II. SUMMARY

### BACKGROUND AND OVERVIEW

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| <b>Request</b>                          | Rezone from R3 (Residential to C2 (Commercial)     |
| <b>Applicant</b>                        | Cannon Maki                                        |
| <b>Location</b>                         | 5306 Kennedale Sublett Road                        |
| <b>Surrounding Uses</b>                 | Commercial, Vacant Land, Single-Family Residential |
| <b>Surrounding Zoning</b>               | R3 in Kennedale, Commercial in Arlington           |
| <b>Future Land Use Plan Designation</b> | Urban Village                                      |
| <b>Staff Recommendation</b>             | Approve                                            |

### CURRENT STATUS OF PROPERTY

The property is currently vacant land.

### SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts Kennedale Sublett Road and is on the edge of Kennedale city boundaries with Arlington. Significant development has occurred in the immediate area recently in Arlington, including a Kroger, Starbucks, Chick-fil-a, personal storage facility and other retail and restaurants. A strip center for retail is currently under development directly across the street. This lot is within 1,000 feet of Interstate 287. Some single family homes exist immediately to the south, and this land will be part of the same development for residential. To the west of the development is a single family subdivision, Steeplechase.

### STAFF REVIEW

#### FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as Urban Village.

#### RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:  
Principle # 2 - Economic Prosperity.,

Promote access to jobs. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

Support sustainable business practices. Encourage businesses to conduct their operations in support of the local economy to maximize growth and available resources.

#### CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

#### SUMMARY

This property has been vacant for many years. The growth in the area along with the surrounding development in the immediate vicinity has made this property viable for commercial development. Continued growth in Kennedale and in adjacent Arlington has created demand for retail development. The location on Kennedale Sublett, a commercial corridor, along with the surrounding commercial uses, indicates that C2 zoning is an appropriate zoning for this site. The developer has requested C2 instead of C1 to have the ability to have drive throughs. Staff met with the developers to discuss the potential of UV zoning, since there is discussion of higher density residential behind this site to the south. It appears that another developer will be developing the residential, and this commercial site will be developed first, thus the reason for the request for zoning for the commercial site only at this time. Additionally staff is currently proposing modifications to multi-family zoning that will require similar building and street form as is required in UV zoning, so the residential behind this site could have the Urban Village walkability and feel. During site plan review, staff will encourage the commercial development to be walkable have connectivity to the residential and other areas around it.

#### STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

#### ACTION BY THE PLANNING & ZONING COMMISSION

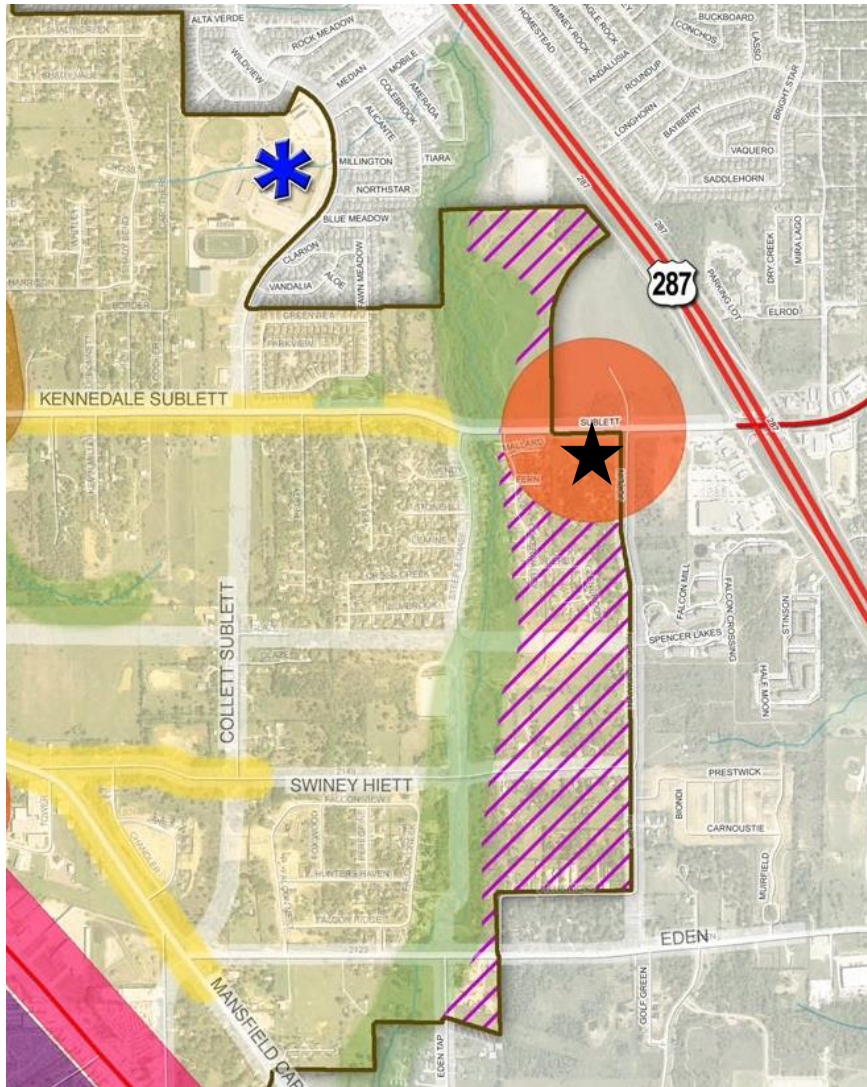
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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.

PZ 19-05  
5306 Kennedale Sublett Rd



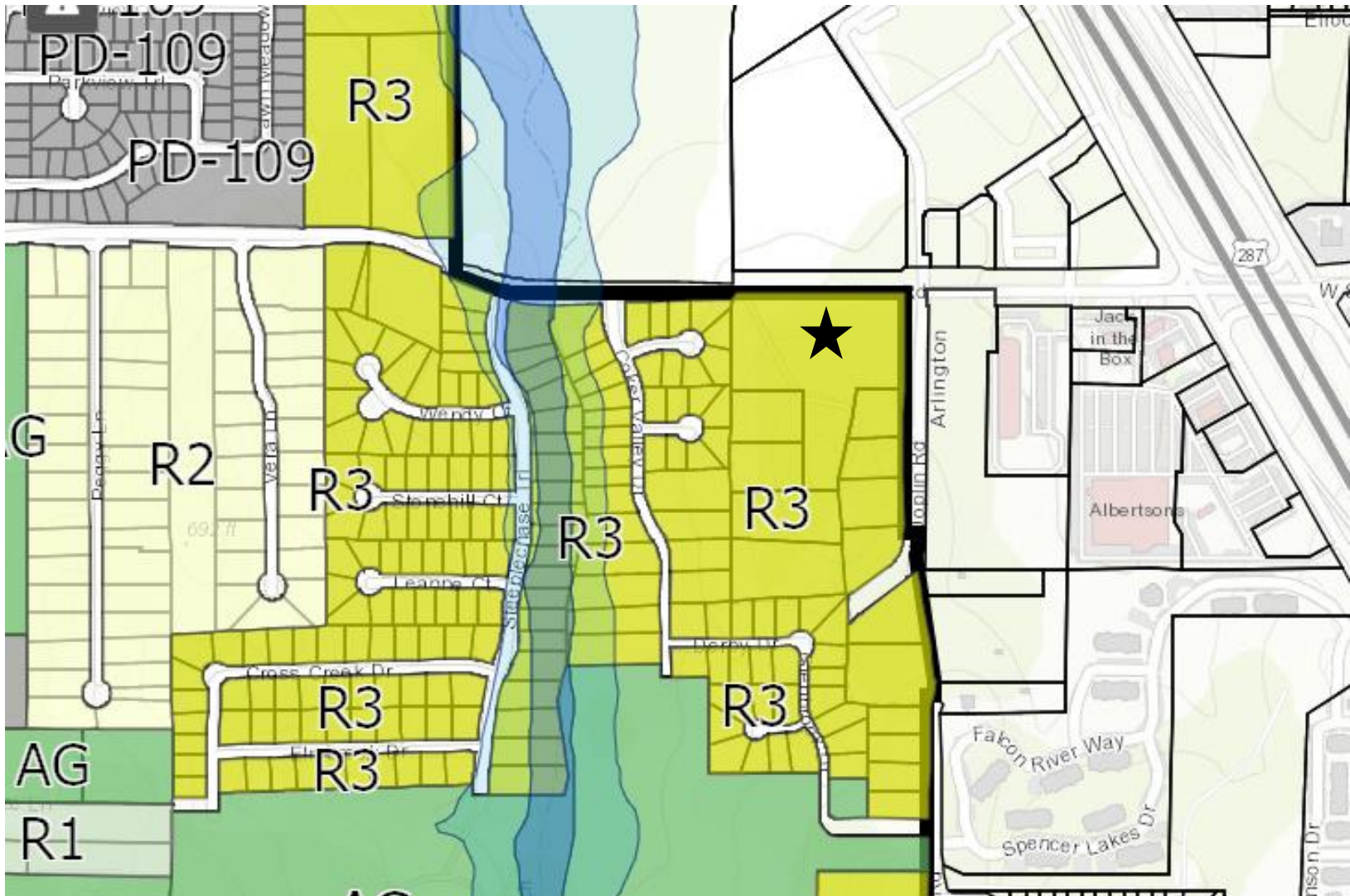
5306 Kennedale Sublett Rd



## 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<br>Park & Ride Station |  |
| Schools                                            |  |

# PZ 19-05 Zoning 5306 Kennedale Sublett Rd





## STAFF REPORT TO THE BOARD OF DIRECTORS

---

**Date:** July 30, 2019

**Agenda Item No:** DECISION ITEMS - B.

---

**I. Subject:**

CASE #PZ 19-06 to conduct a public hearing and consider a request by Adlai Pennington for a rezoning from "I" Industrial to "C2" Commercial for approximately 2 acres located at 1170 E Kennedale Parkway, Abstract 378, Tract 1DD01, E C Cannon Survey, City of Kennedale, Tarrant County, Texas.

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                         |                              |
|----|-------------------------|------------------------------|
| 1. | PZ 19-06 Reds Roadhouse | PZ 19-06 Reds Roadhouse.docx |
| 2. | PZ 19-06 Map            | PZ 19-06 Map.pdf             |

**Date:** July 30, 2019

**Agenda Item No:** REGULAR ITEM B

## **I. SUBJECT**

**CASE # PZ-19-06** to conduct a public hearing and consider a request by Adlai Pennington for a rezoning from “I” Industrial to “C2” Commercial for approximately 2 acres located at 1170 E Kennedale Parkway, Abstract 378, Tract 1DD01, E C Cannon Survey, City of Kennedale, Tarrant County, Texas.

## **II. SUMMARY**

### **BACKGROUND AND OVERVIEW**

|                                         |                                               |
|-----------------------------------------|-----------------------------------------------|
| <b>Request</b>                          | Rezone from I (Industrial) to C2 (Commercial) |
| <b>Applicant</b>                        | Adlai Pennington                              |
| <b>Location</b>                         | 1170 E Kennedale Parkway                      |
| <b>Surrounding Uses</b>                 | Primarily Light and heavy industrial          |
| <b>Surrounding Zoning</b>               | I, PD-ID                                      |
| <b>Future Land Use Plan Designation</b> | Light industrial                              |
| <b>Staff Recommendation</b>             | Approve                                       |

### **CURRENT STATUS OF PROPERTY**

The property is currently operated as Red’s Roadhouse, an event and party venue. The applicant leases the property from the Economic Development Corporation with the option to purchase the property.

### **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property fronts Kennedale Parkway and is surrounded by a variety of auto uses such as salvage yards and auto repair, and Speed Fab-Crete. Tarrant County has a maintenance facility across the street.

### **STAFF REVIEW**

#### **FUTURE LAND USE PLAN**

The Future Land Use Plan indicates this property as Urban Corridor with Light Industrial District behind urban corridor uses fronting the Parkway. This use is consistent with the urban corridor use. The City does not have a zoning category for light industrial, only Industrial. The zoning category that captures many of the Light Industrial uses includes C2 zoning, which allows both commercial and some light industrial uses similar to existing uses near this site.

#### **RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN**

The comprehensive plan goal related to this rezoning request falls under:  
Principle # 2 - Economic Prosperity.,

Promote access to jobs. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.  
Support sustainable business practices. Encourage businesses to conduct their operations in support of the local economy to maximize growth and available resources.

#### CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

#### SUMMARY

The applicant has leased this property from the Economic Development Corporation. The goal for the EDC was to attract business and create activity along Kennedale Parkway. Red's Roadhouse has been in operation as an events and party venue. The applicant would like to bring food service with a drive through to the site, which is not allowed in I zoning. Attracting restaurants brings business to Kennedale, helping to accomplish a goal for the Economic Development Corporation. The EDC, as the owner of this property, voted to approve the applicant's request to rezone the property to C2 at their regular meeting on June 25, 2019. This use is consistent with the urban corridor identified on the Future Land Use plan.

#### STAFF RECOMMENDATION

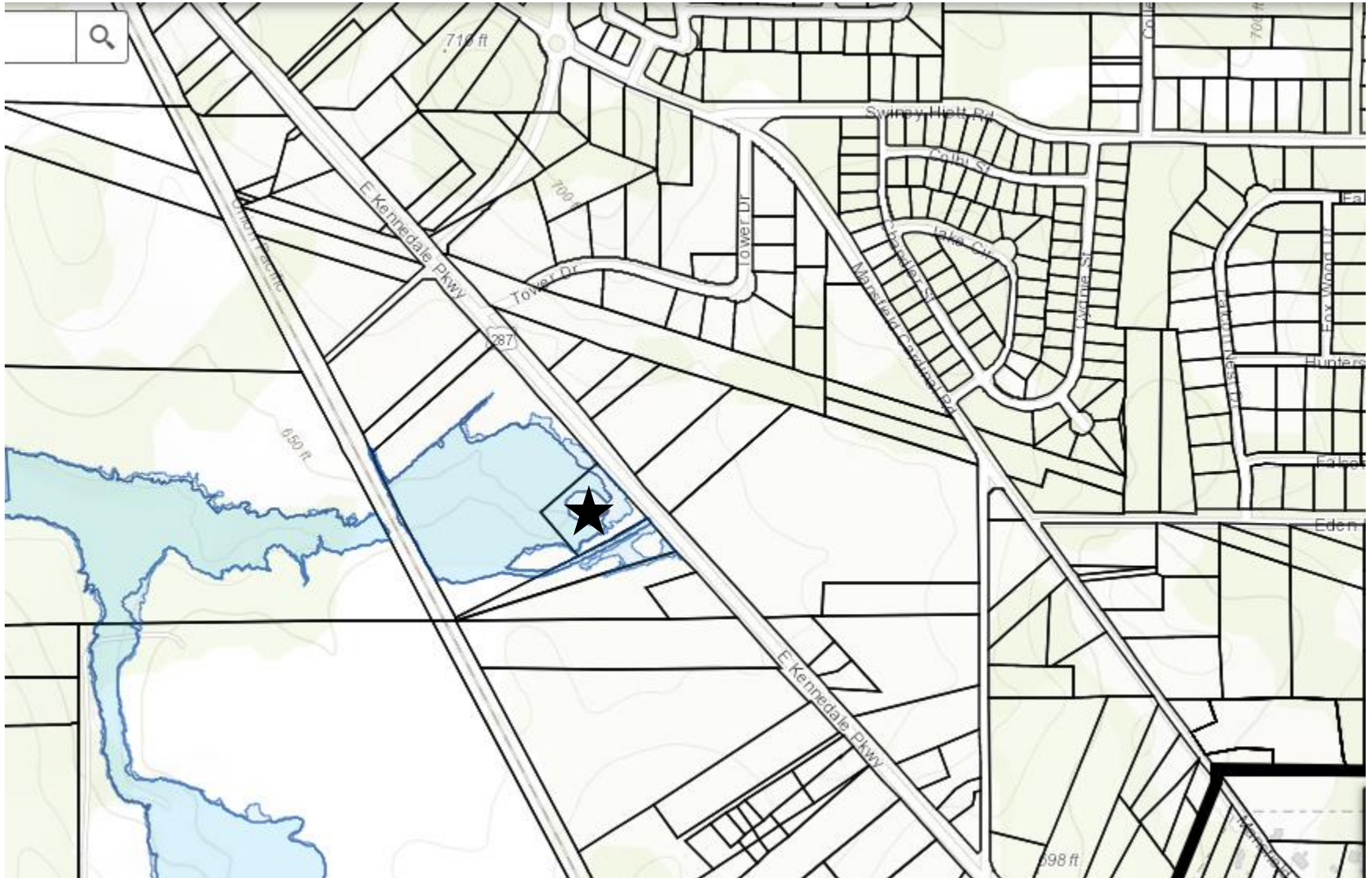
Based on the above analysis, staff recommends approval of the rezoning.

#### ACTION BY THE PLANNING & ZONING COMMISSION

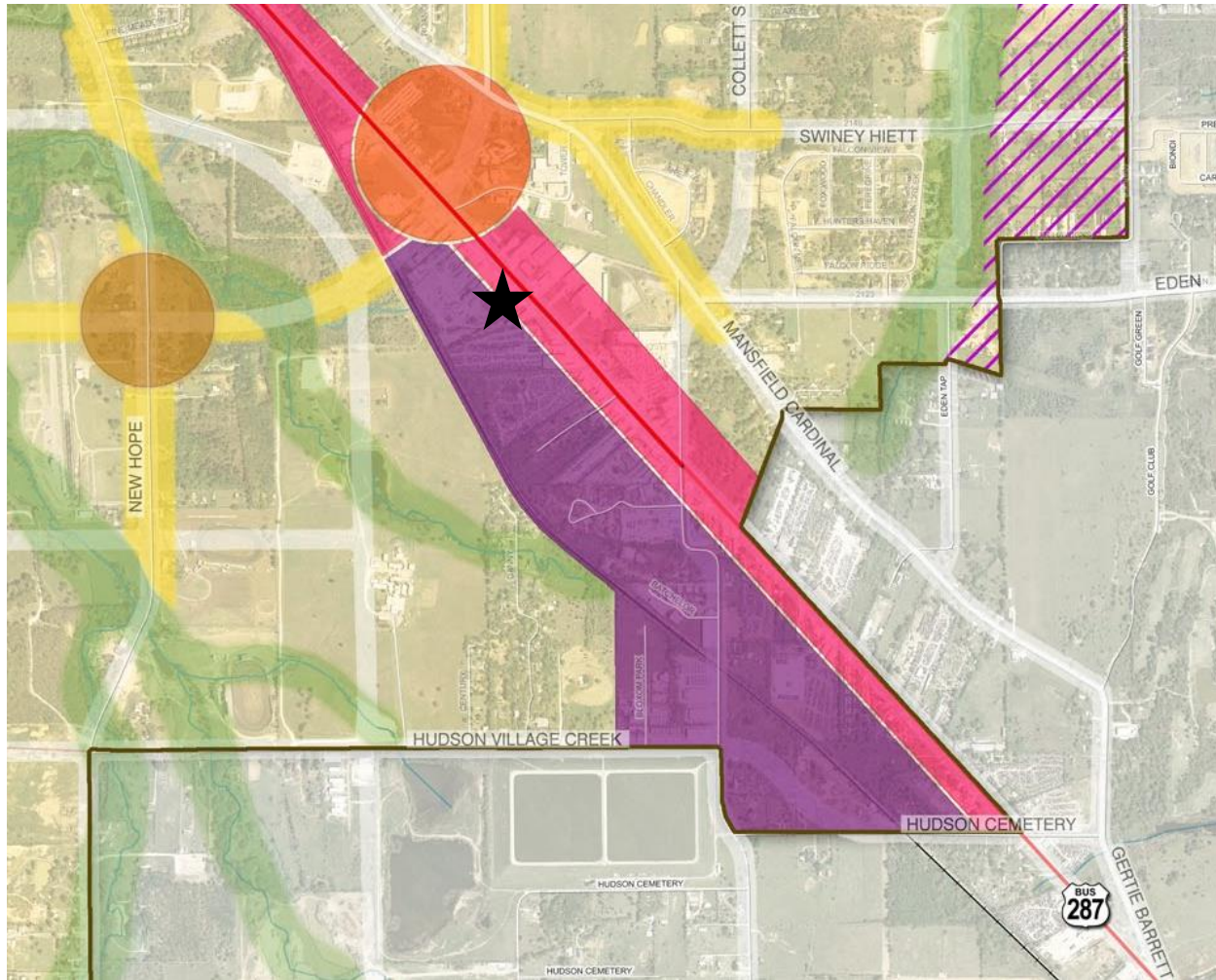
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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.

PZ 19-06  
1170 E Kennedale Parkway



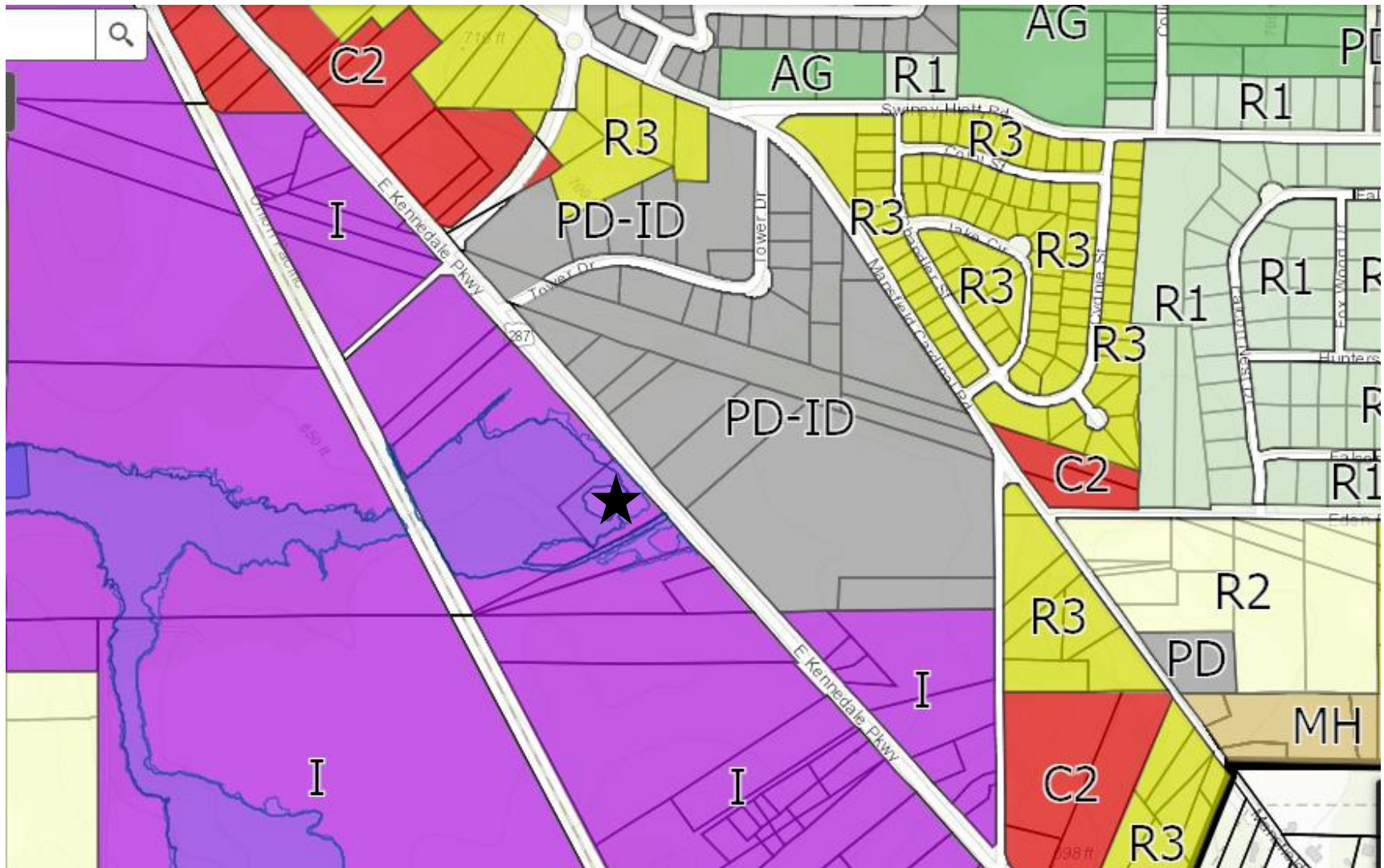
PZ 19-06 Future Land Use Plan  
1170 E Kennedale Parkway



## 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<br>Park & Ride Station |  |
| Schools                                            |  |

# PZ 19-06 Zoning 1170 E Kennedale Parkway





## STAFF REPORT TO THE BOARD OF DIRECTORS

---

**Date:** July 30, 2019

**Agenda Item No:** DECISION ITEMS - C.

---

**I. Subject:**

CASE # PZ 19-07 Consider approval of a preliminary plat for Carl E. Greer for approximately 2 acres for a new development consisting of 14 single-family lots on property located at 917 Kennedale Sublett Road, legal description Tract 5, Abstract 980, J M Lilly Survey, City of Kennedale, Tarrant County, Texas.

**II. Originated by:**

**III. Summary:**

**IV. Notification:**

**V. Fiscal Impact Summary:**

**VI. Legal Impact:**

**VII. Recommendation:**

Approve

**VIII. Alternative Actions:**

**IX. Attachments:**

|    |                            |                                |
|----|----------------------------|--------------------------------|
| 1. | PZ 19-07 OaksCourt         | PZ 19-07 OaksCourt.docx        |
| 2. | PreliminaryPlatDocs7.30.19 | PreliminaryPlatDocs7.30.19.pdf |

**Date:** July 30, 2019

**Agenda Item No:** REGULAR ITEM C

## I. SUBJECT

**CASE # PZ 19-07** Consider approval of a preliminary plat for Carl E. Greer for approximately 2 acres for a new development consisting of 14 single-family lots on property located at 917 Kennedale Sublett Road, legal description Tract 5, Abstract 980, J M Lilly Survey, City of Kennedale, Tarrant County, Texas.

## II. SUMMARY

| BACKGROUND AND OVERVIEW |                            |
|-------------------------|----------------------------|
| Request                 | Preliminary Plat           |
| Applicant               | Carl E. Greer              |
| Location                | 917 Kennedale Sublett Road |
| Staff Recommendation    | Approve                    |

## STAFF REVIEW

This property is zoned "NV" Neighborhood Village. The property owner plans to build 14 new single family homes on the site, with commercial building(s) adjacent to the west. Staff, including city planners, engineers, public works and fire, has reviewed the preliminary plat and determined it is compliance with all preliminary plat requirements for the City.

## STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the preliminary plat.

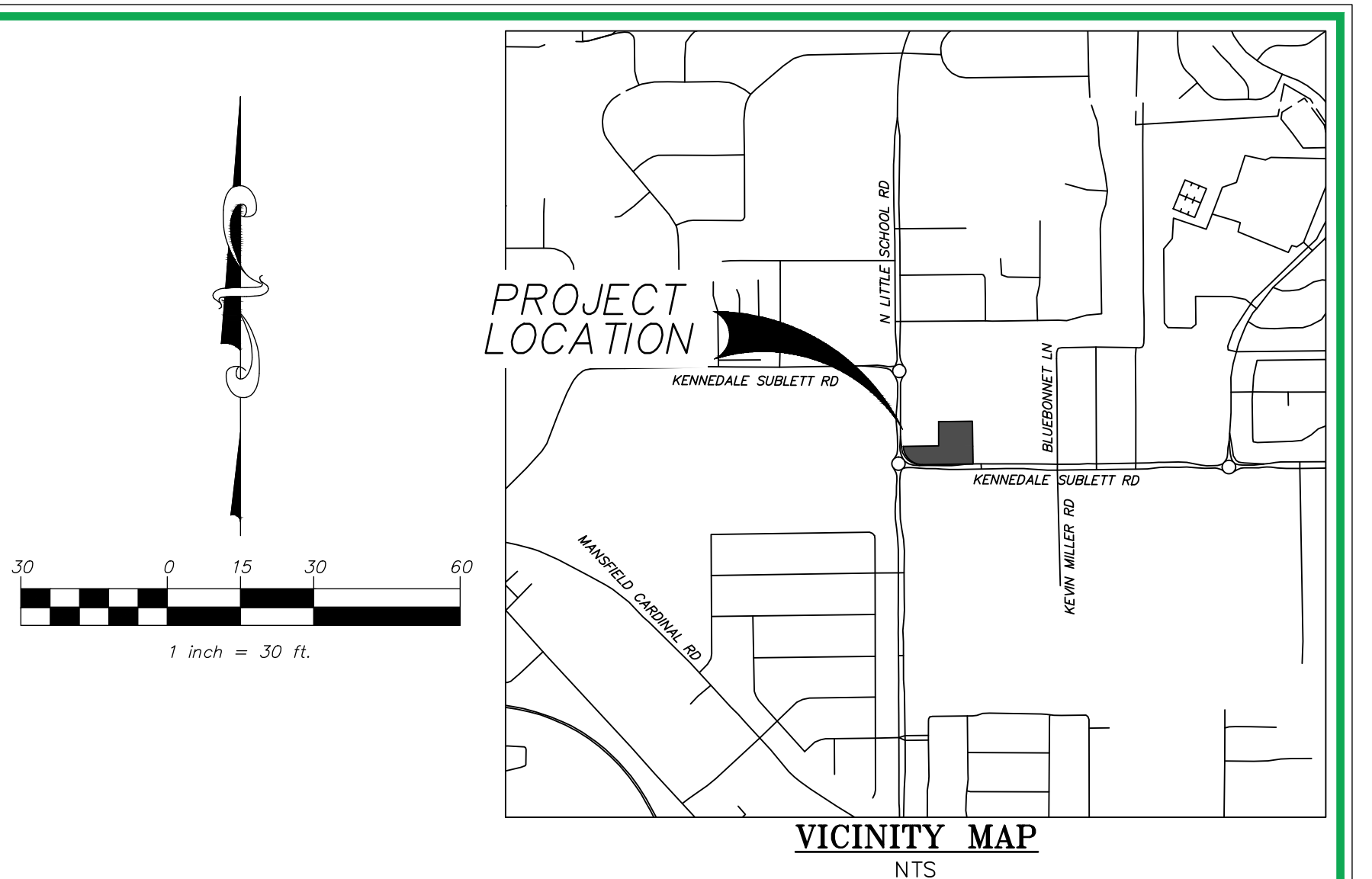
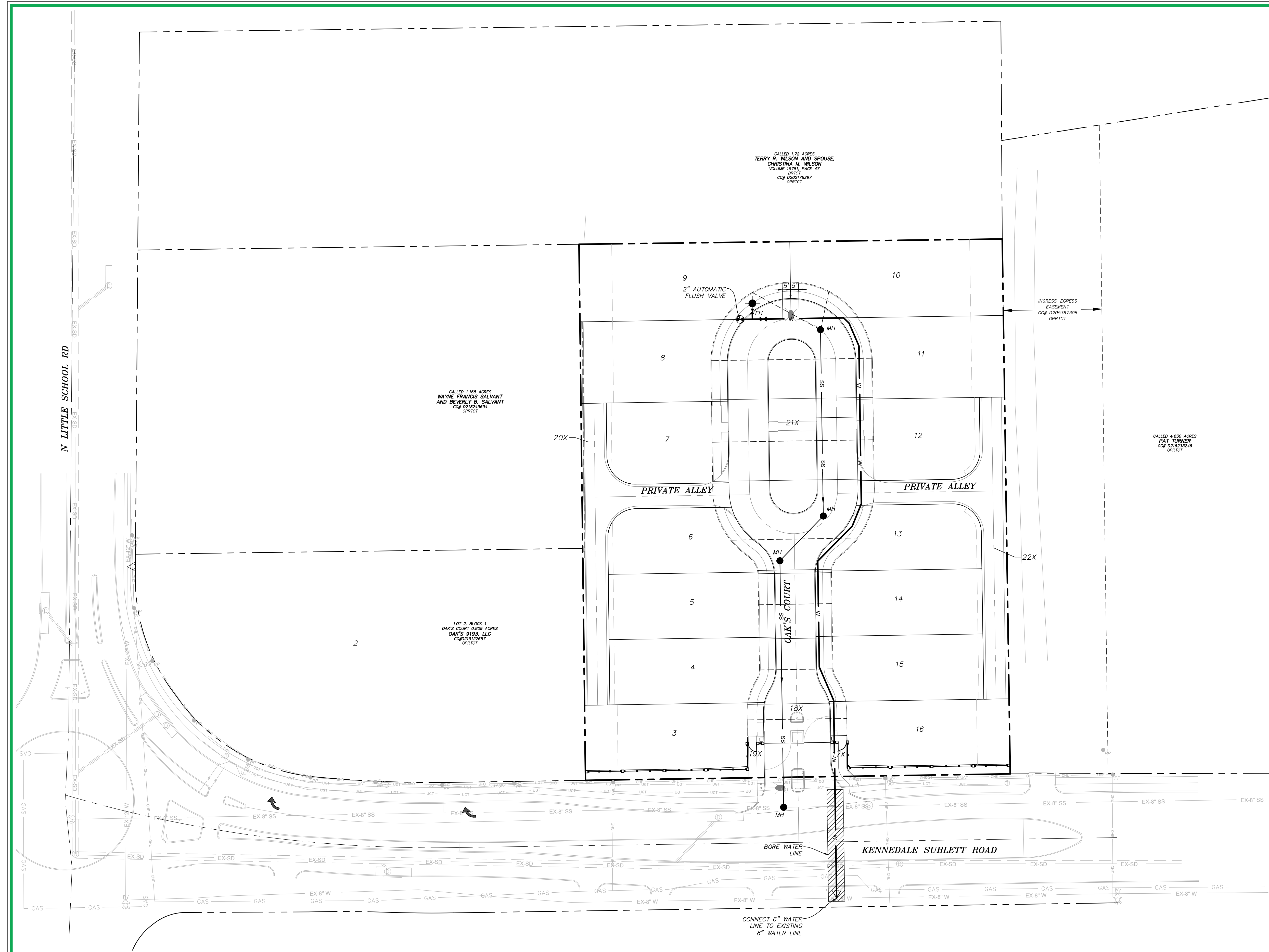
## ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning 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.

PLOTTED BY: ANDREA TAYLOR DATE: 7/18/2019 10:47 AM PLOT: P:\3031-06-217020 Land Development\102 Preliminary\102 Preliminary Utilities.dwg



**LEGEND:**

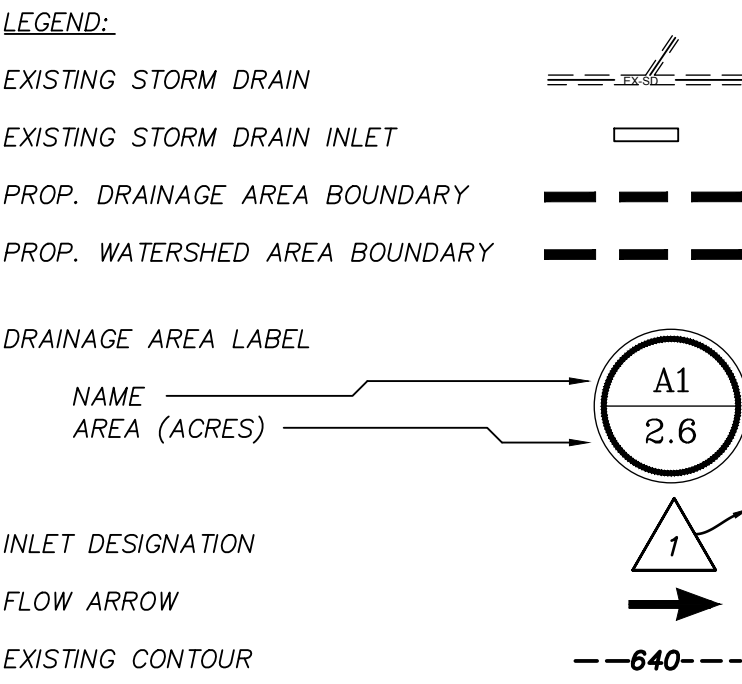
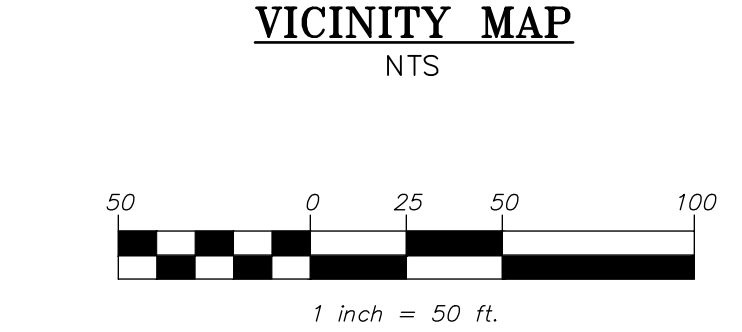
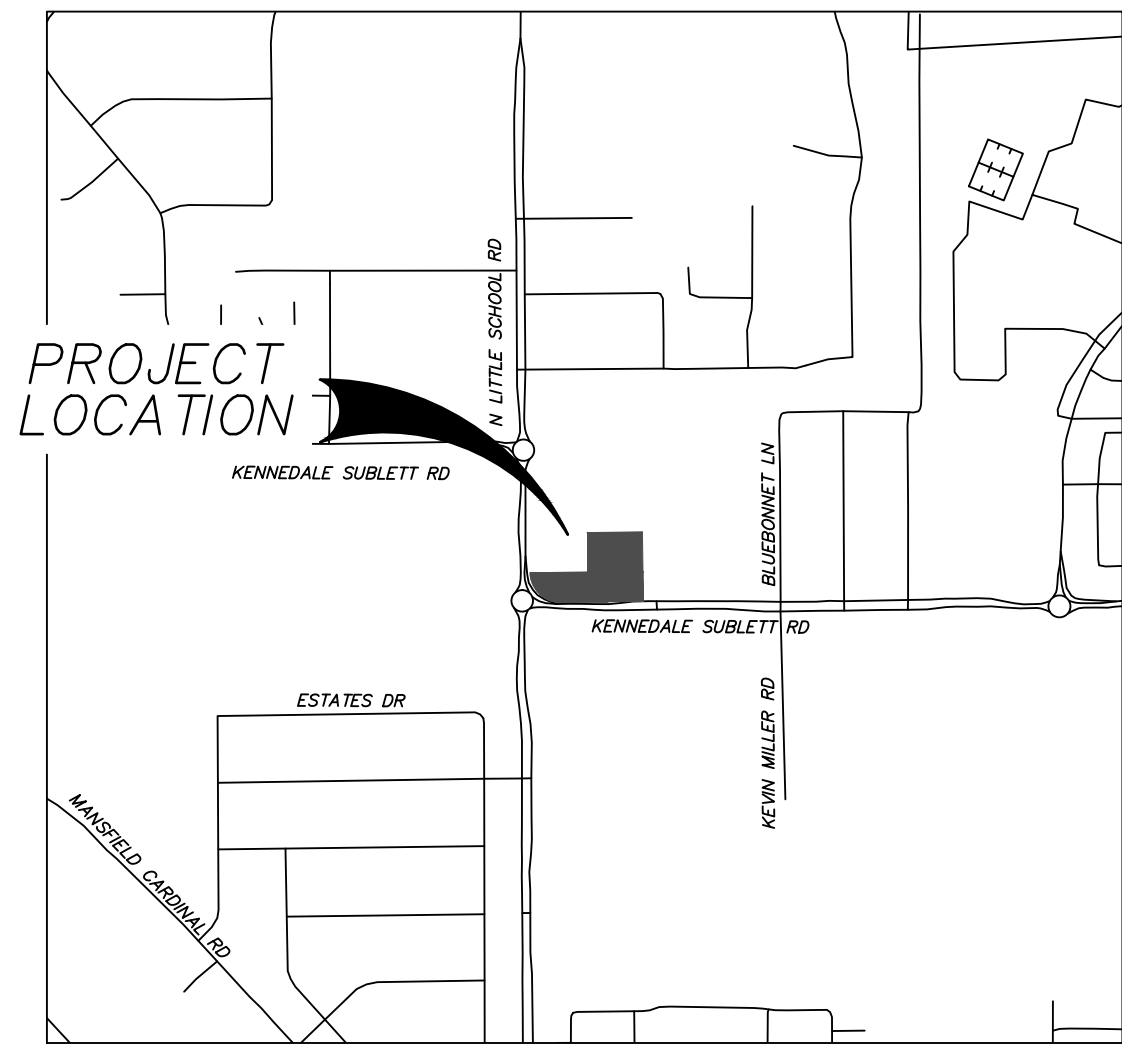
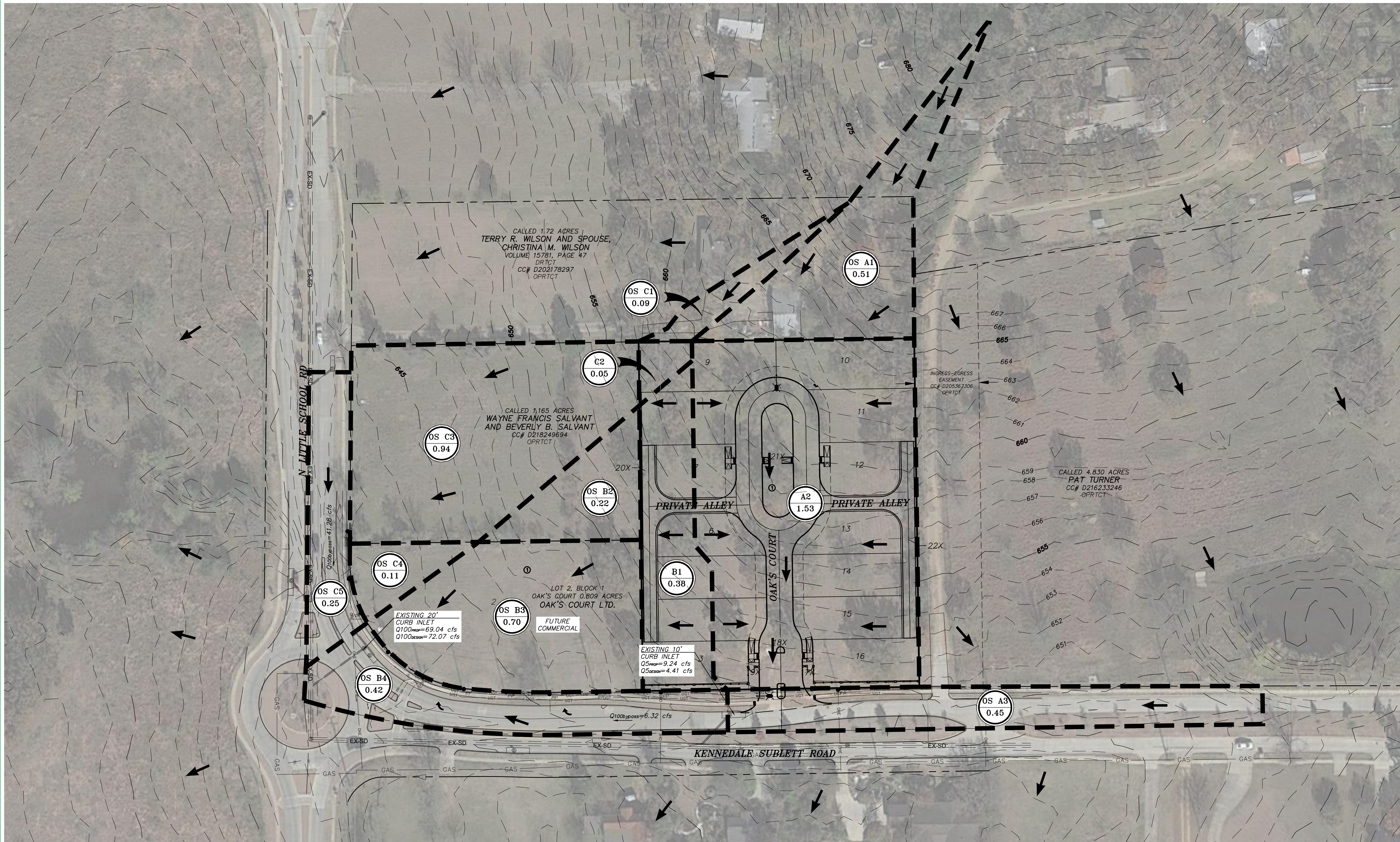
|                                     |  |
|-------------------------------------|--|
| PROP. WATER LINE                    |  |
| PROP. FIRE HYDRANT                  |  |
| PROP. TAPPING SLEEVE & VALVE        |  |
| PROP. VALVE                         |  |
| PROP. AUTO FLUSHING VALVE           |  |
| PROP. WATER SERVICE                 |  |
| EX. WATER LINE                      |  |
| EX. FIRE HYDRANT                    |  |
| PROP. SANITARY SEWER LINE           |  |
| PROP. SANITARY SERVICE LINE         |  |
| EX. SANITARY SEWER LINE             |  |
| PROP. SANITARY SEWER MANHOLE (SSMH) |  |
| PROP. STREET LIGHT                  |  |

- NOTES:**
- ALL WATER SERVICES TO BE 1" TYPE K COPPER.
  - ALL WATER MAIN LINES ARE 6" UNLESS OTHERWISE NOTED.
  - ALL FIRE HYDRANTS SHALL BE LOCATED AT PCRS AND LOT LINES UNLESS OTHERWISE NOTED.
  - ALL SANITARY SEWER SERVICES ARE 4" PVC.
  - ALL SANITARY SEWER MAIN LINES ARE 8" PVC UNLESS OTHERWISE NOTED.
  - ALL WATER & SEWER LOCATIONS IN STREET ARE IN ACCORDANCE TO THE CITY OF KENNEDALE STANDARDS.
  - WATER SERVICES SHALL BE OFFSET 1' FROM LOT LINES UNLESS OTHERWISE NOTED.
  - SEWER SERVICES SHALL BE PLACED AT THE CENTER OF EACH LOT UNLESS OTHERWISE NOTED.

**PRELIMINARY UTILITIES FOR**  
**LOT 3-16, 17x-22x, BLOCK 1**  
**OAK'S COURT**  
  
**1.958 ACRES OF LAND**  
  
**LOCATED IN THE J. M. LILLY**  
**SURVEY, ABSTRACT NO. 980**  
**CITY OF KENNEDALE**  
**TARRANT COUNTY, TEXAS**

JULY 18, 2019  
 DEVELOPER/OWNER: ENGINEER/SURVEYOR:  
 OAK'S COURT LTD.  
 2880 W PIONEER PARKWAY, STE A  
 ARLINGTON, TX 76013  
 EMAIL: CARL@STHENOSPROPERTIES.COM  
 CONTACT: CARL GREER

  
 civil engineering surveying landscape architecture planning  
 type registration number: 1 - 2759  
 title registration/license number: 10088000  
 519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com



- NOTES:**
- EXISTING STORM DRAIN IMPROVEMENTS ARE BASED ON KENNEDALE SUBLETT ROAD ASBUILT PLANS.
  - OFFSITE CONTOURS ARE BASED OFF LIDAR DATA FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNIS)
  - QDESIGN FOR THE 10' CURB INLET ALONG KENNEDALE SUBLETT ROAD IS BASED OFF THE KENNEDALE SUBLETT ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATE: JUNE 2010.
  - QDESIGN FOR THE 20' SUMP INLET AT THE INTERSECTION OF N LITTLE SCHOOL ROAD AND KENNEDALE SUBLETT ROAD IS BASED OFF THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATED: JUNE 2011.
  - Q100BYPASS ALONG N LITTLE SCHOOL ROAD IS TAKEN FROM THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS: DATE JUNE 2011.

**PRELIMINARY DRAINAGE AREA  
MAP FOR  
LOT 3-16, 17x-22x, BLOCK 1  
OAK'S COURT**

**1.958 ACRES OF LAND**

**LOCATED IN THE J. M. LILLY  
SURVEY, ABSTRACT NO. 980  
CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS**

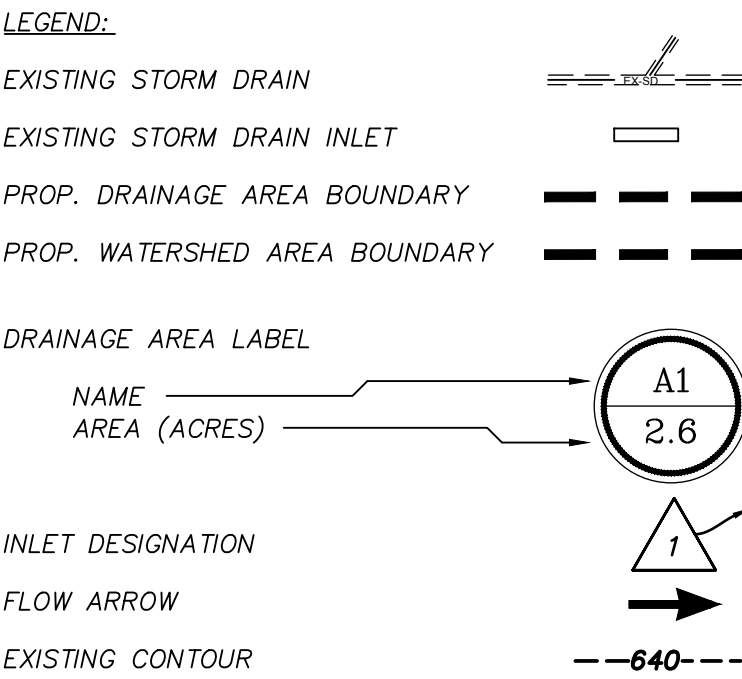
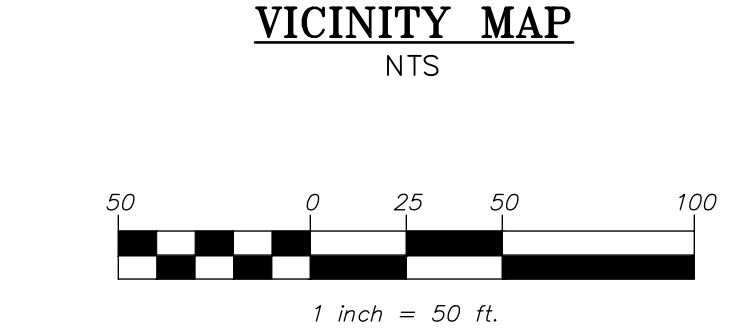
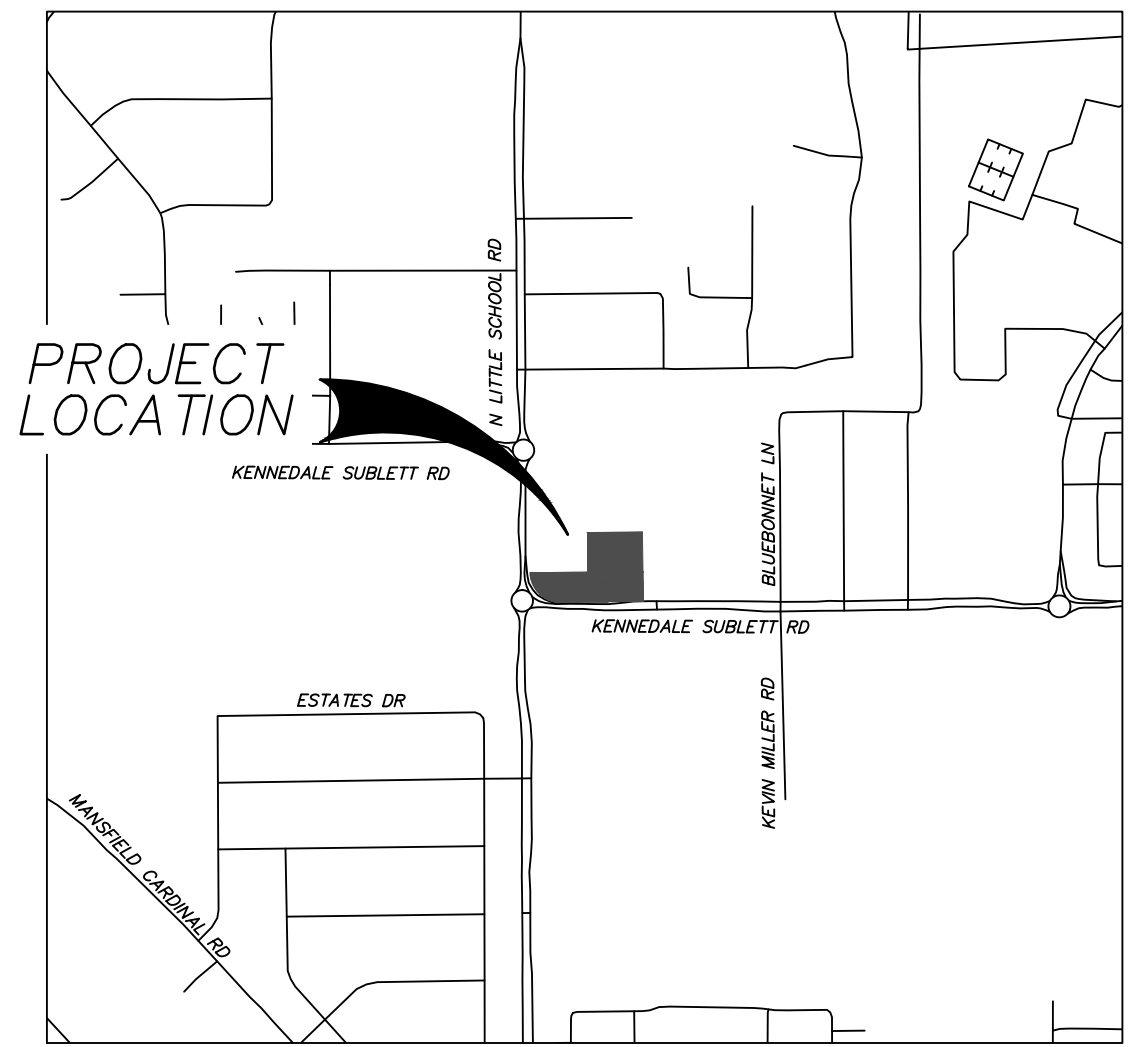
**JULY 26, 2019**

**DEVELOPER/OWNER: ENGINEER/SURVEYOR:**

OAK'S COURT LTD.  
2880 W PIONEER PARKWAY, STE A  
ARLINGTON, TX 76013  
EMAIL: CARL@STHENOSPROPERTIES.COM  
CONTACT: CARL GREER



| GREER KENNEDALE - OAKS COURT |                  |                |            |                             |            |          |             |           |              |            |                                                           |
|------------------------------|------------------|----------------|------------|-----------------------------|------------|----------|-------------|-----------|--------------|------------|-----------------------------------------------------------|
| DRAINAGE AREA COMPUTATIONS   |                  |                |            |                             |            |          |             |           |              |            |                                                           |
| Area Name                    | Runoff Coef. "C" | AREA "A" (ac.) | Total "CA" | Time of Concentration (min) | I5 (in/hr) | Q5 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | COMMENTS                                                  |
| 1                            | 2                | 3              | 4          | 5                           | 6          | 7        | 8           | 9         | 10           | 11         | 12                                                        |
| OS A1                        | 0.70             | 0.51           | 0.36       | 10.00                       | 5.74       | 2.05     | 7.55        | 2.70      | 9.24         | 3.30       | EXISTING AREA TO 10' CURB INLET ANALYSIS POINT 1          |
| A2                           | 0.65             | 1.53           | 0.99       | 15.00                       | 4.86       | 4.83     | 6.46        | 6.42      | 7.98         | 7.93       | PROPOSED SINGLE FAMILY TO 10' CURB INLET ANALYSIS POINT 1 |
| OS A3                        | 0.95             | 0.45           | 0.43       | 10.00                       | 5.74       | 2.46     | 7.55        | 3.23      | 9.24         | 3.95       | DEVELOPED STREET TO 10' CURB INLET ANALYSIS POINT 1       |
| B1                           | 0.65             | 0.38           | 0.25       | 15.00                       | 4.86       | 1.20     | 6.46        | 1.60      | 7.98         | 1.97       | PROPOSED SINGLE FAMILY TO 20' CURB INLET ANALYSIS POINT 2 |
| OS B2                        | 0.70             | 0.22           | 0.15       | 10.00                       | 5.74       | 0.88     | 7.55        | 1.16      | 9.24         | 1.42       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS B3                        | 0.70             | 0.70           | 0.49       | 10.00                       | 5.74       | 2.81     | 7.55        | 3.70      | 9.24         | 4.53       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS B4                        | 0.95             | 0.42           | 0.40       | 10.00                       | 5.74       | 2.29     | 7.55        | 3.01      | 9.24         | 3.69       | DEVELOPED STREET TO 20' CURB INLET ANALYSIS POINT 2       |
| OS C1                        | 0.70             | 0.09           | 0.06       | 10.00                       | 5.74       | 0.36     | 7.55        | 0.48      | 9.24         | 0.58       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| C2                           | 0.65             | 0.05           | 0.03       | 15.00                       | 4.86       | 0.16     | 6.46        | 0.21      | 7.98         | 0.26       | PROPOSED SINGLE FAMILY TO 20' CURB INLET ANALYSIS POINT 2 |
| OS C3                        | 0.70             | 0.94           | 0.66       | 10.00                       | 5.74       | 3.78     | 7.55        | 4.97      | 9.24         | 6.08       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS C4                        | 0.70             | 0.11           | 0.08       | 10.00                       | 5.74       | 0.44     | 7.55        | 0.58      | 9.24         | 0.71       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS C5                        | 0.95             | 0.25           | 0.24       | 10.00                       | 5.74       | 1.36     | 7.55        | 1.79      | 9.24         | 2.20       | DEVELOPED STREET TO 20' CURB INLET ANALYSIS POINT 2       |



- NOTES:**
- EXISTING STORM DRAIN IMPROVEMENTS ARE BASED ON KENNEDALE SUBLETT ROAD ASBUILT PLANS.
  - OFFSITE CONTOURS ARE BASED OFF LIDAR DATA FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS)
  - BASED ON THE CONSTRUCTION PLANS FOR KENNEDALE SUBLETT ROAD BY TEAGUE NALL AND PERKINS DATED JUNE 2010 THE EXISTING INLETS HAVE BEEN DESIGNED FOR FULLY DEVELOPED FLOW. NO DETENTION WILL BE REQUIRED.
  - QDESIGN FOR THE 10' CURB INLET ALONG KENNEDALE SUBLETT ROAD IS BASED OFF THE KENNEDALE SUBLETT ROAD ASBUILT PLANS BY: TEAGUE NALL AND PERKINS DATE: JUNE 2010.
  - QDESIGN FOR THE 20' SUMP INLET AT THE INTERSECTION OF N LITTLE SCHOOL ROAD AND KENNEDALE SUBLETT ROAD IS BASED OFF THE LITTLE SCHOOL ROAD ASBUILT PLANS BY: TEAGUE NALL AND PERKINS DATE: JUNE 2011.
  - Q100BYPASS ALONG N LITTLE SCHOOL ROAD IS TAKEN FROM THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATE: JUNE 2011.

**PRELIMINARY PRE DEVELOPMENT  
DRAINAGE AREA MAP FOR  
LOT 3-16, 17x-22x, BLOCK 1  
OAK'S COURT**

**1.958 ACRES OF LAND**

**LOCATED IN THE J. M. LILLY  
SURVEY, ABSTRACT NO. 980  
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TARRANT COUNTY, TEXAS**

**JULY 26, 2019  
DEVELOPER/OWNER: ENGINEER/SURVEYOR:**

OAK'S COURT LTD.  
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civil engineering surveying landscape architecture planning  
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fax: 817-274-8757  
www.mmatexas.com

| GREER KENNEDALE - OAKS COURT        |                  |                |            |                             |            |          |             |           |              |            |                       |
|-------------------------------------|------------------|----------------|------------|-----------------------------|------------|----------|-------------|-----------|--------------|------------|-----------------------|
| EXISTING DRAINAGE AREA COMPUTATIONS |                  |                |            |                             |            |          |             |           |              |            |                       |
| Area Name                           | Runoff Coef. "C" | AREA "A" (ac.) | Total "CA" | Time of Concentration (min) | I5 (in/hr) | Q5 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | COMMENTS              |
| 1                                   | 2                | 3              | 4          | 5                           | 6          | 7        | 8           | 9         | 10           | 11         | 12                    |
| X1                                  | 0.45             | 0.95           | 0.43       | 15.00                       | 4.86       | 2.08     | 6.46        | 2.76      | 7.98         | 3.41       | To Ex. 10' Curb Inlet |
| X2                                  | 0.52             | 2.85           | 1.48       | 15.00                       | 4.86       | 7.20     | 6.46        | 9.57      | 7.98         | 11.82      | To Ex. 20' Curb Inlet |
| X3                                  | 0.45             | 1.07           | 0.48       | 15.00                       | 4.86       | 2.34     | 6.46        | 3.11      | 7.98         | 3.84       | To Ex. 20' Curb Inlet |
| OS A3                               | 0.95             | 0.45           | 0.43       | 10.00                       | 5.74       | 2.46     | 7.55        | 3.23      | 9.24         | 3.95       | To Ex. 10' Curb Inlet |
| OS C5                               | 0.95             | 0.25           | 0.24       | 10.00                       | 5.74       | 1.36     | 7.55        | 1.79      | 9.24         | 2.20       | To Ex. 20' Curb Inlet |

| GREER KENNEDALE - OAKS COURT  |                          |  |  |                |        |
|-------------------------------|--------------------------|--|--|----------------|--------|
| WEIGHTED C VALUE COMPUTATIONS |                          |  |  |                |        |
| AREA NAME                     | DESCRIPTION              |  |  | AREA - A (AC.) | "C"    |
| Area No.                      | X2                       |  |  |                |        |
|                               | EXISTING UNIMPROVED LAND |  |  | 2.4300         | 0.45   |
|                               | ROADWAY                  |  |  | 0.4200         | 0.95   |
|                               | TOTALS                   |  |  | 2.8500         | 1.4925 |
|                               |                          |  |  |                | 0.52   |

PLOTTED BY: GABRIELA GONZALEZ DATE: 7/1/2019 2:18 PM PATH: \\mima\mima\Projects\2019\06\01\202\_Preliminary Plat\01 Preliminary Plat.dwg

| LINE TABLE |         |               |  |
|------------|---------|---------------|--|
| LINE #     | LENGTH  | DIRECTION     |  |
| L1         | 189.20' | N 00°52'03" W |  |
| L2         | 77.65'  | N 00°52'03" W |  |
| L3         | 77.65'  | N 00°52'03" W |  |

| CURVE TABLE |        |        |              |                 |              |
|-------------|--------|--------|--------------|-----------------|--------------|
| CURVE #     | LENGTH | RADIUS | DELTA        | CHORD DIRECTION | CHORD LENGTH |
| C1          | 84.82' | 27.00' | 180° 00' 00" | N 89°07'57" E   | 54.00'       |
| C2          | 84.82' | 27.00' | 180° 00' 00" | N 89°07'57" E   | 54.00'       |
| C3          | 84.82' | 27.00' | 180° 00' 00" | N 89°07'57" E   | 54.00'       |

| LOTS        | NUMBER | USES                  | ACREAGE |
|-------------|--------|-----------------------|---------|
| RESIDENTIAL | 14     | RESIDENTIAL           | 1.376   |
|             |        | OPEN SPACE ('X' LOTS) | 0.107   |
|             |        | PRIVATE STREET        | 0.287   |
|             |        | PRIVATE ALLEY         | 0.190   |
|             |        | TOTAL ACREAGE         | 1.958   |

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSHUA D. WARGO, 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.

JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
STATE OF TEXAS

DATE: JUNE 14, 2019

**PRELIMINARY PLAT FOR  
LOT 3-16, 17x-22x, BLOCK 1  
OAK'S COURT**

**1.958 ACRES OF LAND**

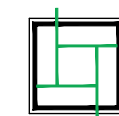
**LOCATED IN THE J. M. LILLY  
SURVEY, ABSTRACT NO. 980  
CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS**

**JULY 1, 2019**

**DEVELOPER/OWNER:**

**ENGINEER/SURVEYOR:**

OAK'S COURT LTD.  
2880 W PIONEER PARKWAY, STE A  
ARLINGTON, TX 76013  
EMAIL: CARL@STHENOSPROPERTIES.COM  
CONTACT: CARL GREER



civil engineering surveying landscape architecture planning

type registration number: 1 - 2759

type registration/license number: 10088000

519 east border

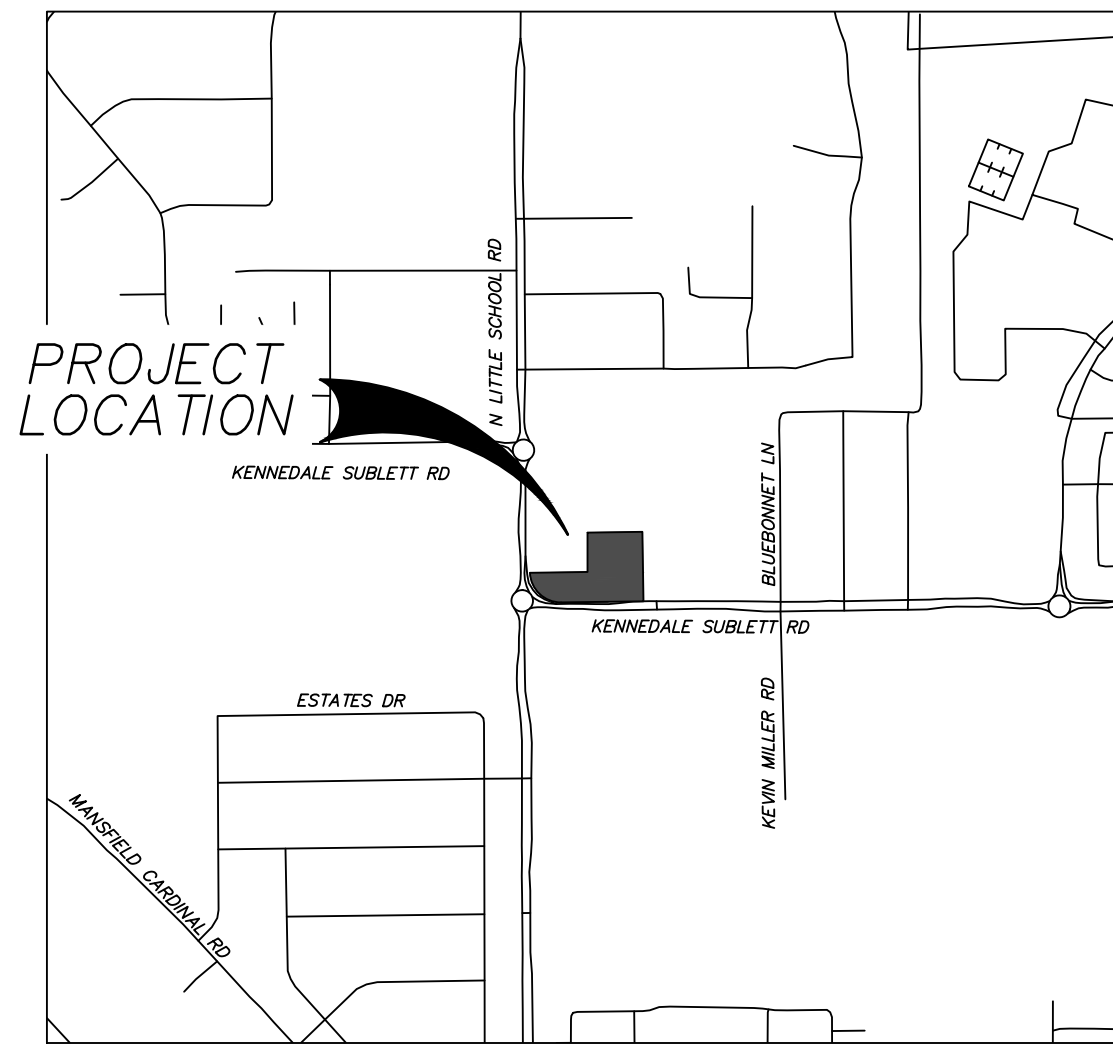
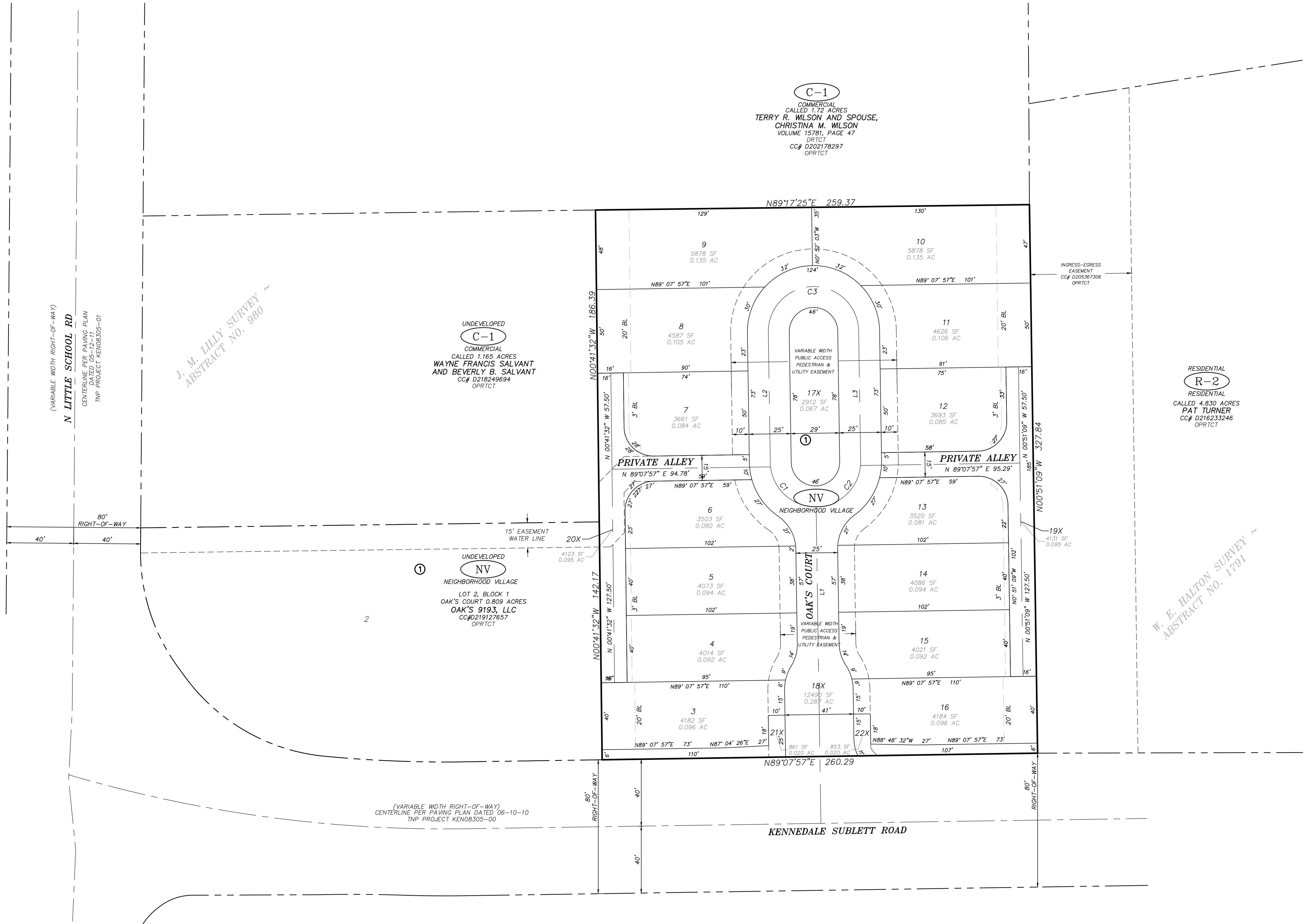
arlington, texas 76010

817-469-1671

fax: 817-274-8757

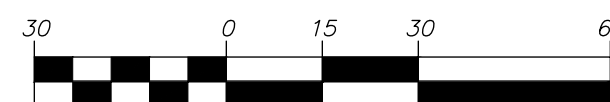
www.mmatexas.com

05/29/2019 SHEET 1 OF 1



VICINITY MAP

NTS



**LEGEND/ABBREVIATIONS**

|       |   |                                   |
|-------|---|-----------------------------------|
| CIRS  | o | CAPPED IRON ROD SET               |
| CIRF  |   | CAPPED IRON ROD SET STAMPED "MMA" |
| DRCT  |   | CAPPED IRON ROD FOUND             |
| DRCT  |   | DEED RECORDS                      |
| OPRCT |   | TARRANT COUNTY, TEXAS             |
| OPRCT |   | OFFICIAL PLAT RECORDS             |
| OPRCT |   | TARRANT COUNTY, TEXAS             |
| VOL   |   | VOLUME                            |
| PG.   |   | PAGE                              |
| UE    |   | UTILITY EASEMENT                  |
| DE    |   | DRAINAGE EASEMENT                 |
| SSE   |   | SANITARY SEWER EASEMENT           |
| IPF   |   | IRON PIPE FOUND                   |
| IPF   |   | POINT OF BEGINNING                |
| POB   |   | FOUND                             |
| IPF   |   | IRON ROD FOUND                    |
| IPF   |   | PRIVATE SCREENING WALL EASEMENT   |
| PSWE  |   | PRIVATE SCREENING WALL EASEMENT   |
| CC#   |   | COUNTY CLERK'S INSTRUMENT NUMBER  |
| WE    |   | WATER LINE EASEMENT               |