

**PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, SEPTEMBER 10, 2020 6:00 PM
VIA VIDEOCONFERENCE**

**MEMBERS OF THE PUBLIC MAY JOIN BY VISITING
<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND
USING MEETING ID Meeting ID: 773 269 5410**

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. REGULAR SESSION

III. ROLL CALL

IV. 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 individual 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.

V. REPORTS AND ANNOUNCEMENTS

VI. MINUTES APPROVAL

- A. Consider approval of minutes for the 8/13/20 regular meeting

VII. DECISION ITEMS

- A. **CASE # PZ 20-08** to conduct a public hearing and consider a request by MMA, Inc. for a rezoning from "R2" Residential to "PD" Planned Development for approximately 6 acres located at 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L portion with exemption 64% of land value, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1D and 1E, City of Kennedale, Tarrant County, Texas
- B. **CASE # PZ 20-09** to conduct a public hearing and consider a request by Gatehouse Capital for a rezoning from "R3" Residential to "PD" Planned Development for approximately 6 acres located at 439 Mansfield Cardinal Road, Harris Hills Estate, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.
- C. **CASE PZ 20-10** To conduct a public hearing to consider amending Section 4.3, Table 4.3 Spatial Requirements: Old Town Districts of the Unified Development Code of the City of Kennedale to allow for a minimum of one story for the principle building.
- D. **CASE PZ 20-11** To conduct a public hearing to consider amending Section 3.3, Table 3.3 Spatial

Requirements: Agricultural and Residential Districts of the Unified Development Code to allow for a minimum of 20 foot front setback for R3 and R4 zoning districts.

- E. **CASE PZ 20-12** to conduct a public hearing and consider a request by Matthew and Tamiko Sargent for a rezoning from "AG" Agricultural to "NV" Neighborhood Village for approximately 1 acre located at 900 E. Kennedale Sublett Road, LILLY, J M SURVEY Abstract 980 Tract 4A1 & A 985 TR 1A1, City of Kennedale, Tarrant County, Texas.

VIII. 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.

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

X. 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



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

CREATED 2/19/2020 4:03 PM

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | AUGUST 13, 2020
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:02PM

Staff present – Melissa Dailey, Meghan Riddlespurger, Brian King

II. WORK SESSION

- A. Presentation and Discussion of potential modifications to the Unified Development Code: Modifying minimum building setback for R3 and R4 zoning from 30 feet minimum to 20 feet, and allowing for one story development in OT3 and OT4 zoning

Staff Presentation: Director of Planning and Economic Development Melissa Dailey presented the potential modification of the UDC to allow for a 20 foot setback rather than the required 30 foot minimum setback for developments in R3 and R4 zoning. The minimum required lot depth is 100 feet, and by the time homes are set back 30 feet and a larger home is placed on the site, a homeowner may be left with a 20-25' back yard, making it challenging to add larger amenities like pools, to the back yard. Pools require 8' setbacks from both the building and the rear, resulting at times an inability to add a pool. With COVID particularly, many homeowners are adding amenities like pools and gazebos to the back yard. Ms. Dailey also recommended the board consider allowing for one story development in OT3 and OT4 zoning, that this change could encourage more development in this area, and that one story development can still be quality, urban style development that the Old Town zoning district encourages.

Board Discussion: The board discussed the setback modification and stated that they would like to see this item brought back to the board for discussion and consideration. Board members stated that one story would be beneficial in the Old Town district and asked that the recommendation be brought back to the board for consideration.

II. REGULAR SESSION

III. ROLL CALL

Attendance was noted at time of meeting.

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	VOTING
1	GREG ADAMS	X		X
2	MARTHA DIBELLA	X		X
3	AUSTIN DEGENHART	X		
4	KAYLA HUGHES	X		X
5	DAVID GREEN			X
6	BILLY DON GILLEY			
7	MARK PERKINS	X		X

8	BRENT JONES (Alt)	X		
9	PERRY CLEMENTI (Alt)	X		

A QUORUM WAS PRESENT

IV. VISITOR AND CITIZEN FORUM

There were no speakers.

V. REPORTS AND ANNOUNCEMENTS

There were no reports or announcements.

VI. MINUTES APPROVAL

Consider approval of minutes for regular meeting on July 30, 2020.

Greg Adams stated that a change needed to be made to note that he made the motion rather than Mr. Green on case PZ 20-05. Kayla Hughes made a motion to approve the minutes from July 30, 2020 the noted change. Greg Adams seconded the motion. The motion passed unanimously.

VII. DECISION ITEMS

- A. **CASE # PZ 20-06** The creation of a new (TH) Townhome zoning district and regulating purpose, form and character, building form standards, siting, elements, parking, loading facilities, landscaping, streets and streetscape, and amending the following UDC sections to provide for (TH) regulations: Section 2.2 "Zoning Districts"; Section 3.1 "Purpose"; Table 3.2 "Schedule of Uses: Agricultural and Residential Districts"; Table 3.3 "Spatial Requirements"; Section 10.9 C.1. "Dwellings per Lot"; Section 11.2.B.3, Building Materials"; Section 11.30. "Residential Sales"; Section 11.36.D.3, regarding distance from sexually oriented businesses; Section 12.8.A.4., "Required Off-Street Parking"; Table 13.6, "Buffer Area Landscape Requirements".

Staff Presentation:

Ms. Dailey presented the recommendation to create a new Townhome (TH) zoning district, referencing the presentation given previously to the board in the board packet. A TH zoning would allow for zoning changes to TH that would only allow for townhomes. Townhomes are currently allowed in multi-family (MF) zoning, as well as the Village and certain Old Town zoning districts. The spatial and other development requirements would remain the same as they are now under MF zoning. Ms. Dailey stated that Brian King with the Fire Dept. was present to respond to questions from the previous meeting regarding the ability to address fires for 3 or more stories. Mr. King stated that the Fire Dept. does not have a truck that reaches the 3rd floor, but relies on a partnership with the city of Mansfield, who does have that type of truck. Mr. Adams asked as to how long it takes for a Mansfield truck to arrive on scene. Mr. King stated that it takes about 7 minutes, just a few minutes longer than Kennedale's arrival time. Mr. King also stated that sprinkler systems would be required for the buildings.

Public Hearing:

No one from the public spoke on the item.

Board Discussion:

Ms. Hughes asked if townhomes are commonly three stories, or two stories like most of the photos in the packet. Ms. Dailey stated that townhomes are commonly two or three stories. There is an example on the last page of the presentation labeled "streets". Those townhomes have garages on the first floor, main area on the second floor and bedrooms on the 3rd floor. Smaller acreage developments in Kennedale may prompt 3 story townhomes to make the development financially work. Ms. Dibella stated that her company builds 3 story townhomes commonly. Three-story would not be required. Mr. Green asked Mr. King if he was comfortable with the response time for 3-story developments. Mr. King stated that he was, that other requirements like sprinklers help, ⁴

and that as the city expands the city will want to look at acquiring a new fire truck. Ms. Dailey stated that with pockets of higher density development, the city gets a lot of “bang for the buck”, in that the development produces more tax revenue with fewer required city resources, thereby allowing for the opportunity to purchase city needed items like a fire truck. Mr. Degenhart asked about the use of on-street parking on existing streets. Ms. Dailey stated that the on-street parking would occur on newly built streets, built by the developer. Ms. Dibella has if the density was the same as it is today. Ms. Dailey stated that this is a form-based code, and the density is established by the form required by the standards and available area. Mr. Jones asked if the “streets” slide would be indicative of the type of development and street that would result from the zoning. Ms. Dailey stated that it is, and that the street design and layout of the developments is a good example. Mr. Degenhart asked where visitors parks. Ms. Dailey stated that the visitors park on the street in the example given, but that there are different ways of addressing visitor parking. Kennedale Square has an area designated for visitor parking.

Board Decision:

Mr. Adams made a motion to approve PZ 20-06. Ms. Hughes seconded the motion. The motion passed unanimously

- B. **CASE #PZ 20-07** To consider action on a request by KD Hammack Creek Housing, LP for approval of a preliminary plat and civil construction plans of approximately 5.5 acres of land at 337 Kennedale Sublett Road, legal description of Abstract 1260, Tract 3D, Jesse B Renfro Survey, Kennedale, Tarrant County, Texas.

Staff Presentation:

Ms. Dailey stated that this is a request to approve a preliminary plat. Mr. Degenhart stated that the staff report referenced a final plat approval. Ms. Dailey stated that was in error, and that consideration is for a preliminary plat. The plat is for Phase I of the Village at Hammack Creek which includes the apartments. All departments, including Fire, Engineering, Public Works and Planning have reviewed the preliminary plat and plans. Some revisions were made to the plat and plans and a revised set was emailed to the board earlier in the day. The board acknowledged receipt of the plans. The plat and plans meet all requirements and staff recommends approval.

Board Discussion:

Ms. Hughes asked if there was just one street entering the development with another main street to connect through to the commercial development. Mr. Chuck Stark, engineer for the project, stated that there are two streets entering off of Kennedale Sublett and the main street would be connecting in the future to commercial development. Ms. Hughes asked about the variable width with drainage easement prepared by the City noted on the first set of plans that is not on the second set. Mr. Stark stated the City Engineer asked that the 100 year flood plain be shown and that the decision had not been made yet on the final easement width. This would be reflected on the final plat, and the developer is prepared to dedicate any required easement. Ms. Hughes asked about the 25 foot ROW dedication on Kennedale Sublett with a total of 50 feet ROW. Mr. Stark indicated that the Cemetery would dedicate the other 25 feet. Mr. Green asked if the City’s engineer is Shield, and Ms. Dailey confirmed that it is. Ms. Hughes referenced the HOA that was removed on the revised plan. Ms. Dailey stated that the HOA is often standard for maintenance but because these are apartments, there would be no HOA, and that the owner would be responsible for maintenance. Mr. Degenhart questioned the 2 year maintenance bond by the utility contract rather than 5 years. Mr. Stark stated that two years is fairly standard.

Board Decision:

Mr. Green made a motion to approve PZ 20-07. Ms. Hughes seconded the motion. The motion passed unanimously.

X. ADJOURNMENT

Chairman Dibella adjourned the meeting at 6:45 p.m.

I. SUBJECT

CASE # PZ 20-08 to conduct a public hearing and consider a request by MMA, Inc. for a rezoning from "R2" Residential to "PD" Planned Development for approximately 6 acres located at 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L portion with exemption 64% of land value, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1D and 1E, City of Kennedale, Tarrant County, Texas

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from R2 Residential to PD Planned Development
Applicant	MMA, Inc.
Location	3771-3775 Kennedale New Hope Road
Surrounding Uses	Single-Family Residential, vacant land, auto racetrack
Surrounding Zoning	R2, C2, AG, I
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 6 acre tract of land with a single family home, several mobile homes, and various accessory buildings on it.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located on Kennedale New Hope Road in an area that is characterized by primarily larger lot single family homes. It is an area that is likely to redevelop in the near future as there is significant vacant and underdeveloped land available. The largest is an 85-acre vacant property across Kennedale New Hope Road that was formerly a drag strip.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as Residential.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #1 - Connected City, Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.

Principle # 2 - Economic Prosperity., Promote access to housing. Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Kennedale has excellent neighborhoods and a wide range of home options.

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

Financially responsible and sustainable.

SUMMARY

The proposed development of smaller farmhouse style homes fits well architecturally into this part of the City, while also providing quality single family homes that are smaller for demographics seeking that type of home. The development also will serve as a catalyst for development on New Hope Road, an area the City is very encouraging of infill development. This is a higher density development while also providing significant, usable community and green space for residents to enjoy.

STAFF RECOMMENDATION

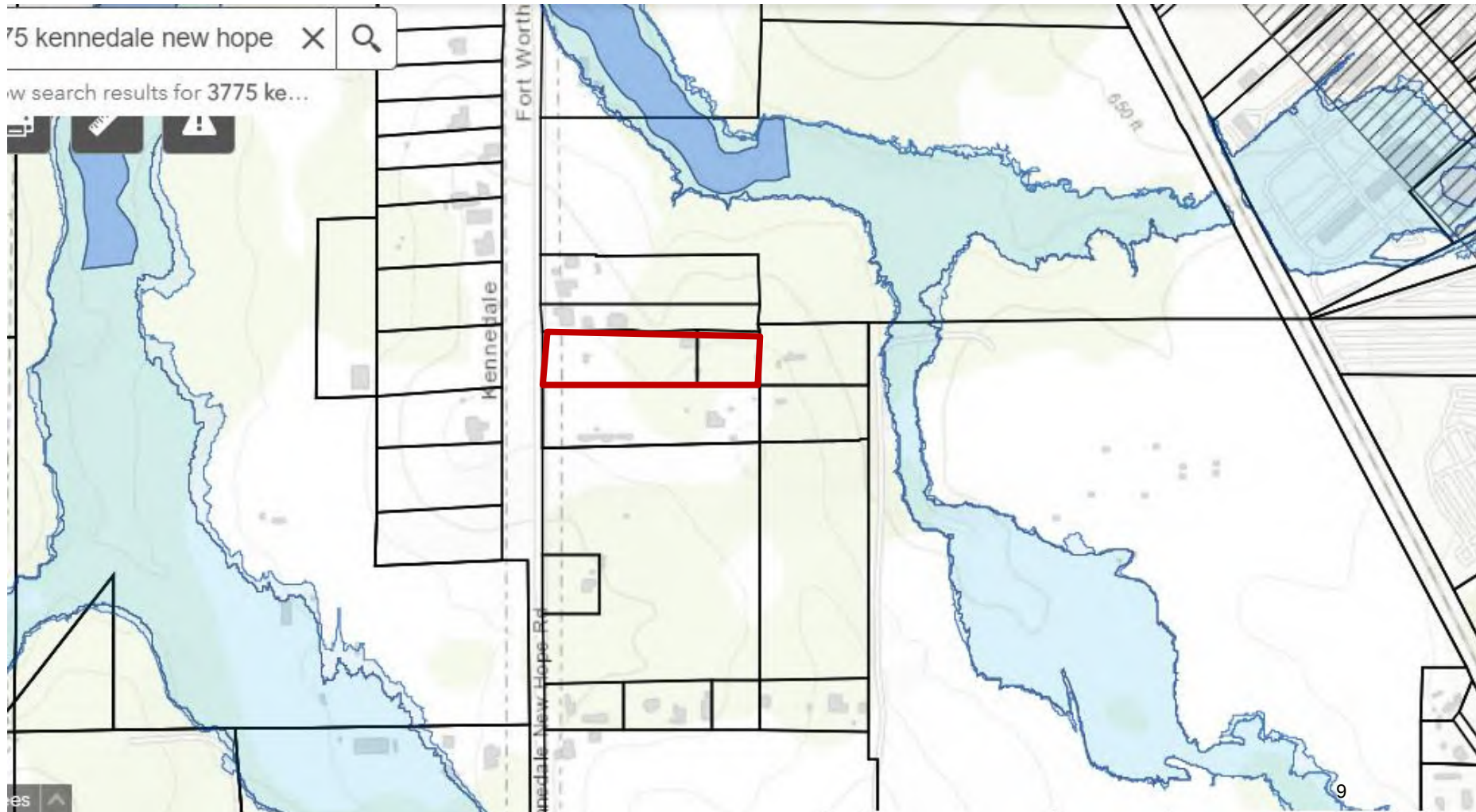
Based on the above analysis, staff recommends approval of the rezoning.

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.

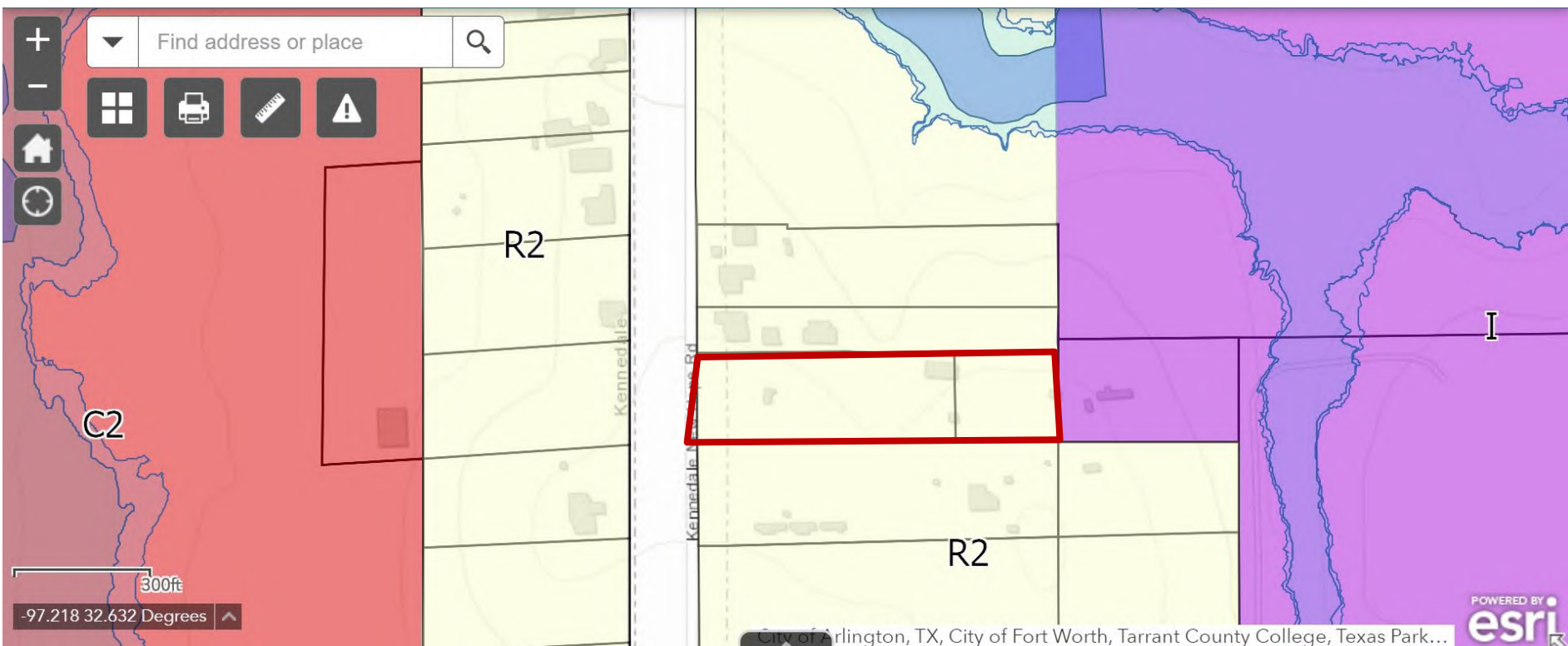
PZ 20-08 3771-3774 Kennedale New Hope Rd



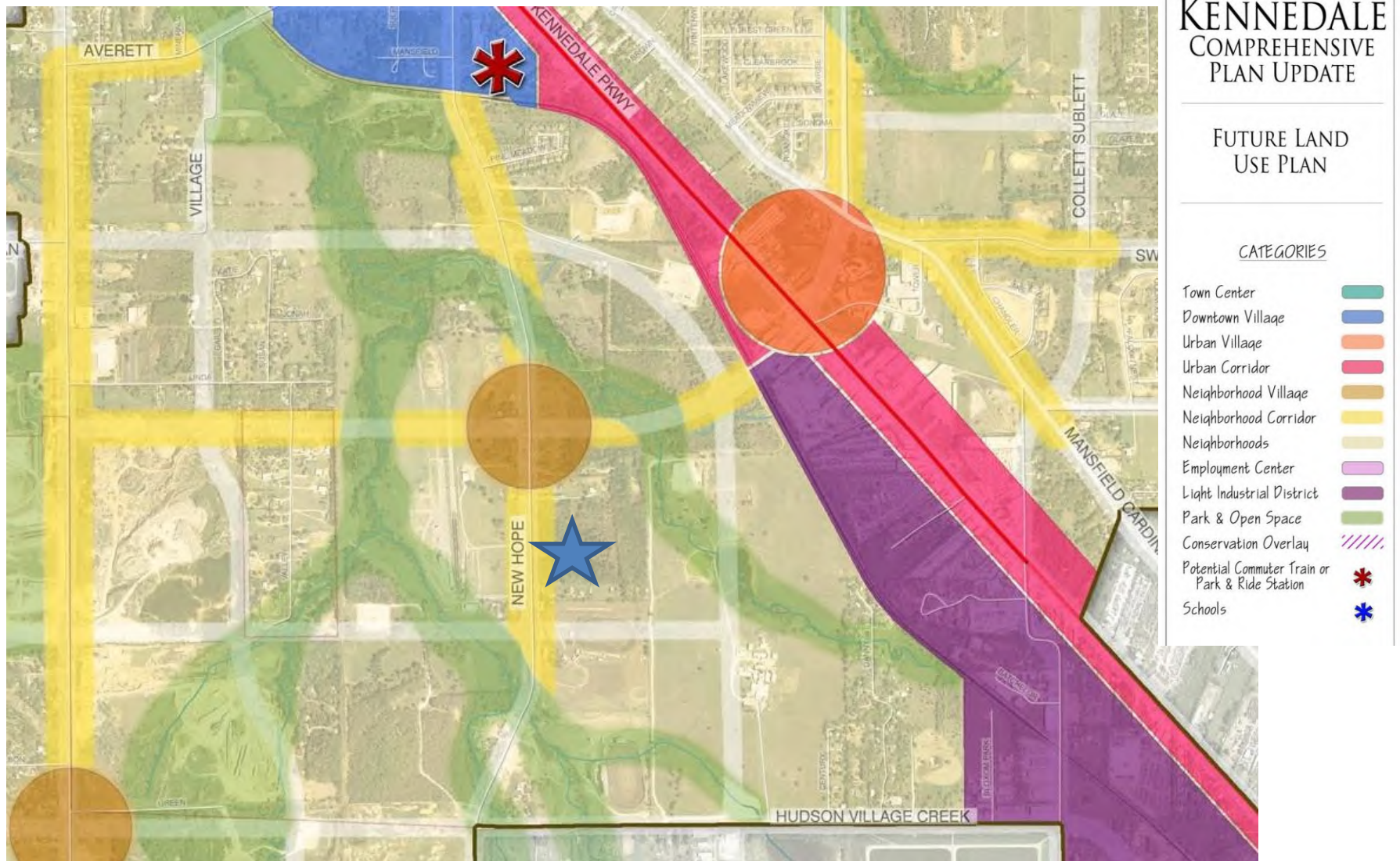
PZ 20-08 3771-3774 Kennedale New Hope Rd



PZ 20-08 3771-3774 Kennedale New Hope Zoning Map



PZ 20-08 3771-3774 Kennedale New Hope Future Land Use Plan



★ Applicant Property

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED; REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE FROM “R2” RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the property described below is within an area designated as Neighborhoods in the Future Land Use Plan within the comprehensive land use plan; and

WHEREAS, the City Council has determined that the “PD” Planned Development district is the most suitable zoning district for the property described below, in accordance with the comprehensive land use plan, and with the standards in the Unified Development Code; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 10th day of September, 2020 and by the City Council of the City of Kennedale on the 15th day of September, 2020 with respect to the zoning changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owner, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City’s Zoning Ordinance as described herein.

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

SECTION 1. The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and/or restricted as shown and described below:

An approximately 6 acres located at 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L portion with exemption 64% of land value, and 3771

Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1D and 1E, City of Kennedale, Tarrant County, Texas ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein; "R3" Residential District to "PD" Planned Development district.

SECTION 2. The uses in the PD shall conform to the uses permitted in the "R-4" single-family residential zoning district. The PD development shall be subject to the restrictions, terms and conditions set forth in the Concept Plan and Development Regulations, attached hereto as Exhibit "C" and Exhibit "B" respectively, and the UDC for the purpose of promoting the health, safety, morals and general welfare of the community. The Development Standards in Exhibit "B" shall supersede those in the UDC in case of any conflict. All other standards shall meet the City of Kennedale UDC, as amended. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3. The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 4. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, including but not limited to all Ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 5. Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. All rights or remedies of the City of Kennedale, Texas are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that have accrued at the time of the effective date of this Ordinance as to such accrued violations and all pending litigation both civil and criminal same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8. The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, the penalty clause, the publication clause, and the effective date clause

of this ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 9. This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

DULY PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE 15th DAY OF SEPTEMBER, 2020.

APPROVED:

MAYOR, BRIAN JOHNSON

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, DREW LARKIN

EXHIBIT "A"

BEING a part of the Robert C. Richey Survey, Abstract No. 1327, situated in the City of Kennedale, Tarrant County, Texas, and embracing all of the Tracts 1 and 2 described in the deed to Terry R. Scott and Eva J. Scott and recorded in Volume 6444, Page 344 of the Deed Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of said Tract 1 and the southwest corner of the 2.46 acres tract described in the deed to Glen Ray Hinkel and Betty Ann Hinkel, recorded in Volume 5914, Page 323 of the said Deed Records and being in the east right-of-way line of S. New Hope Road;

THENCE N 87°36'04" E, along the north line of said Tract 1 and the south line of said 2.46 acres tract, generally along a fence, passing a 1/2" iron rod found at 554.11 feet and S 02°23'56" E, 1.19 feet, and continuing along said line, in all, a distance of 1136.85 feet to a 5/8" iron rod set with plastic cap stamped "MMA" for the northeast corner of said Tract 1, from which a cross-tie fence corner post bears S 87°36'04" W, 1.16 feet. Said iron rod being by deed call South 193.00 feet and N 87°45'E, 360.8 feet from the southwest corner of the E.C. Cannon Survey, Abstract No.378;

THENCE S 01°10'43" E, along the west line of said Tract 1, to and along the west line of said Tract 2, a distance of 229.88 feet to a 5/8" iron rod set with plastic cap stamped "MMA" for the southeast corner of said Tract 2 and the northeast corner of the tract described in the deed to Kamel Soliman et al, recorded in Volume 8384, Page 1782 of the said Deed Records. Said iron rod being by deed call SOUTH, 346.32 feet and N 87°45' E, 360.8 feet from the said southwest corner of Cannon Survey;

THENCE S 87°33'48" W, along the south line of said Tract 2 and the said north line of Soliman tract, generally along a fence, a distance of 1136.85 feet to a 1/2" iron rod found with yellow plastic cap stamped "GSI SURVEYING" for the southwest corner of said Tract 2 and the northwest corner of said Soliman tract, in the said east right-of-way line;

THENCE N 01°10'57" W, along the west line of said Tract 2, to and along the west line of said Tract 1, and continuing along the said east right-of-way, a distance of 230.63 feet to the point of beginning and containing 6.008 acres (261,703 square feet more or less.

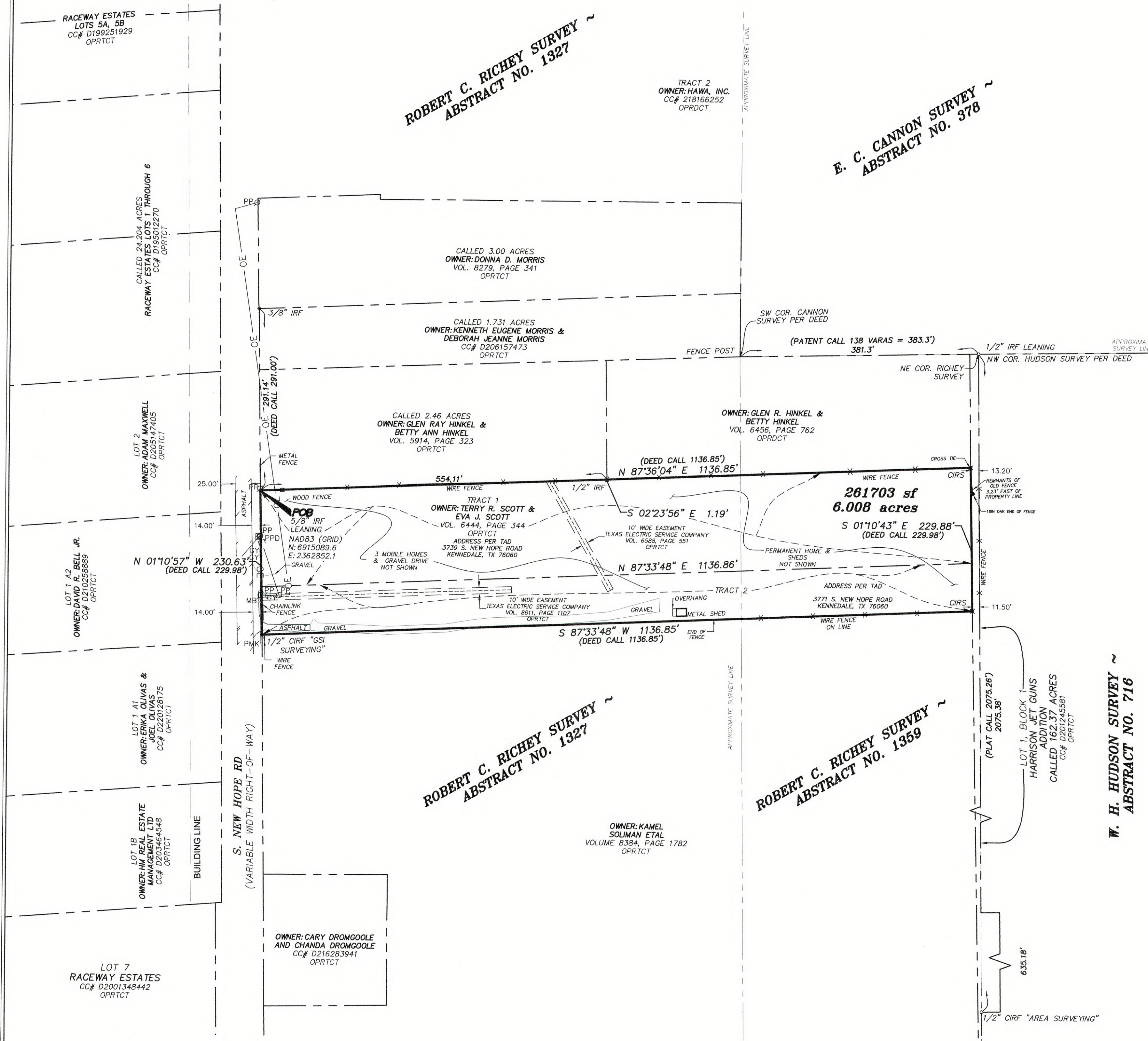
The basis of bearings is the Texas Coordinate System NAD83, North Central Zone 4202 having a combined scale factor of 1.000121668467, base point 0,0,0.

Field notes to accompany survey sketch of same date.



A handwritten signature in cursive script, reading "Stephen H. Roberson", written over a horizontal line.

Stephen H. Roberson July 27, 2020
Registered Professional Land
Surveyor No. 4090
Mycoskie & Associates, Inc.
519 E. Border Street
Arlington, Tx 76010



LEGAL DESCRIPTION

BEING A PART OF THE ROBERT C. RICHEY SURVEYS, ABSTRACTS NO. 1327 & 1359, SITUATED IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND EMBRACING ALL OF THE TRACTS 1 AND 2 DESCRIBED IN THE DEED TO TERRY R. SCOTT AND EVA J. SCOTT AND RECORDED IN VOLUME 6444, PAGE 344 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF THE 2.46 ACRES TRACT DESCRIBED IN THE DEED TO GLEN RAY HINKEL AND BETTY ANN HINKEL, RECORDED IN VOLUME 5914, PAGE 323 OF THE SAID DEED RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF S. NEW HOPE ROAD;

THENCE N 87°36'04"E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID 2.46 ACRES TRACT, GENERALLY ALONG A FENCE, PASSING A 1/2" IRON ROD FOUND AT 554.11 FEET AND S 02°23'56"E, 1.19 FEET, AND CONTINUING ALONG SAID LINE, IN ALL, A DISTANCE OF 1136.85 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE NORTHEAST CORNER OF SAID TRACT 1, FROM WHICH A CROSS-TIE FENCE CORNER POST BEARS S 87°36'04"W, 1.20 FEET, SAID IRON ROD BEING BY DEED CALL SOUTH 193.00 FEET AND N 87°45'E, 360.8 FEET FROM THE SOUTHWEST CORNER OF THE E.C. CANNON SURVEY, ABSTRACT NO. 378;

THENCE S 01°10'43"E, ALONG THE WEST LINE OF SAID TRACT 1, TO AND ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 229.88 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO KAMEL SOLMAN ET AL, RECORDED IN VOLUME 8384, PAGE 1782 OF THE SAID DEED RECORDS, SAID IRON ROD BEING BY DEED CALL SOUTH, 346.32 FEET AND N 87°45'E, 360.8 FEET FROM THE SAID SOUTHWEST CORNER OF CANNON SURVEY;

THENCE S 87°33'48"W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE SAID NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1136.85 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GSI SURVEYING" FOR THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID SOLMAN TRACT, IN THE SAID EAST RIGHT-OF-WAY LINE;

THENCE N 01°10'57"W, ALONG THE WEST LINE OF SAID TRACT 2, TO AND ALONG THE WEST LINE OF SAID TRACT 1, AND CONTINUING ALONG THE SAID EAST RIGHT-OF-WAY, A DISTANCE OF 230.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.008 ACRES (261,703 SQUARE FEET MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

ATTENTION TO SCHEDULE B ITEMS

- OF NO. 102013513
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- a. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: TEXAS ELECTRIC SERVICE COMPANY
PURPOSE: EASEMENT AND RIGHT-OF-WAY
DATE: OCTOBER 3, 1978
RECORDING NO: VOLUME 6588, PAGE 551, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS
EASEMENT DOES PERTAIN TO THE SUBJECT PROPERTY, AS SHOWN HEREON
- b. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: TEXAS UTILITIES ELECTRIC COMPANY
PURPOSE: EASEMENT AND RIGHT-OF-WAY
RECORDING DATE: JULY 14, 1986
RECORDING NO: VOLUME 8611, PAGE 1107, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS
EASEMENT DOES PERTAIN TO THE SUBJECT PROPERTY, AS SHOWN HEREON
- ITEM c. NOT ADDRESSED BY THE SURVEYOR

* GENERAL NOTES *

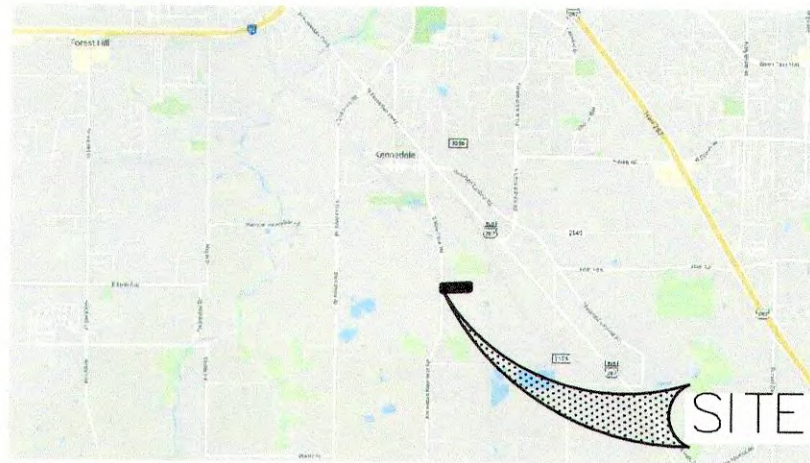
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NO. 102013513, EFFECTIVE DATE: JUNE 7, 2020, ISSUED: JULY 10, 2020. THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD83, NORTH CENTRAL ZONE 4202. THE COORDINATE VALUES SHOWN ARE GRID. TO CONVERT TO SURFACE, APPLY THE COMBINED SCALE FACTOR OF 1.000121668467, BASE POINT OF 0,0,0.
3. ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA 817-469-1671".
4. BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0340K, EFFECTIVE DATE SEPTEMBER 25, 2009.
5. THE SUBJECT TRACT IS CURRENTLY OCCUPIED.
6. ONLY VISIBLE UTILITIES ARE SHOWN HEREON.
7. SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
8. NO WETLANDS WERE IDENTIFIED.

SURVEYOR'S CERTIFICATE

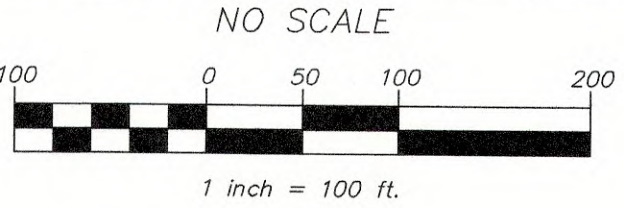
TO: URBAN CHIC PROPERTIES, INC. & TITLE RESOURCES GUARANTY COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2 (URBAN), TSPS STANDARD LAND SURVEY, EFFECTIVE SEPTEMBER 1, 2019.

STEPHEN H. ROBERSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4090
JULY 27, 2020



VICINITY MAP



LEGEND/ABBREVIATIONS

(NOT ALL SYMBOLS WILL APPLY)

IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD SET
MNS	STAMPED "MMA 817-469-1671"
OPRTCT	MAG NAIL SET W/ WASHER STAMPED
OPRTCT	"MMA INC PROPERTY CORNER"
OPRTCT	OFFICIAL PUBLIC RECORDS,
OPRTCT	TARRANT COUNTY, TEXAS
MRTCT	PLAT RECORDS,
MRTCT	TARRANT COUNTY, TEXAS
DRCTCT	DEED RECORDS,
DRCTCT	TARRANT COUNTY, TEXAS
OH	OVERHEAD ELECTRIC
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
P	POWER POLE
DEM	ELECTRIC METER
DEB	ELECTRIC BOX
P	TELEPHONE MANHOLE
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
POB	POINT OF BEGINNING
ESMT	EASEMENT
FND	FOUND
MEAS	MEASURED
VOL	VOLUME
PG	PAGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
LT	LIGHT POLE
GY	GUY ANCHOR
GPM	GAS UTILITY PAINT MARK
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
CO	SANITARY SEWER CLEANOUT

—————	BOUNDARY LINE
-----	ADJOINER LINE / LOT LINE
-----	ORIGINAL TRACT LINE
-----	EASEMENT LINE
-----	ROADWAY CENTERLINE
-----	SURVEY LINE

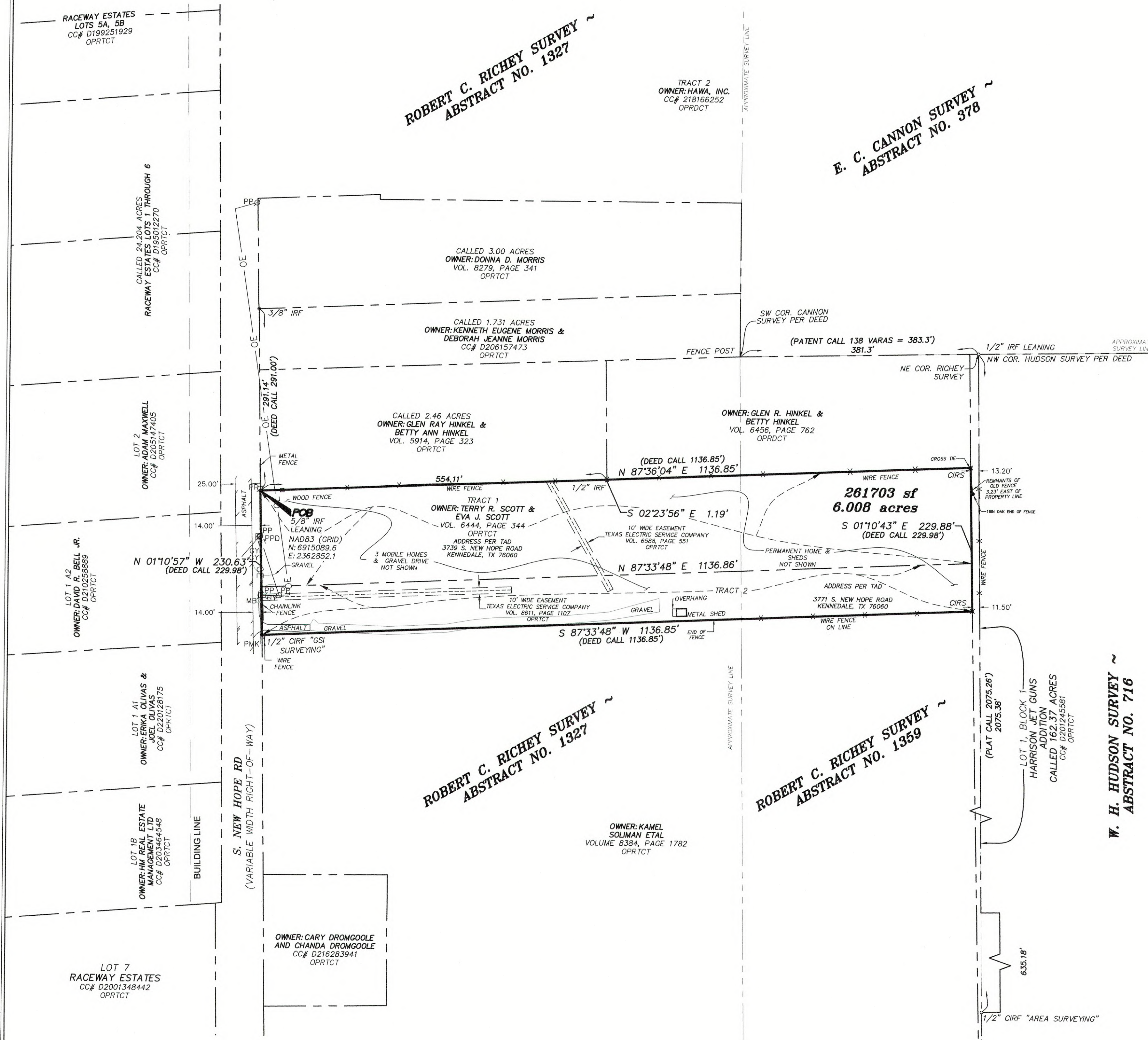
TSPS STANDARD
LAND SURVEY
CATEGORY 1B
of 6.008 ACRES

LOCATED IN THE
R.C. RICHEY SURVEY
ABSTRACT NO. 1327
CITY OF KENNEDALE,
TARRANT COUNTY, TEXAS

JULY 2020



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



LEGAL DESCRIPTION

BEING A PART OF THE ROBERT C. RICHEY SURVEYS, ABSTRACTS NO. 1327 & 1359, SITUATED IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND EMBRACING ALL OF THE TRACTS 1 AND 2 DESCRIBED IN THE DEED TO TERRY R. SCOTT AND EVA J. SCOTT AND RECORDED IN VOLUME 6444, PAGE 344 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF THE 2.46 ACRES TRACT DESCRIBED IN THE DEED TO GLEN RAY HINKEL AND BETTY ANN HINKEL, RECORDED IN VOLUME 5914, PAGE 323 OF THE SAID DEED RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF S. NEW HOPE ROAD;

THENCE N 87°36'04"E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID 2.46 ACRES TRACT, GENERALLY ALONG A FENCE, PASSING A 1/2" IRON ROD FOUND AT 554.11 FEET AND S 02°23'56"E, 1.19 FEET, AND CONTINUING ALONG SAID LINE, IN ALL, A DISTANCE OF 1136.85 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE NORTHEAST CORNER OF SAID TRACT 1, FROM WHICH A CROSS-TIE FENCE CORNER POST BEARS S 87°36'04"W, 1.20 FEET, SAID IRON ROD BEING BY DEED CALL SOUTH 193.00 FEET AND N 87°45'E, 360.8 FEET FROM THE SOUTHWEST CORNER OF THE E.C. CANNON SURVEY, ABSTRACT NO. 378;

THENCE S 01°10'43"E, ALONG THE WEST LINE OF SAID TRACT 1, TO AND ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 229.88 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO KAMEL SOLMAN ET AL, RECORDED IN VOLUME 8384, PAGE 1782 OF THE SAID DEED RECORDS, SAID IRON ROD BEING BY DEED CALL SOUTH, 346.32 FEET AND N 87°45'E, 360.8 FEET FROM THE SAID SOUTHWEST CORNER OF CANNON SURVEY;

THENCE S 87°33'48"W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE SAID NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1136.85 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GSI SURVEYING" FOR THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID SOLMAN TRACT, IN THE SAID EAST RIGHT-OF-WAY LINE;

THENCE N 01°10'57"W, ALONG THE WEST LINE OF SAID TRACT 2, TO AND ALONG THE WEST LINE OF SAID TRACT 1, AND CONTINUING ALONG THE SAID EAST RIGHT-OF-WAY, A DISTANCE OF 230.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.008 ACRES (261,703 SQUARE FEET MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

ATTENTION TO SCHEDULE B ITEMS

- OF NO. 102013513
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- ITEM c. NOT ADDRESSED BY THE SURVEYOR

- * GENERAL NOTES *
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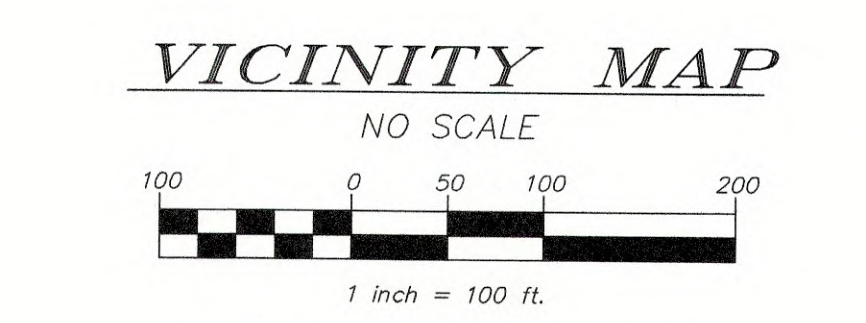
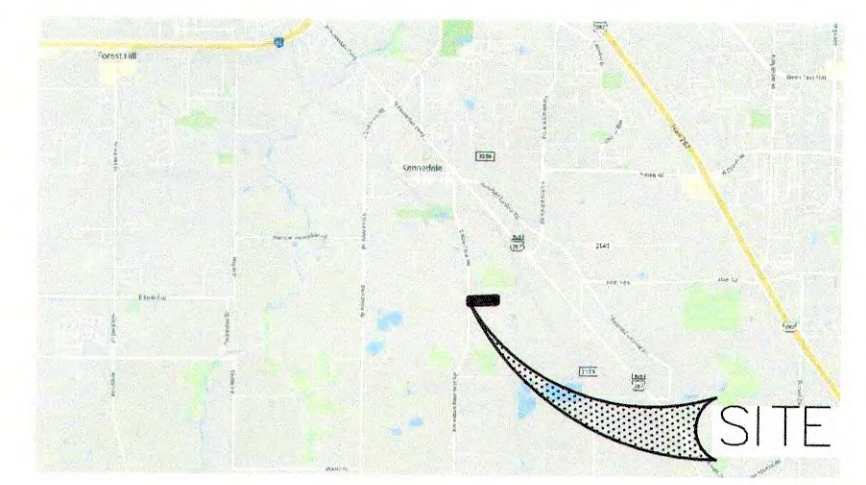
SURVEYOR'S CERTIFICATE

TO: URBAN CHIC PROPERTIES, INC. & TITLE RESOURCES GUARANTY COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2 (URBAN), TSPS STANDARD LAND SURVEY, EFFECTIVE SEPTEMBER 1, 2019.

STEPHEN H. ROBERSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4090

JULY 27, 2020



LEGEND/ABBREVIATIONS

(NOT ALL SYMBOLS WILL APPLY)

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CIRS	5/8" CAPPED IRON ROD SET
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CC#	COUNTY CLERK'S INSTRUMENT NUMBER
POB	POINT OF BEGINNING
ESMT	EASEMENT
FND	FOUND
MEAS.	MEASURED
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
LT	LIGHT POLE
GY	GUY ANCHOR
GPM	GAS UTILITY PAINT MARK
GM	GAS METER
WM	WATER METER
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BOUNDARY LINE

ADJOINER LINE / LOT LINE

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ROADWAY CENTERLINE

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TSPS STANDARD
LAND SURVEY
CATEGORY 1B
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LOCATED IN THE
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SHEET 1 OF 1

EXHIBIT “B”

MODERNO – Development Standards

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan and the Planned Development standards, attached hereto and as stated below.

1) Property location and size.

Moderno Development (Subject Property) is established on property located at 3775 and 3771 Kennedale New Hope Road. This Planned Development is comprised of 2 tracts of land consisting of approximately 6 acres, more particularly shown on the Concept Plan, which is attached hereto for all purposes.

2) Purpose

To create a Planned Development for fifty (50) single family residential lots. The minimum gross density and a net density are as shown on the Concept Plan. An entry feature will be provided at the connection point to Kennedale New Hope Road. This neighborhood will meet at least 5 of the qualifying conditions as laid out in Section 9.2.C of the Unified Development Code (UDC). These conditions include: 2) a pedestrian-oriented design, 3) high quality architectural design beyond the site plan requirements of this article; 4) extensive landscaping beyond the site plan requirements of this article; 7) provision of open space or public plazas and features.

3) Development plan.

The proposed Concept Plan will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control building permits.

4) Lot composition and layout.

The lot layout and composition shall generally conform to the Concept Plan and stated in Table 1 below.

Table 1: Lot Composition

Lot Size (ft)	Lot Area (sf)
35x65	2,275

- 5) Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Single-Family Residential District (R-4) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 10 dwelling units per gross acre of land; however, in no case should the proposed development exceed 50 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

Minumum Lot Width/Frontage	35
Minimum Lot Depth	65
Minimum Lot Area	2,275
Minimum Front Setback	5
Minimum Side Setback	5
Maximum Height	35
Minimum Rear Setback	0
Minimum Area/Dwelling	750
Maximum Lot Coverage	70%

6) Community Architectural Controls.

Home elevations allowed in this community are represented in elevation plans depicted in Exhibit C. Additional elevations in a similar style are allowed.

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

- a. Architectural design will be as shown in elevations depicted below.
- b. Shutters, if provided, will be sized and shaped to match the associated openings.
- c. Gutters, if provided, will be exposed or painted copper, galvanized steel, or aluminum if exposed to the street.
- d. All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least (30) years.
 - i. Roof Materials.
 1. All roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).
- e. A minimum of overall 4:12 roof pitch is required on all structures with the exception of sunrooms, covered patios, and porches, which shall have a minimum of a 2:12 roof pitch.
- f. In order to encourage variety on a continuous block, the exterior facades for houses will vary throughout the development utilizing at least five designs consistent with those depicted in Exhibit C throughout the community.

- g. The exterior facades of all buildings shall be Cementaceous fiberboard, horizontal lap-siding, board and baton, shake, or similar material. Brick or stone is also allowed but not required. Metal and vinyl siding are not allowed.
- h. All homes shall incorporate a covered front porch as indicated on below elevations.
- i. Parking shall be provided at the rear for two spaces for each home with a porte-cochere that is architecturally designed as part of each home.
- j. Decorative lighting is required along all walkways and sufficient to provide for well-lit walkways at night.
- k. The landscape within the development shall be consistent with the landscape plan and landscape materials depicted below.
- l. All common open space, landscaping in open space areas, private roads, drainage areas and masonry columns will have a mandatory Home Owners' Association (HOA) to maintain those improvements.
- m. Utility, Service and Mechanical Equipment
 - i. All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
 - ii. All services to the Lot, including pre-wiring for cable television, must be installed underground if available.
 - iii. Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view. Private, surface-mounted mechanical equipment, air conditioners, condensers, compressors, pool equipment, switches, etc. shall be screened from view.
- n. Walkway Requirements
 - i. Walkways shall be provided in accordance with the landscape plan in Exhibit C.
- o. Homeowners' Association
 - i. Homeowner's Association {HOA}. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale UDC. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.

EXHIBIT C

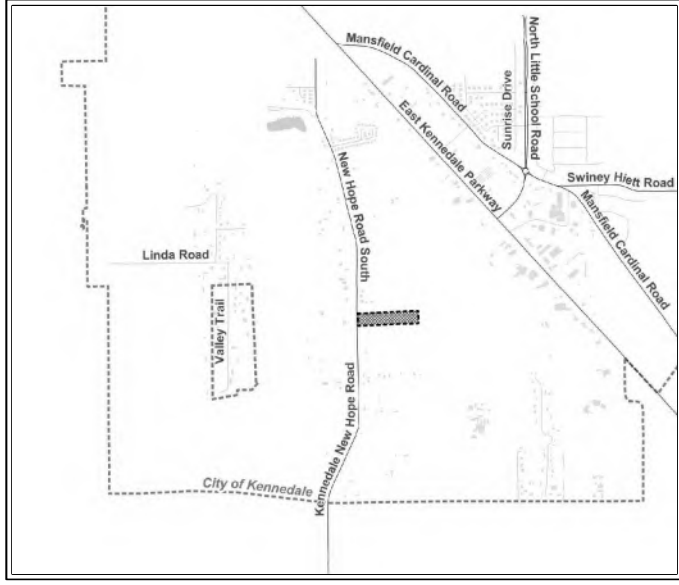
SINGLE FAMILY PARKING TABLE		
USE TYPE	REQUIRED	PROVIDED
TINY HOMES	2 PER DWELLING = 100	GARAGE (50 X 2 = 100 PS); COVERED DRIVEWAY (50 X 2 = 100 PS)
VISITOR - ON-STREET	0	13

SINGLE FAMILY LAND USE SUMMARY

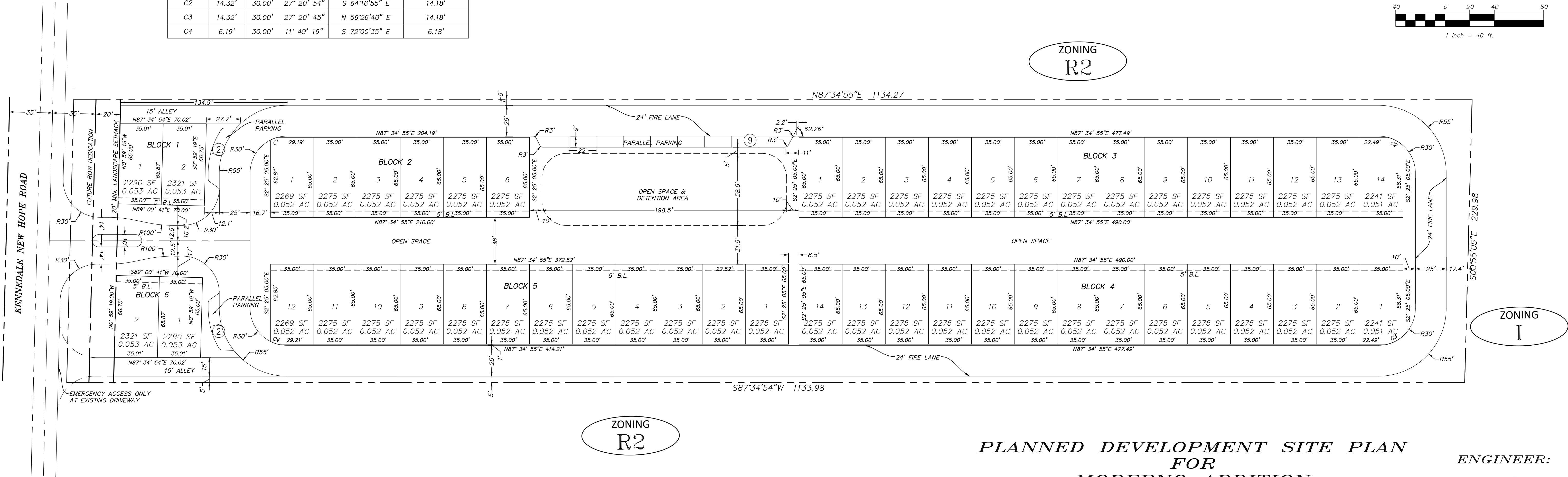
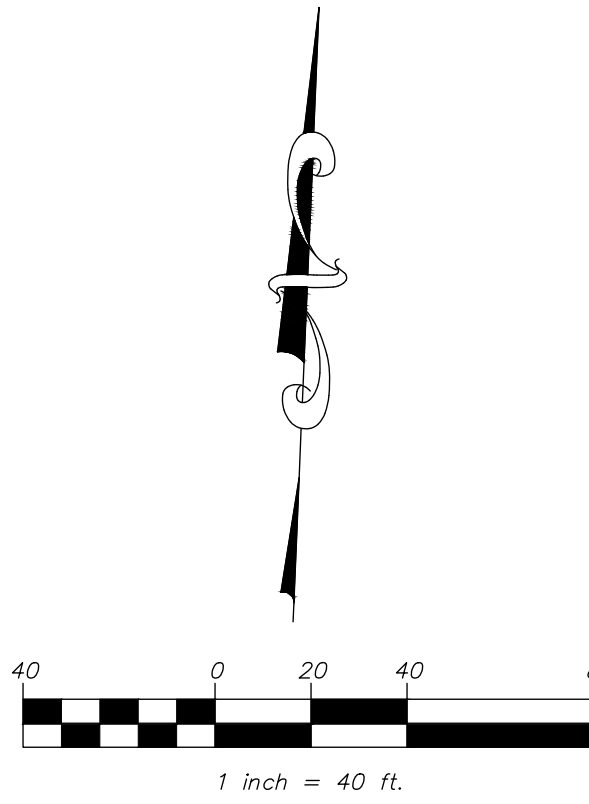
LAND USE	LOT COUNT	ACREAGE	DENSITY
TINY HOMES	50	2.61	8.33u/AC
PRIVATE STREETS	N/A	1.44	N/A
OPEN SPACE	N/A	1.19	N/A
TOTAL	50	5.24	8.33u/AC

DEVELOPMENT STANDARDS	
ZONING	
CURRENT	R-2
PROPOSED	PD (SINGLE FAMILY RESIDENTIAL - DETACHED)
BUILDING STANDARDS REAR LOADED ENTRY	
MINIMUM WIDTH	35'
MINIMUM DEPTH	65'
FRONT YARD SETBACK	5'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	0'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.21'	30.00'	11° 51' 22"	N 67°11'31" E	6.20'
C2	14.32'	30.00'	27° 20' 54"	S 64°16'55" E	14.18'
C3	14.32'	30.00'	27° 20' 45"	N 59°26'40" E	14.18'
C4	6.19'	30.00'	11° 49' 19"	S 72°00'35" E	6.18'



VICINITY MAP
NO SCALE



***PLANNED DEVELOPMENT SITE PLAN
FOR
MODERNO ADDITION***
3775 KENNEDALE NEW HOPE ROAD
KENNEDEALE, TEXAS
TARRANT COUNTY

OWNER:
ESTATE OF EVA JEAN SCOTT
10628 CR1015
CROWLEY, TX 76036
CONTACT: DUVAL ANGLIN
PHONE: 817.905.0421
DUVALANGLIN@GMAIL.COM

DEVELOPER:
URBAN CHIC PROPERTIES
2504 W PARK ROW DR., SUITE B-5
ARLINGTON, TX 76013
CONTACT: JULIE CRIMMINS
EMAIL: JULIE@C2-CONSTRUCTION.COM

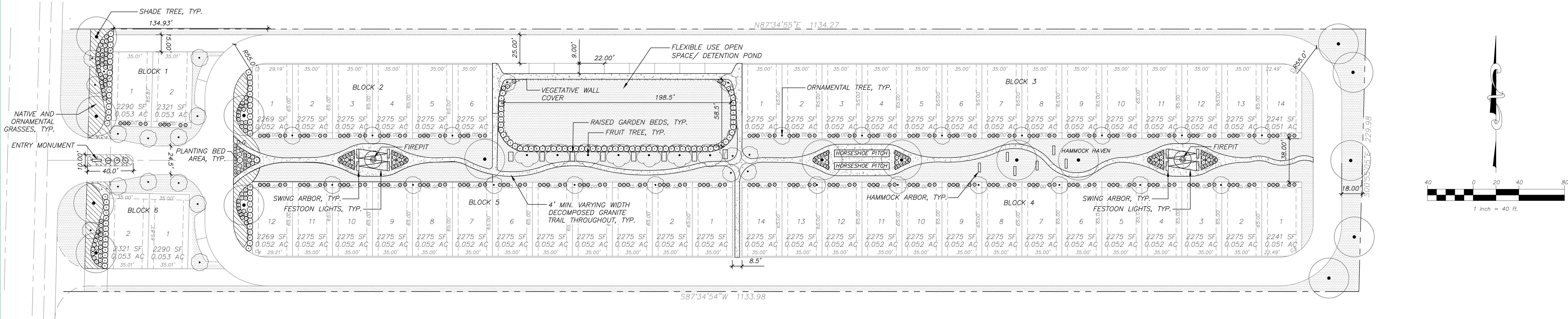
ENGINEER:



civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
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CONTACT: MICHAEL MARTIN, PL
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08/12/2020 SHEET 1 OF 2



Development Entry

Firepits

Detention Pond and Farm

Horseshoe Pitch

Hammock Haven

- TYPICAL PLAN LIST:**
- SHADE TREES** - SOUTHERN PECAN, SOUTHERN MAGNOLIA, CHINESE PISTACHE, MONTEREY OAK, SHUMARD OAK, TEXAS RED OAK, LIVE OAK.
- ORNAMENTAL TREES** - REDBUD, DESERT WILLOW, POSSUMHAW, GOLDEN RAIN TREE, CREPE MYRTLE, GOLDEN LEADBALL TREE, MEXICAN PLUM, VITEX, PINK DAWN CHITALPA
- FRUIT TREES** - TEXAS PERSIMMON, CELESTE FIG, APPLE, APRICOT, JAPANESE PLUM, ASIAN PEAR, CHINESE JUJUBE.
- ORNAMENTAL SHRUBS** - OAK LEAF HYDRANGEA, AMERICAN BEAUTYBERRY, TEXAS SAGE, MEXICAN FEATHER GRASS, ANDORA JUNIPER, ROSEMARY, FOUR NERVE DAISY, MEXICAN RUELIA, SALVIA GREGII, GOLD MOUND LANTANA, BLUE MIST SPIREA, FLAME ACANTHUS

- LANDSCAPE NOTES:**
1. LANDSCAPE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM PER CITY OF KENNEDALE REQUIREMENTS AND MAINTAINED BY THE HOA.
 2. AT TIME OF PLATTING A TREE SURVEY AND TREE MITIGATION PLAN SHALL BE PROVIDED PER THE CITY OF KENNEDALE REQUIREMENTS. A PROPOSED TREE PRESERVATION AREA HAS BEEN IDENTIFIED ON THE LANDSCAPE PLAN.
 3. PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.
 4. OPEN SPACE AND R.O.W. AREAS WITHIN THE PROJECT AREA SHALL RECEIVE BERMUDA GRASS SOD PLANTING BY MEANS OF SOLID SOD OR HYDRO-MULCH SEEDING.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF MICHAEL G. MARTIN, P.L.A. NO. 2836 ON 8/14/2020 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PLANNED DEVELOPMENT LANDSCAPE PLAN FOR MODERNO ADDITION 3775 KENNEDALE NEW HOPE ROAD KENNEDALE, TEXAS TARRANT COUNTY

OWNER: ESTATE OF EVA JEAN SCOTT 10628 CR1015 CROWLEY, TX 76036 CONTACT: DUVAL ANGLIN PHONE: 817.905.0421 DUVALANGLIN@GMAIL.COM DEVELOPER: URBAN CHIC PROPERTIES 2504 W PARK ROW DR., SUITE B-5 ARLINGTON, TX 76013 CONTACT: JULIE CRIMMINS EMAIL: JULIE@C2-CONSTRUCTION.COM

ENGINEER:



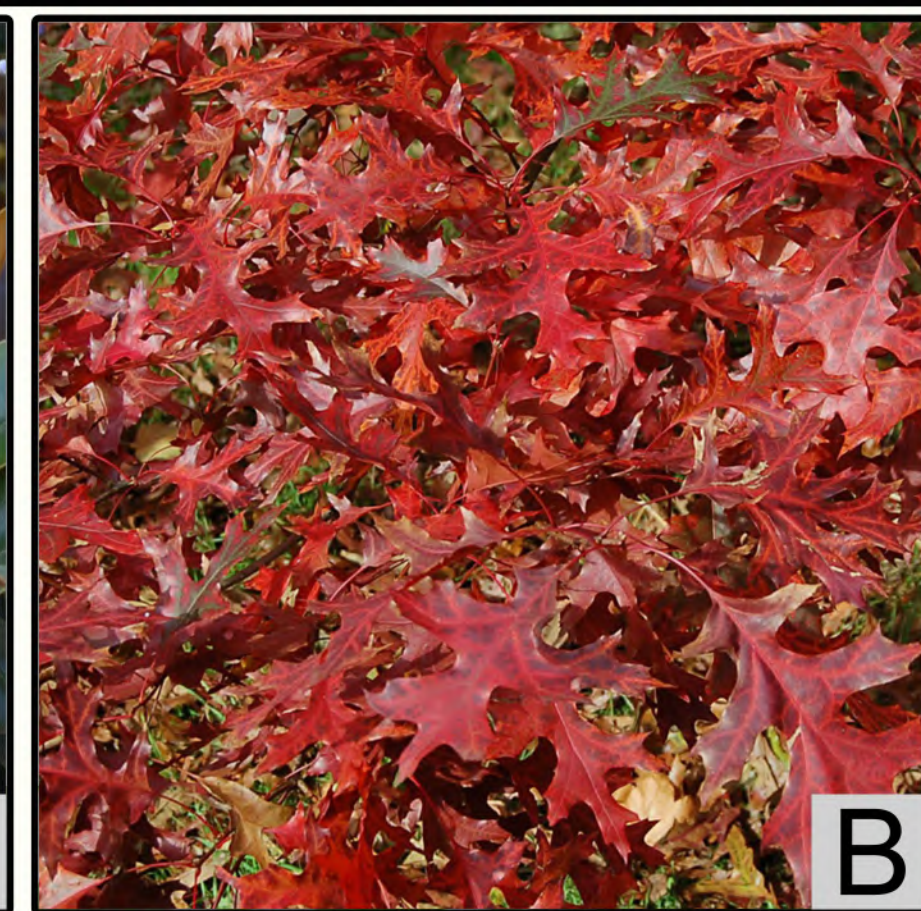
civil engineering surveying landscape architecture planning ltpels registration number: 1 - 2759 ttpels registration/license number: 10088000 519 east border orlington, texas 76010 817-469-1671 fax: 817-274-8757 www.mmatexas.com

CONTACT: MICHAEL MARTIN, PLA COPYRIGHT © 2020 MIA, INC 08/14/2020 SHEET 2 OF 2

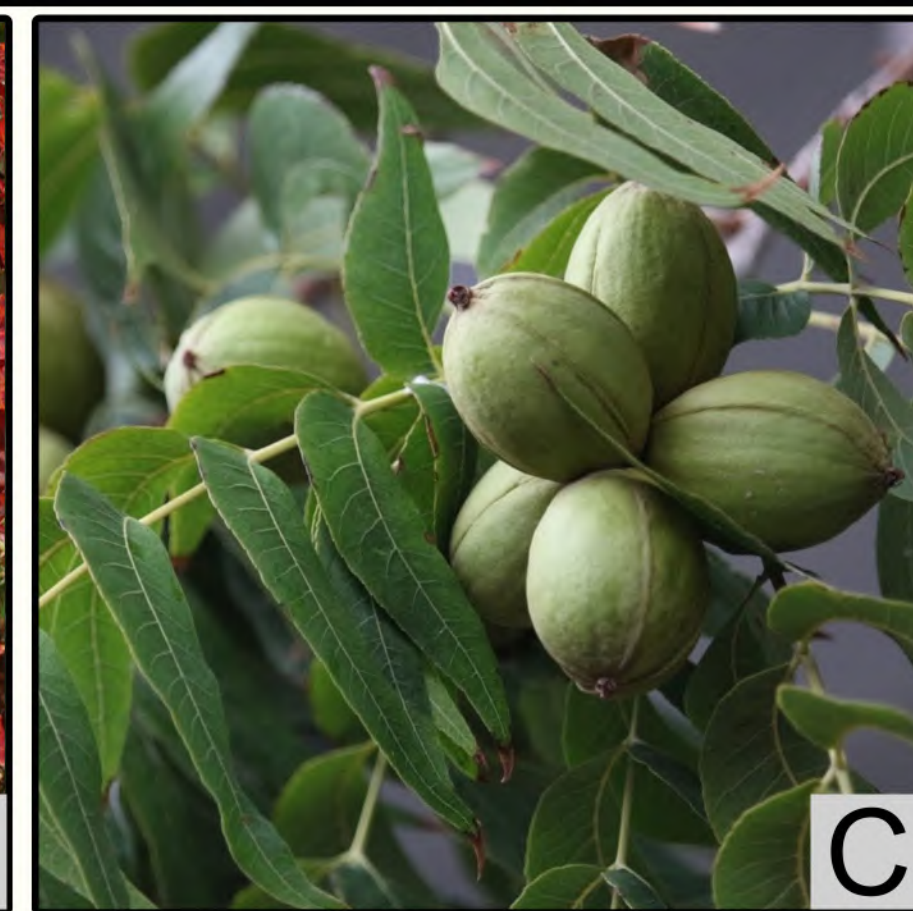
Plant Material Image Board for Moderno



A



B



C



D



E



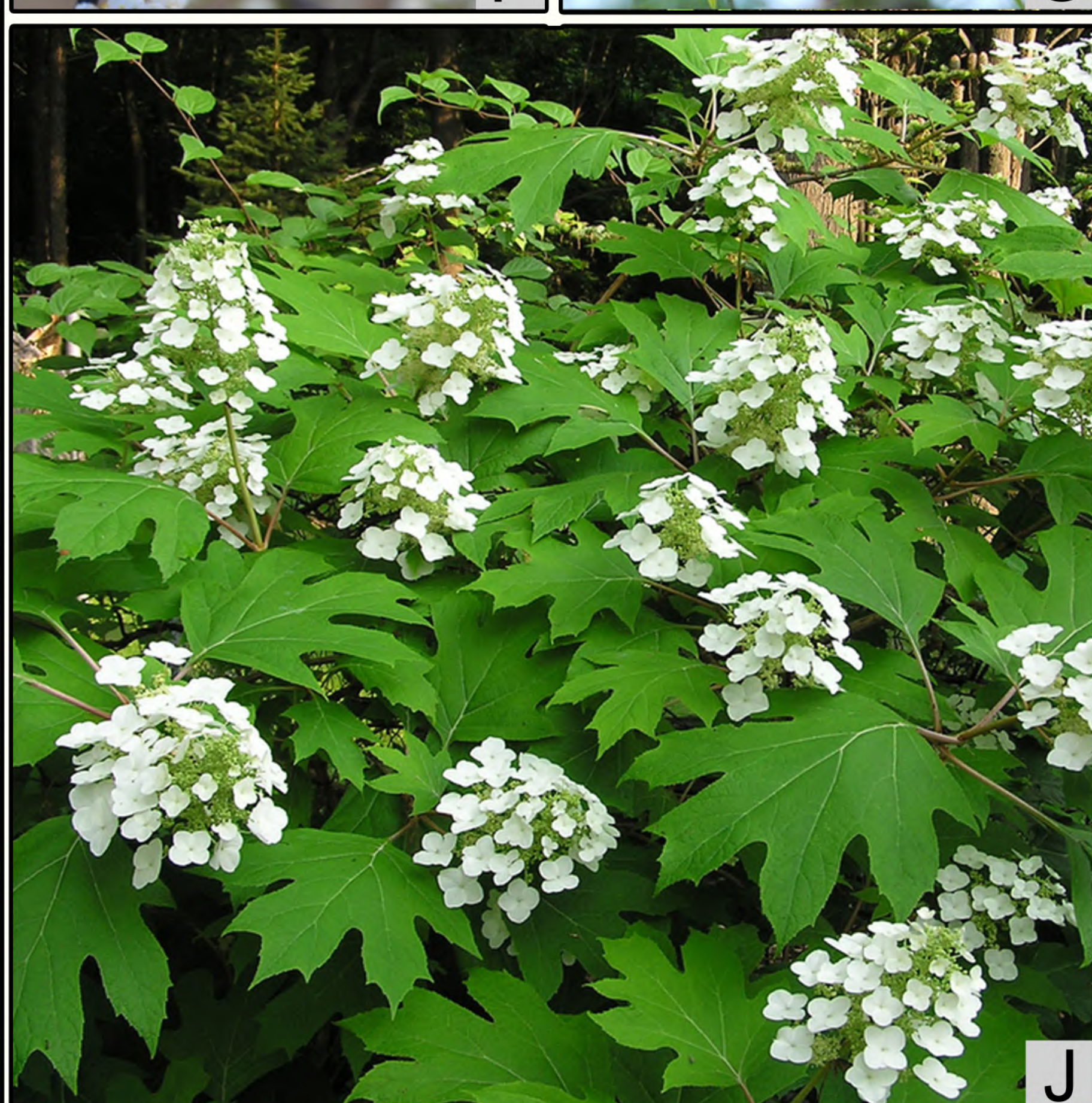
F



G



H



J



K



K

- A. Southern Magnolia
- B. Texas Red Oak
- C. Southern Pecan
- D. Fig
- E. Texas Persimmon
- F. Mexican Plum
- G. Western Soapberry
- H. Texas Mountain Laurel
- I. Dwarf Pomegranate
- J. Oak Leaf Hydrangea
- K. American Beautyberry
- L. Texas Sage
- M. Mexican Feather Grass
- N. Andora Juniper
- O. Rosemary
- P. Four Nerve Daisy
- Q. Mexican Ruelia
- R. Salvia Gregii
- S. Gold Mound Lantana
- T. Blue Mist Spirea
- U. Flame Acanthus



L



M



N



O



P



Q



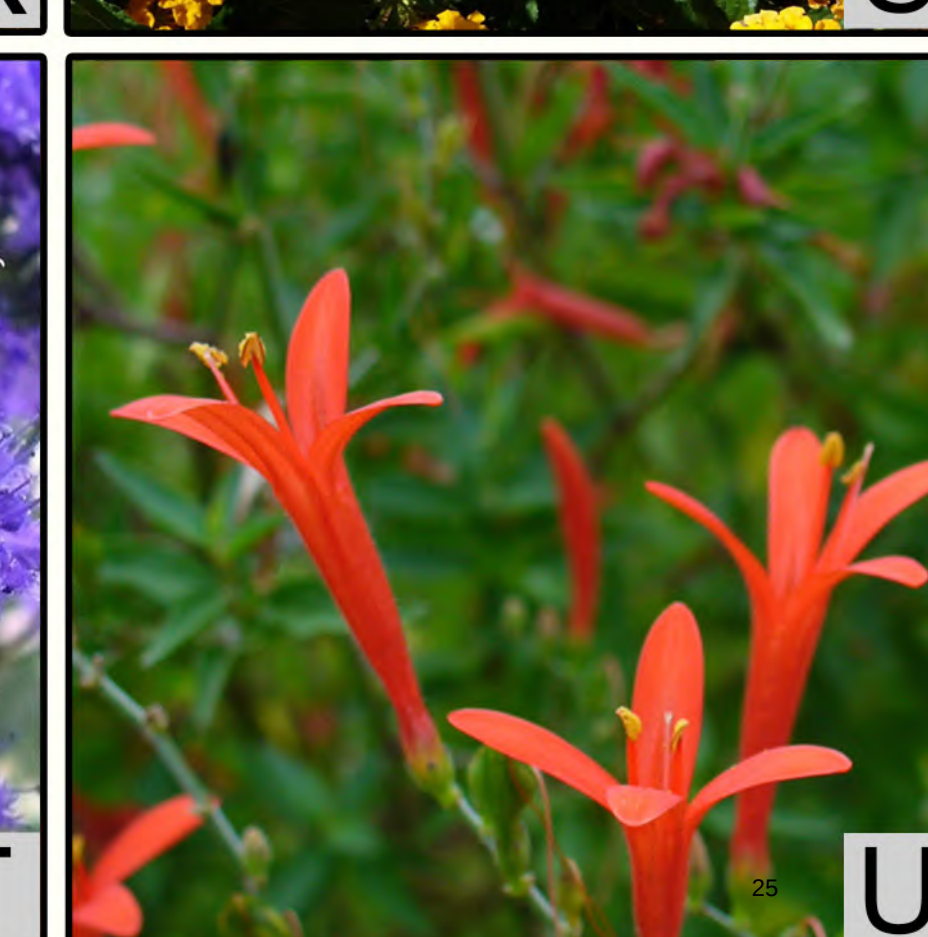
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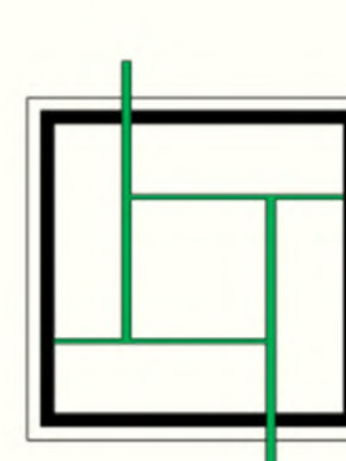
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m|ma

civil engineering surveying landscape architecture planning



MODERNO

Live Simply



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MODERNO

Live Simply



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U R B A N
CHIC PROPERTIES
Coming Home

I. SUBJECT

CASE # PZ 20-09 to conduct a public hearing and consider a request by Gatehouse Capital for a rezoning from "R3" Residential to "PD" Planned Development for approximately 6 acres located at 439 Mansfield Cardinal Road, Harris Hills Estate, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from R3 Residential to PD Planned Development
Applicant	Gatehouse Capital
Location	439 Mansfield Cardinal Road
Surrounding Uses	Single-Family Residential, multi-family, cemetery, commercial, light industrial
Surrounding Zoning	R2, R3, C2, MF
Future Land Use Plan Designation	Residential
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 6 acre vacant land

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is surrounded by a mix of uses, including single family, a duplex/tri-plex development, a cemetery, a traditional single-family neighborhood (Brookstone), and a variety of commercial and light industrial uses along Kennedale Parkway and a few fronting Mansfield Cardinal.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan indicates this property as Residential.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #1 - Connected City, Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.

Principle # 2 - Economic Prosperity., Promote access to housing. Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents.

Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Kennedale has excellent neighborhoods and a wide range of home options.

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

Financially responsible and sustainable.

SUMMARY

This is a unique tiny-home development that will provide affordable housing for seniors 55 years of age and older. It is affordable because of the affordability of the tiny homes relative to a more traditional single family home. With no more than 25% of the homes allowed to be tiny homes on wheels, the remainder will be traditionally built homes, albeit smaller than most homes. Staff believes this development will fulfill a need for affordable senior housing while still ensuring a quality development with community facilities and green spaces for walking and recreating. The development is compatible with the area and consistent with the Comprehensive Plan in the residential use and providing a variety of housing types.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

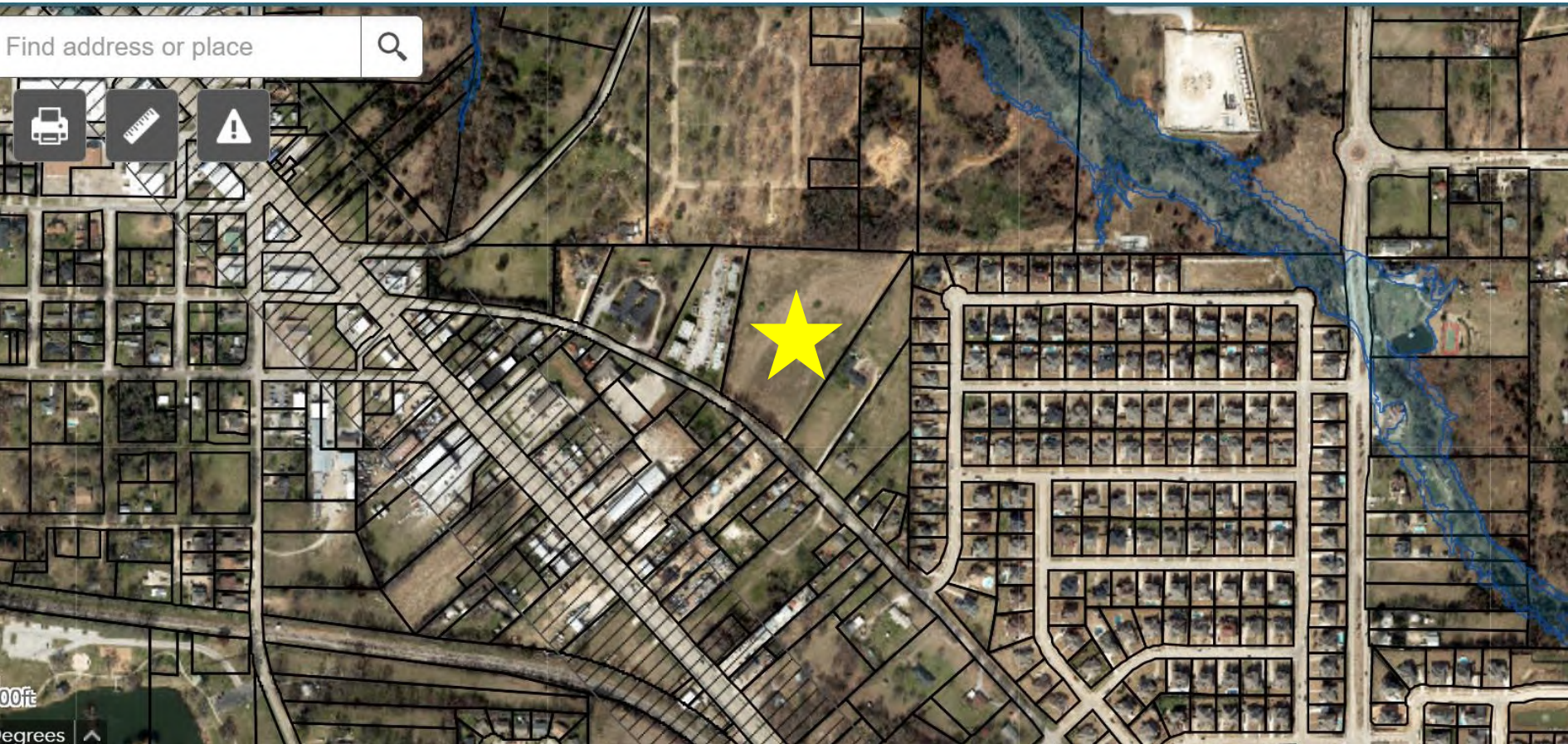
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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.

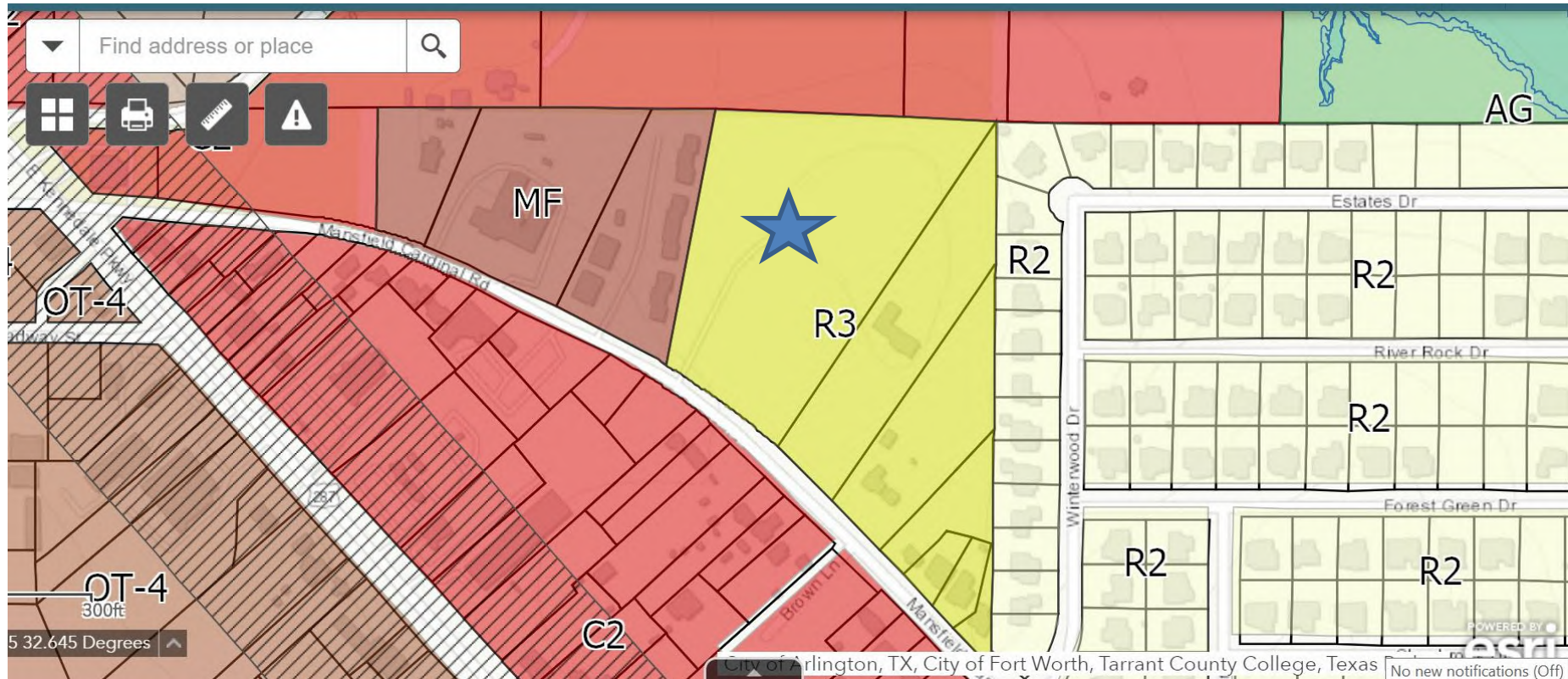
439 Mansfield Cardinal Rd



439 Mansfield Cardinal Rd

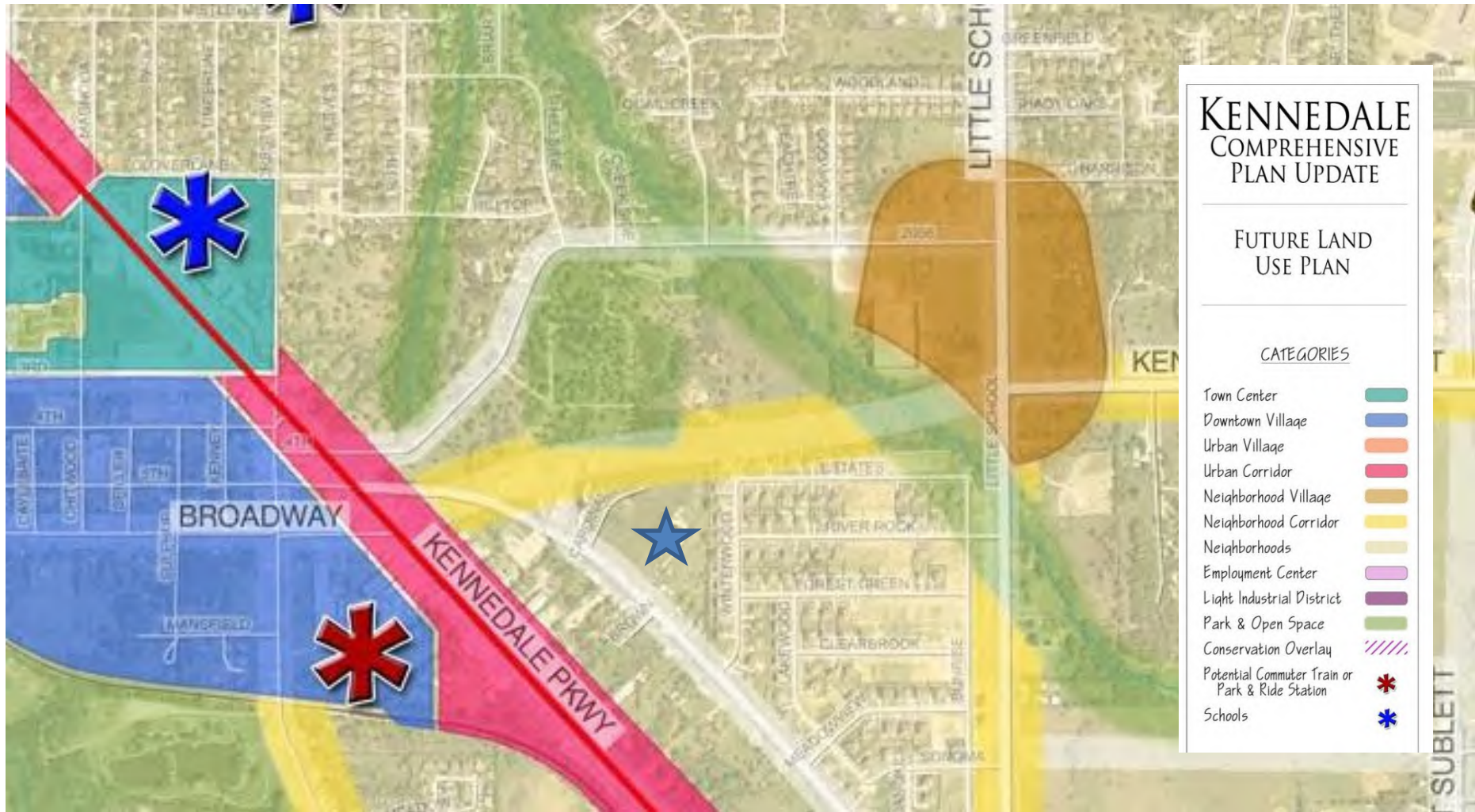


439 Mansfield Cardinal Rd Zoning Map



439 Mansfield Cardinal Rd

Future Land Use Plan



 Applicant Property

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED; REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE FROM “R3” RESIDENTIAL DISTRICT TO “PD” PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the property described below is within an area designated as Neighborhoods in the Future Land Use Plan within the comprehensive land use plan; and

WHEREAS, the City Council has determined that the “PD” Planned Development district is the most suitable zoning district for the property described below, in accordance with the comprehensive land use plan, and with the standards in the Unified Development Code; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 10th day of September, 2020 and by the City Council of the City of Kennedale on the 15th day of September, 2020 with respect to the zoning changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owner, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City’s Zoning Ordinance as described herein.

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

SECTION 1. The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and/or restricted as shown and described below:

An approximately 6 acre tract described as 439 Mansfield Cardinal Road, Harris Hills Estate, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas (“the Property”), as more

particularly described on Exhibit "A" attached hereto and incorporated herein; "R3" Residential District to "PD" Planned Development district

SECTION 2. The uses in the PD shall conform to the uses permitted in the "R-3" single-family residential zoning district. The PD development shall be subject to the restrictions, terms and conditions set forth in the Concept Plan and Development Regulations, attached hereto as Exhibit "C" and Exhibit "B" respectively, and the UDC for the purpose of promoting the health, safety, morals and general welfare of the community. The Development Standards in Exhibit "B" shall supersede those in the UDC in case of any conflict. All other standards shall meet the City of Kennedale UDC, as amended. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3. The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 4. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, including but not limited to all Ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 5. Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. All rights or remedies of the City of Kennedale, Texas are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that have accrued at the time of the effective date of this Ordinance as to such accrued violations and all pending litigation both civil and criminal same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8. The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, the penalty clause, the publication clause, and the effective date clause of this ordinance in every issue of the official newspaper of the City of Kennedale for two days

or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 9. This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

DULY PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE 15th DAY OF SEPTEMBER, 2020.

APPROVED:

MAYOR, BRIAN JOHNSON

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, DREW LARKIN

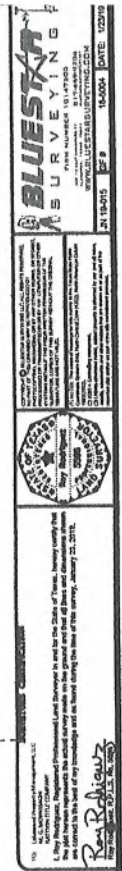


EXHIBIT “B”
The Cardinal in Kennedale
A Senior Development – Development Standards

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan and the Planned Development standards, attached hereto and as stated below.

1) Property location and size.

The Cardinal Tiny Home Senior Development (Subject Property) is established on property located at 439 Mansfield Cardinal Rd.. This Planned Development is comprised of 1 tract of land consisting of approximately 6 acres, more particularly shown on the Concept Plan, which is attached hereto for all purposes.

2) Purpose

To create a Planned Development for forty-six (46) single family residential lots for Seniors aged 55 years of age and older. The minimum gross density and a net density are as shown on the Concept Plan. An entry feature will be provided at the connection point to Mansfield Cardinal Road. This neighborhood will meet at least 5 of the qualifying conditions as laid out in Section 9.2.C of the Unified Development Code (UDC). These conditions include: 2) a pedestrian-oriented design, 3) high quality architectural design beyond the site plan requirements of this article; 4) extensive landscaping beyond the site plan requirements of this article; 7) provision of open space or public plazas and features.

3) Development plan.

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

4) Lot composition and layout.

The lot layout and composition shall generally conform to the Concept Plan and stated in Table 1 below. A minimum of 75% of lots shall conform to a size of Lot Type B or larger. A maximum of two lots may be combined into one if homeowner desires more space. A maximum of 50% of lots may be combined.

Table 1: Lot Composition

Lot Type	Lot Size (ft)	Lot Area (sf)
A	25 x 50	1,250
B	30 x 60	1,800

5) Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Single-Family Residential District (R-4) are applicable to all

development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 8 dwelling units per gross acre of land; however, in no case should the proposed development exceed 46 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type	A	B
Minimum Lot Width/Frontage	25	30
Minimum Lot Depth	50	60
Minimum Lot Area	1,200	1,800
Minimum Front Setback	10	10
Minimum Side Setback	5	5
Min Side Adjacent to Street	10	10
Maximum Height	20	20
Minimum Rear Setback	10	10
Minimum Area/Dwelling	399	399
Maximum Lot Coverage *	75%	75%

*Inclusive of porches

- 6) A maximum of twenty-five percent of homes may be tiny homes on wheels (THOW). The balance shall be either “stick-built” on site or modular construction such as Ulrich (specs and photos below) and set permanently on slab on grade foundations.
 - a. THOW is a structure which is intended as a full-time residence or year-round rental property and meets these five conditions:
 - i. Built on a trailer that is registered with the builder’s local DMV.
 - ii. Towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, cannot move (and was not design to be moved) under its own power.
 - iii. Is no larger than allowed by applicable state law (the typical THOW is no more than 8’6” wide, 30’ long, and 13’6” high. Larger tiny houses may require a special commercial drivers’ license and/or special permits when being towed.)
 - iv. Has at least 170 square feet of first floor interior living spaces.
 - v. Includes basic functional areas that support normal daily routines (such as cooking, sleeping and toiletry).
- 7) All structures that are built off-site will be required to show approval by the Texas Industrialized Building Code Council.

8) Community Architectural Controls.

Images shown in Exhibit C represent the type of architectural design allowed for this community.

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

- a. All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least (30) years.
 - i. Roof Materials.
 1. All roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).
- b. A minimum of overall 6:12 roof pitch is required on all structures with the exception of sunrooms, covered patios, and porches, which shall have a minimum of a 4:12 roof pitch.
- c. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- d. Every habitable room, foyer, bathroom, hall or corridor shall have a ceiling height of at least seven feet. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half of the area thereof, but the floor area of that part of any room where the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
- e. All homes shall include a front porch and either a side or rear porch, and all homes shall be placed on concrete slab on grade foundations.
 - i. Porches shall be oriented towards common open space or street and designed to provide a sense of privacy between units. Porches shall be a minimum of 80 (eighty) square feet and a minimum of eight feet deep on the common open space side of the building. The square footage of the porch may be reduced to sixty square feet (six by ten feet deep) on units less than six hundred total gross square feet.
 - ii. Secondary entrances on homes facing the parking and sidewalk are required to have a minimum five-by-five foot rear or side porch.
- f. Each home shall have a minimum of one parking space and parking spaces shall be provided around the perimeter of the development as shown on the concept plan below. No parking shall be allowed within the front setback.

- g. Pedestrian lighting shall be provided along all walkways consistent with the design of the neighborhood, distinguished from lights on adjacent or nearby arterial streets and sufficient to provide lighting along walkways. Lighting may be provided by pedestrian light poles or other lower level lighting.
 - i. Any light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

- h. Centralized common area: The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas or scenic viewing areas. Common tables, chairs and benches are encouraged with all homes having access to it.
 - i. Three hundred square feet of common open space is required per unit.
 - ii. A minimum of fifty percent of units must have the main entry on the common open space.
 - iii. All homes must be within ten feet of each common open space(s). Setbacks cannot be counted towards the common open space calculation.
 - iv. The principle common open space must be located centrally to the pocket neighborhood. Additional common open space can only account for twenty-five percent of the total requirement with trails and pathways connecting the total development. Passive trails are allowed and may count towards the common open space requirement.
 - v. Community buildings or clubhouses can be counted towards the common open space calculation.
 - vi. Tiny Houses must surround the common open space on the minimum of two sides of the green space.
 - vii. Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes and critical area buffers, and cannot be located on slopes greater than ten percent.

- i. All common open space, landscaping in open space areas, private roads, drainage areas and masonry columns will have a mandatory Home Owners' Association (HOA) to maintain those improvements.

- j. Utility, Service and Mechanical Equipment
 - i. All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
 - ii. All services to the Lot, including pre-wiring for cable television, must be installed underground if available.

- iii. Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. Private, surface-mounted mechanical equipment, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot.
- k. Fences – Any perimeter fencing and gates, if installed, shall be transparent, of quality, durable material such as wrought iron, and no taller than six feet.
- l. Sidewalk Requirements
 - i. Sidewalks will be required to be installed throughout the development along the front of any homes not fronting a common area with trails.
 - ii. Common greenspace areas may have trails in lieu of sidewalks that must be connected to other trails or sidewalks throughout the community.
 - iii. All homes must have sidewalks and/or trails along the front of the property or in a common area immediately adjacent to the front of the property.
 - iv. All trails and sidewalks will be a minimum of (5) five feet wide and shall be made of natural materials, such as crushed granite, gravel or other stable material suitable for walking paths.
- m. Homeowners' Association
 - i. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale UDC. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.



The Cardinal

Kennedale Active Adult

SITE PLAN - Option A

As indicated

20016

Sept 1, 2020







Specifications

FLOOR SYSTEM

- 6"x6" P.T Runners
- 2"x8" P.T Floor Joists @/16" o.c.
- 5/8" BC Plywood floor decking
- Laminate Floor covering
- R-19 Insulation
- Tyvek Under Wrap

WALL –SYSTEM EXTERIOR

- 8' or 7' Side walls, per model
- 2"x6" SPF stud @ 16 o.c w/double top plates
- 7/16" OSB Sheathing
- R-19 Insulation
- Tyvek House wrap
- Cedar Trim
- Continuous Eave Vent

WALL SYSTEM – INTERIOR

- 2"x4" SPF Studs @ 16 o.c w/double top plates
- Clear finish 1"x6" Lodgepole Pine
- Clear finish 2"x6" T&G Cedar Wainscot
- Clear finish 1"x4" Knotty Pine trim

EXTERIOR SIDING OPTIONS

- 2"x6" Western Red Cedar Log Siding
- 2"x8" Northern White Cedar Hand Hewn Log Siding
- 1"x8" Western Red Cedar Beveled Lap Siding
- 1"x8" LP SmartSide Lap Siding

ROOF SYSTEM

- 2"x12" SYP Rafters @ 24" o.c.
- 7/16" OSB Sheathing
- Synthetic Underlayment
- 29 gauge Panel Loc Plus© Metal (Class 4)
- Roof pitch 6:12, per plan
- R -30 Insulation
- Lodgepole Pine Ceiling
- Continuous Ridge Vent
- Rafter Vent

ELECTRICAL

- 200 Amp Service panel
- (2) Exterior Porch light
- Basic lighting package, per plan
- Antique Bronze Ceiling fans
- Smoke Detectors Hard Wired with Battery backup
- Mitsubishi Mini-split AC/Heat System

PLUMBING

- PEX© Water lines with copper fittings
- ¾" Main line with ½" Supply lines, In-line shut-off at each fixture
- All drains vented
- Waste drain stubbed out
- 20/30/50 Gallon Water Heater , per plan

Options: Frost- free Exterior faucet

BATH

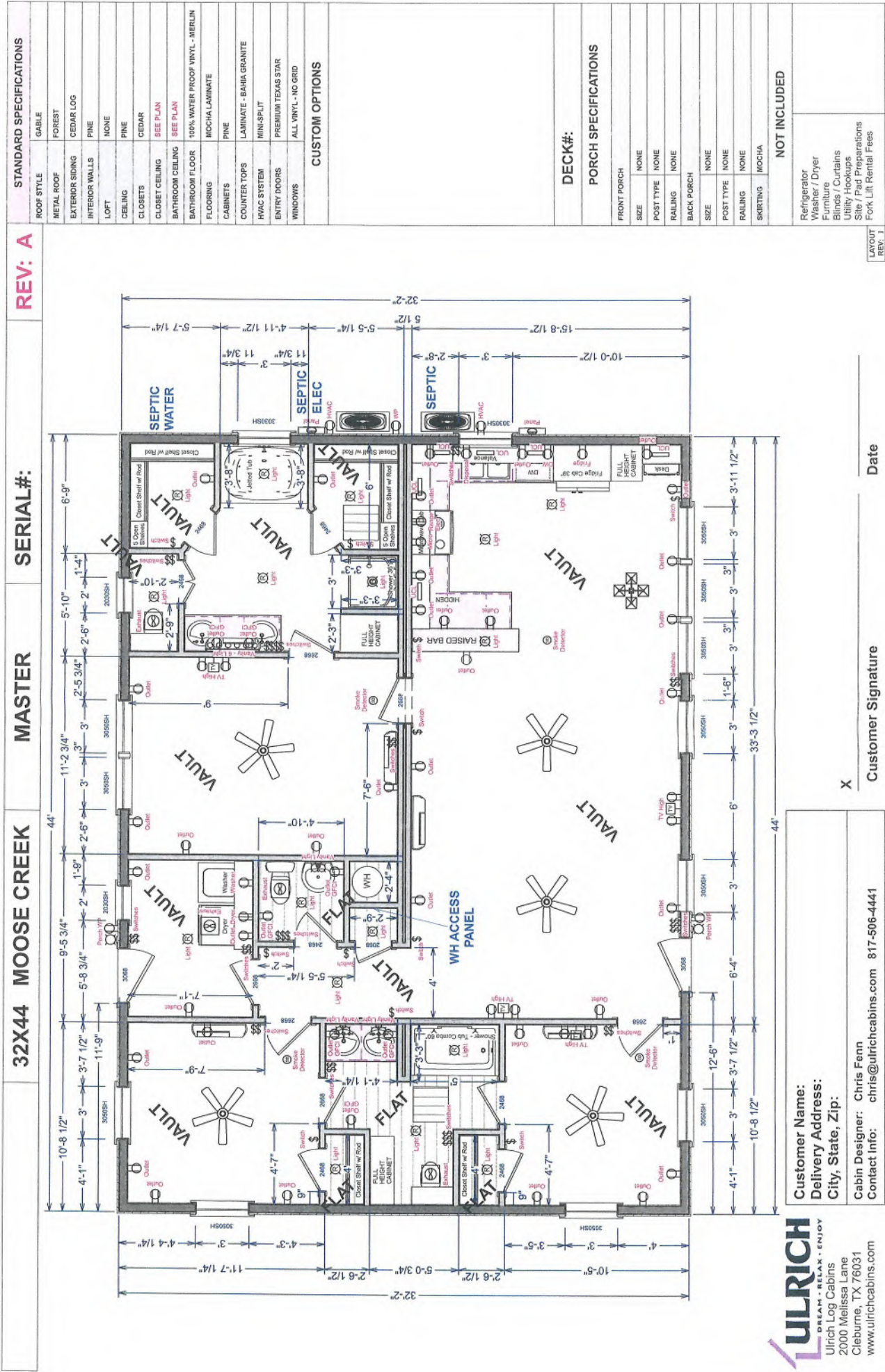
- Fiberglass 5' tub/shower or shower, per plan
- White Pedestal sink
- Elongated Toilets
- Brushed Bronze Fixtures
- Mirror
- 18" towel bar
- Tissue holder
- Hand Towel Ring

KITCHEN

- Pine Hardwood cabinets
- Laminate countertop w/laminate backplash
- Stainless Steel Double or Single Sink, per plan
- Full Electric Oven/Range
- Brushed Bronze Fixtures

WINDOWS & DOORS

- Low-E Clay Double Pane Vinyl windows
- 36" Fiberglass Wood Finish with Texas Star glass insert
- 6 Panel Solid Pine interior doors



32X44 MOOSE CREEK

PLUMBING

SERIAL#:

REV: A

STANDARD SPECIFICATIONS

ROOF STYLE	GABLE
METAL ROOF	FOREST
EXTERIOR SIDING	CEDAR LOG
INTERIOR WALLS	PINE
LOFT	NONE
CEILING	PINE
CLOSETS	CEDAR
CLOSET CEILING	SEE PLAN
BATHROOM CEILING	SEE PLAN
BATHROOM FLOOR	100% WATER PROOF VINYL - MERLIN
FLOORING	MOCHA LAMINATE
CABINETS	PINE
COUNTER TOPS	LAMINATE - BAHIA GRANITE
HVAC SYSTEM	MINI-SPLIT
ENTRY DOORS	PREMIUM TEXAS STAR
WINDOWS	ALL VINYL - NO GRID

CUSTOM OPTIONS

DECK#:

WATER HEATER: 50 GALLON
SEPTIC LINE: 3"
DRAIN LINE: 2"

NOT INCLUDED

Refrigerator
Washer / Dryer
Furniture
Blinds / Curtains
Utility Hookups
Site / Pad Preparations
Fork Lift Rental Fees

Customer Name:

Delivery Address:

City, State, Zip:

Cabin Designer: Chris Fenn

Contact Info: chris@ulrichcabins.com 817-506-4441

Customer Signature

Date

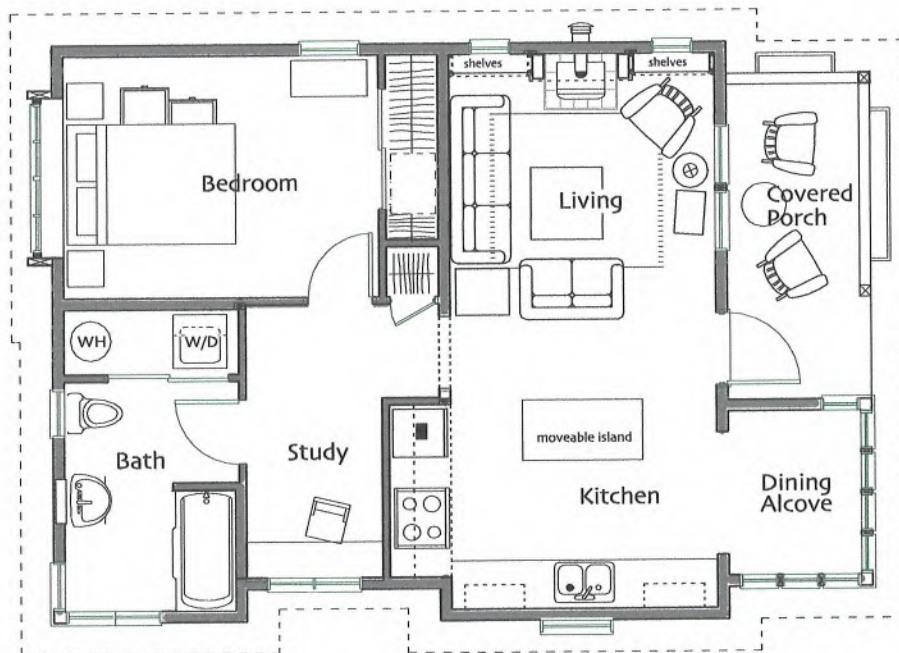
Ulrich Log Cabins
2000 Melissa Lane
Cleburne, TX 76031
www.ulrichcabins.com

50



First Floor
 Living/Kitchen 11' x 23'
 Dining Alcove 6'-10" x 6'
 Bedroom 1 10' x 15'-6"
 Study 5'-8" x 11'-4"
 Bath full w/Laundry

Total Heated Area 708 sq ft
Footprint 24' x 34'

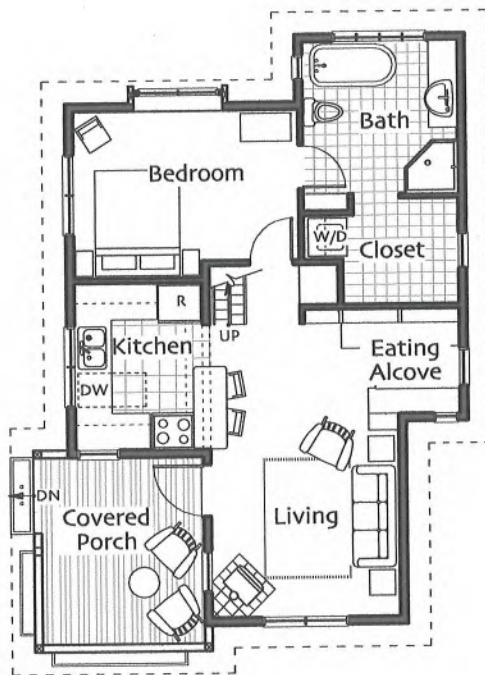


First Floor
 Living Room 14'-10" x 11'-0"
 Kitchen 9'-10" x 7'-6"
 Eating Alcove 6'-3" x 6'-9"
 Bedroom 12'-6" x 13'-4"
 Bathroom full

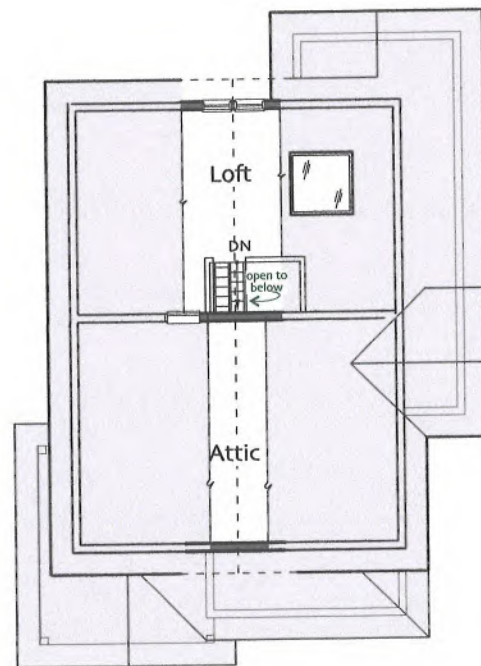
Second Floor >5'
 Loft 12'-3" x 6'-6"
 Attic 13'-4" x 2'-3"

Total Heated Area 729 sq ft

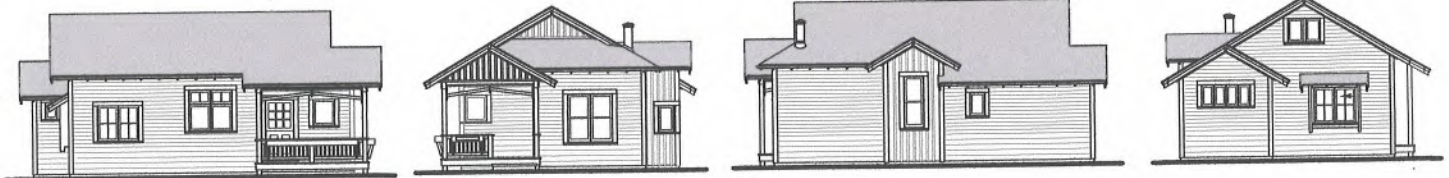
Footprint 37' x 26'

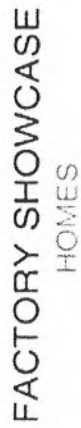


First Floor



Second Floor



[illegible]

CHAMPIONTM
MANUFACTURED BEAUTIFULLYTM

Model 523 - 399 Sq. Ft.

Due to continuous improvements, product specifications are subject to change without notice



I. SUBJECT

Consider modifying Section 4.3, Table 4.3 Spatial Requirements: Old Town Districts of the Unified Development Code to allow for a minimum of one story for the principle building.

The Planning & Zoning Commission has discussed in a previous work session the potential of modifying the existing requirement of a minimum of 2-stories for new development on OT 3 and OT4 districts. The purpose of the Old Town regulations is to promote a central place for civic activity in the older, central portion of Kennedale, as well as to preserve and expand the original old town area to serve as a gateway into the center of Kennedale, in a manner that distinguishes it from neighboring communities. The intent is to encourage a relatively dense mix of residences and businesses that create a built environment which is both aesthetically pleasing, and which encourages walkability and public gatherings

The minimum requirement of 2 stories in OT3 and OT4 was intended to encourage a higher density of development. This should still be a goal for the areas zoned OT3 and OT4. However, quality, urban development can still develop as one story and create a vibrant, walkable area. There are many examples in the metroplex and across Texas of successful, vibrant communities that have a mix of one-story and multi-story buildings. Staff believes that restricting OT3 and OT4 areas to two stories limits the flexibility needed to respond to the market, and that a mix of building heights is feasible from a market standpoint while still offering the opportunity to redevelop the area in an aesthetically pleasing way that encourages walkability and public gatherings.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval.

Table 4.2 Schedule of Uses: Old Town Districts

Use	OT-1	OT-2	OT-3	OT-4	Other
General retail (indoor)- pawnshop			S	S	11.11
General retail with a drive-through					
Liquefied petroleum gas (LPG) sales					
Service station			S	S	11.35
Vehicle sales and rental: automobiles, light trucks, boats			P		11.40
Vehicle sales and rental: heavy equipment/tools, heavy trucks, RVs, manufactured homes				S	11.40
Other					
Similar uses	P,S C	P,SC	P,SC	P,SC	2.7
Sexually oriented business					11.36
Temporary construction office					11.38
Temporary sales office					11.38
Temporary use- special function					11.38

Section 4.3 Spatial Requirements

- A. **Spatial Requirements.** All lots shall meet the spatial requirements of Table 4.3. New lots shall not be created, except in conformance with these requirements. All buildings and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 4.3.

Table 4.3 Spatial Requirements: Old Town Districts

Requirement		OT-1	OT-2	OT-3	OT-4
Lots					
Min. Area (s.f.)		8,000	5,000	5,000	5,000
Min. Width (ft.)		60	50	50	50
Depth (ft.)		120	80	100	100
Max. Impervious (%)		50	70	75	75
Setbacks¹					
Min. Front (ft.)	Primary	20	10	5	5
	Secondary	5	5	5	5
Min. Side (ft.)		5	5	5	5
Min. Rear (ft.)		15	15	5	5
Principal Buildings					
Max. Height (ft.)		35	35	50	50
Max. Stories (number)		Sec. 4.4	Sec. 4.4	3	3
Min. Stories (number)		Sec. 4.4	Sec. 4.4	2	2
Min. GFA (s.f.)		1,500	1,500	1,000	1,050
Min. Masonry (%)		Sec. 4.4	Sec. 4.4	Sec. 4.5	Sec. 4.5
Maximum GFA (s.f.)		5,000	5,000	-	-

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY AMENDING TABLE 3.3 “SPATIAL REQUIREMENTS: AGRICULTURAL AND RESIDENTIAL DISTRICTS” TO ALLOW FOR A MINIMUM 20 FRONT SETBACK FOR R-3 AND R-4 DISTRICTS; AMENDING TABLE 4.3 “SPATIAL REQUIREMENTS: OLD TOWN DISTRICTS” BY ALLOWING FOR A MINIMUM OF ONE STORY FOR PRINCIPAL BUILDINGS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has adopted the City of Kennedale Unified Development Code (“Unified Development Code”) that regulates the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan and that otherwise regulates the development and use of properties within the city limits of the City of Kennedale; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on September 10, 2020, and the City Council of the City of Kennedale, Texas held a public hearing on September 15, 2020, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, Article 22 of the Unified Development Code, and all other laws dealing with notice, publication, and procedural requirements for amending the Unified Development Code.

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

SECTION 1.

Table 3.3 “Spatial Requirements: Agricultural and Residential Districts” of the Unified Development Code is hereby amended to read as follows:

Table 3.3 Spatial Requirements: Agricultural and Residential Districts									
Requirement		AG	R-1	R-2	R-3	R-4	D	MF	MH
Lots									
Min. Area (s.f.)	Sewer	43,560	21,780	15,000	8,750	5,000	8,750	2,750/unit	5,000
	Septic	43,560	43,560	43,560	43,560	43,560	43,560	43,560	43,560
Max. Density (units per acre)		-	-	-	-	-	-	16	-
Min. Width (ft.)		80	100	100	80	50	70	75	50/lot
Min. Depth (ft.)		125	125	125	100	100	125	125	100/lot
Max Impervious (%)		50	50	50	50	50	50	50	50
Setbacks									
Min. Front (ft.) ¹	Primary	50	50	40	20	20	30	30	10/lot
	Secondary	20	20	20	15	15	15	15	10
Min. Side (ft.)	Total ²	30	30	30	20	5	16	16	8
	Least	10	10	10	8	2	8	8	4
Min. Rear (ft.) ³		45	30	30	15	15	15	15	10/lot
Principal Buildings									
Max. Height (ft.)		50	50	40	40	40	35	30	22.5
Max. Stories (number)		1	1	1	1	1	1	1	1
Min. GFA (s.f.)		1,500	1,500	1,500	1,250	1,000/unit	1,000/unit	-	320
Min. Multi-Family Bedroom Area (s.f.) ⁴	Efficiency	-	-	-	-	-	-	600	-
	One BR	-	-	-	-	-	-	800	-
	Two BR	-	-	-	-	-	-	900	-
	Three BR	-	-	-	-	-	-	1,000	-
Min. Masonry (%)		80	80	80	80	80	80	80	-
Accessory Buildings (100 s.f. +)									
Max. Number		-	3	2	1	1	2	-	1
Max. Size (% of rear yard)		20	10	10	10	10	10	10	10
Max. Height (ft.)		-	15	15	15	15	15	-	-
Max. Stories (number)		1	1	1	1	1	1	1	1
Min. Side Street Setback (ft.)		-	-	-	-	-	-	15	-
Min. Side Setback (ft.)		8	8	8	8	8	8	8	-
Min. Rear Setback (ft.)		8	8	8	8	8	8	25	-
Min. Setback from Principal (ft.)		5	5	5	5	5	5	15	-

SECTION 2.

Table 4.3 “Spatial Requirements: Old Town Districts” of the Unified Development Code is hereby amended to read as follows:

Table 4.3 Spatial Requirements: Old Town Districts					
Requirement		OT-1	OT-2	OT-3	OT-4
Lots					
Min. Area (s.f.)		8,000	5,000	5,000	5,000
Min. Width (ft.)		60	50	50	50
Depth (ft.)		120	80	100	100
Max. Impervious (%)		50	70	75	75
Setbacks¹					
Min. Front (ft.)	Primary	20	10	5	5
	Secondary	5	5	5	5
Min. Side (ft.)		5	5	5	5
Min. Rear (ft.)		15	15	5	5
Principal Buildings					
Max. Height (ft.)		35	35	50	50
Max. Stories (number)		Sec. 4.4	Sec. 4.4	3	3
Min. Stories (number)		1	1	1	1
Min. GFA (s.f.)		1,500	1,500	1,000	1,050
Min. Masonry (%)		Sec. 4.4	Sec. 4.4	Sec. 4.5	Sec. 4.5
Maximum GFA (s.f.)		5,000	5,000	-	-
Accessory Buildings (100 s.f. +)					
Max. Number		1	1	1	1
Max Size (% of rear yard)		10	10	10	10
Max. Height (ft.)		15	15	15	15
Max. Stories (number)		1	1	1	1
Min. Side Setback (ft.) ²		0	0	0	0
Min. Rear Setback (ft.) ²		0	0	0	0
Min. Setback from Principal (ft.)		5	5	5	5

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Unified Development Code of the City of Kennedale, Texas (2016), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that in the event the sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared invalid or

unconstitutional by the valid judgment or decree of any court of competent jurisdiction such invalidity or unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing development or land use that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, the penalty clause, the publication clause, and the effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 8.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 15th DAY OF SEPTEMBER, 2020.

MAYOR, BRIAN JOHNSON

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

I. SUBJECT

Consider amending Section 3.3, Table 3.3 Spatial Requirements: Agricultural and Residential Districts of the Unified Development Code to allow for a minimum of 20 foot front setback for R3 and R4 zoning districts.

The Planning & Zoning Commission has discussed in a previous work session the potential of modifying the existing spatial requirement for a 30-foot front setback to allow for a 20-foot front setback for the two smallest residential zoning districts, R3 and R4. Both zoning categories have the same minimum depth requirement of 100 feet. R3 requires a minimum of 80-foot width, R4 requires a minimum 50-foot width. The 100-foot depth combined with a minimum 30-foot building setback leaves just 70-foot for a residence and back yard. With a typical size residential home, this typically leaves around a back yard that is approximately 20 to 30 feet deep. Accessory buildings, patios, outdoor kitchens and pools are common back yard amenities, and all have required setbacks. Pools, for example, have an 8 foot required building setback and 8 foot required rear setback. After meeting setback requirements, it is common for an owner to have be able to install a pool that is 4-8 foot wide. The Board of Adjustment has heard 3 pool variances this year along in which owners had 4 -6 feet available for pool depth.

Requiring a 20 foot minimum setback instead of 30 feet will allow for residential developments to provide for a larger backyard and for homeowners to be able to invest in more amenities, like pools and other outdoor spaces. With the recent COVID pandemic, there is increased focused on home amenities like these. The opportunity for a larger backyard will also attract investment by developers that would like to provide outdoor amenities or least offer the opportunity for them.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval.

Table 3.3 Spatial Requirements: Agricultural and Residential Districts

Requirement		AG	R-1	R-2	R-3	D	MF	MH
Lots								
Min. Area (s.f.)	Sewer	43,560	21,780	15,000	8,750	8,750	2,750/ unit	5,000
	Septic	43,560	43,560	43,560	43,560	43,560	43,560	43,560
Max. Density (units per acre)		-	-	-	-	-	16	-
Min. Width (ft.)		80	100	100	80	70	75	50/lot
Min. Depth (ft.)		125	125	125	100	125	125	100/lot
Max Impervious (%)		50	50	50	50	50	50	50
Setbacks								
Min. Front (ft.) ¹	Primary	50	50	40	30	30	30	10/lot
	Secondary	20	20	20	15	15	15	10
Min. Side (ft.)	Total ²	30	30	30	20	16	16	8
	Least	10	10	10	8	8	8	4
Min. Rear (ft.) ³		45	30	30	15	15	15	10/lot
Principal Buildings								
Max. Height (ft.)		50	50	40	40	35	30	22.5
Max. Stories (number)		2.5	2.5	2.5	2.5	2.5	2	1.5
Min. GFA (s.f.)		1,500	1,500	1,500	1,250	1,000/ unit	-	320
Min. Multi-Family Bedroom Area (s.f.) ⁴	Efficiency	-	-	-	-	-	600	-
	One BR	-	-	-	-	-	800	-
	Two BR	-	-	-	-	-	900	-
	Three BR	-	-	-	-	-	1,000	-
Min. Masonry (%)		80	80	80	80	80	80	-
Accessory Buildings (100 s.f. +)								
Max. Number		-	3	2	1	2	-	1
Max. Size (% of rear yard)		20	10	10	10	10	10	10
Max. Height (ft.)		-	15	15	15	15	-	-
Max. Stories (number)		1	1	1	1	1	1	1
Min. Side Street Setback (ft.)		-	-	-	-	-	15	-
Min. Side Setback (ft.)		8	8	8	8	8	8	-
Min. Rear Setback (ft.)		8	8	8	8	8	25	-
Min. Setback from Principal (ft.)		5	5	5	5	5	15	-

I. SUBJECT

CASE # PZ 20-12 to conduct a public hearing and consider a request by Matthew and Tamiko Sargent for a rezoning from “AG” Agricultural to “C1” Commercial for approximately 1 acre located at 900 E. Kennedale Sublett Road, LILLY, J M SURVEY Abstract 980 Tract 4A1 & A 985 TR 1A1, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from AG Agricultural to NV Neighborhood Village
Applicant	Matthew and Tamiko Sargent
Location	900 E Kennedale Sublett Rd
Surrounding Uses	Single-Family Residential, Church, Neighborhood Retail, Gas well
Surrounding Zoning	R2, R3, AG, C1, NV
Future Land Use Plan Designation	Neighborhood Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 1 acre vacant land at the corner of N. Little School Road and Kennedale Sublett Road.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is on the corner of N. Little School Road and Kennedale Sublett Road. It is across the street from a Neighborhood Village development that is underway for 14 single family homes for seniors and a commercial development on northeast corner of the intersection. The area has a mix of uses, including single family residential, neighborhood commercial, a church, and a gas well. The area has been developing from larger single family lots and farms to a mix of traditional single family development and commercial development. Some years ago, city staff initiated a rezoning of property to the north of this land fronting N. Little School Road to C1 in an effort to encourage commercial development.

STAFF REVIEW

FUTURE LAND USE PLAN

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

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The comprehensive plan goal related to this rezoning request falls under:

Principle #1 - Connected City, Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles and transit.

Principle #2 – Promote access to jobs. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Financially responsible and sustainable.

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

SUMMARY

The owner of the property has stated the intent to develop a community center on the site. This type of use would be compatible with the mix of uses found in a Neighborhood Village. The 1 acre site is not large enough to develop a mix of uses within it, but NV zoning would allow for uses developed on this site be part of and compatible with the mix of uses developing in the area and the intent of the Neighborhood Village recommendation in the future land use plan.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

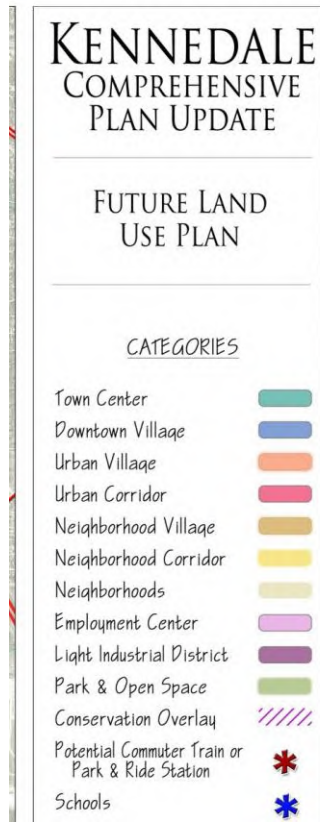
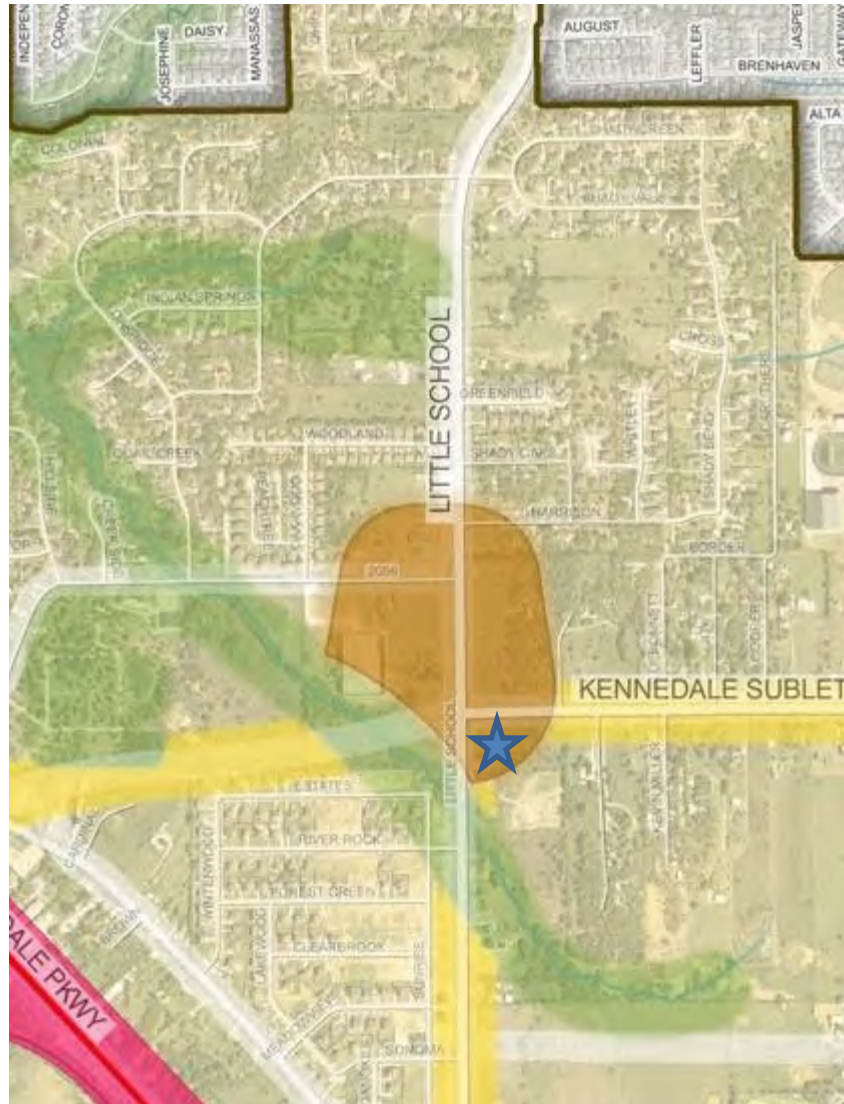
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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 20-05 900 Kennedale Sublett Rd



PZ 20-05 900 Kennedale Sublett Rd



PZ 20-05 900 Kennedale Sublett Rd

