



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, NOVEMBER 12, 2020 6:30 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 September 10, 2020 regular meeting

VII. DECISION ITEMS

- A. PZ 20-13 To conduct and public hearing and consider a request by the Kennedale Economic Development Corporation for a rezoning from "C2" Commercial to "UV" Urban Village for approximately 3 acres located at 600 W Kennedale Parkway, Lot 8, Block 1, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas.
- B. PZ 20-14 Consider approval of a request by Magnolia Hills Lot Venture Ltd for approval of a final plat for the Magnolia Hills subdivision, located at 1118 and 1132 Kennedale Sublett Road, J. M. Home Estes Tracts Addition, Lots 4R1 and 3B1, 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

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | SEPTEMBER 10, 2020
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:00 PM

Staff present – Melissa Dailey, Meghan Riddlespurger

II. REGULAR SESSION

Martha Dibella called the meeting to order at 6:00 PM

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		X
4	KAYLA HUGHES	X		X
5	DAVID GREEN		X	
6	BILLY DON GILLEY		X	
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 August 13, 2020.

Mr. Perkins made a motion to approve the minutes with corrections reflecting Austin Degenhart was a voting member in the meeting and that Kayla Hughes was the member who asked a question.

Mr. Adams seconded the motion. The motion passed 6-0.

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

Staff Presentation

Ms. Dailey reviewed the property zoning, surrounding land uses, and a history of uses on the property. She stated that the applicant has been working with city staff for some time to plan a development that will include small farmhouse-style homes. She stated that the development will include greenspace and amenities in the middle and will locate parking in the rear.

Public Hearing

Public hearing opened at 6:18pm.

Applicant Michael Martin gave a presentation on the proposed development with MMA, Inc. and Urban Street Properties development team present to answer questions. Mr. Martin stated the goal of the development is "live simply." The development is a new concept that is growing in demand across the country and the DFW metroplex. Mr. Martin stated that the development will create a sense of community that brings people together and will offer outdoor amenities. He stated they hope to be a catalyst in the South Kennedale area. He stated that they are excited to be first in the area and set off the tone. He stated the plant material will create a vibrant, healthy, colorful landscape and will include some edible fruit trees and urban farming.

Mr. Martin stated that the homes will be single-family detached modern farmhouses. The development will utilize private, 24' wide streets to meet fire requirements. Each lot will have rear access with 2 car portecache and detached storage, and the development will offer on-street visitor parking. Mr Martin stated that the lot shape is challenge, but that the development team wanted to tell a story with the site, so they sectioned the development into unique zones. Mr. Martin reviewed characteristics of each zone including types of vegetation and amenities. Mr. Martin also presented a video of a 3D-rendered model of the development.

Public hearing closed 6:33pm

Board Discussion

Ms. Hughes asked whether a similar development exists in DFW. Mr. Martin stated that there is not, but that there are similar concepts in the Austin area and that a demand for this type of housing is increasing among empty nesters and millennials seeking outdoor amenities but not seeking large lots to maintain. Ms. Hughes asked whether there is parking for residents and visitors. Ms. Dibella asked whether there are spaces for two cars. Mr. Martin stated residents will have an attached portecache covering the driveway with room for two vehicles. Mr. Martin stated the homes are built on slabs and permanently intalled.

Mr. Perkins asked if there would be a homeowners association. Mr. Martin said the HOA will maintain the development. Ms. Dailey stated the HOA is required in the PD language.

Ms. Dibella asked who the builder would be. Mr. Martin stated that the builder is Urban Chic. He stated the builder and developers are willing to answer questions.

Ms. Hughes asked what the distance between homes would be. Mr. Martin stated that there would be 5ft sideyards, so 10ft between homes. Ms. Dailey stated that this is the same as Glen of Village Creek.

Mr. Perkins asked whether there would be a vehicle limit. Mr. Martin stated it would be limited to 2 vehicles per residence. Ms. Dailey stated that street parking would not be allwed because it is a firelane. Mr. Martin stated that there will be reserverd guest parking on site as well. Mr. Perkins asked what the home pricepoint would be. The applicants estimated \$185,000 per home. Mr. Degenhart asked whether there was a problem with the market due to the price per square foot. Mr. Martin stated that when looking at direct comparable sales, the homes are at a great price point. Ms. Dailey stated that a higher price per square foot is expected for this type of development.

Ms. Hughes asked whether the development would be gated. Mr. Martin stated that the concept is openness and welcoming, so the development will be fenceless between residences and gateless.

Mr. Jones asked what siding will be used. Mr. Martin stated that hardiboard will be used. Mr. Jones asked what the HOA would be responsible for maintaining. Mr. Martin stated that the HOA maintains the entire grounds, and the only responsibility to the homeowner is the structure. He stated that the goal is for homeowners to enjoy the grounds and community without the maintenance. Mr. Martin further clarified how landscaping maintenance and irrigation would be maintained by the HOA. Mr. Martin stated that the HOA cost has not yet been determined. Mr. Jones asked whether the homes would include rear yards. Mr. Martin stated that the concept of the development is that your yard is the front yard and open community space. He stated that he grew up in a similar type of development and that the community concept allows residents to meet each other, and he believed the development would be popular with young families and retirees alike.

Mr. Perkins asked whether emergency access will allow paramedics to respond to emergencies. Mr. Martin stated that conceptually the development is not different than a normal neighborhood where emergency vehicles park on the street. He stated that there is also more access than normal because there will not be fences between homes.

Board Decision

Mr. Adams made a motion to recommend approval. Mr. Degenhart seconded the motion. The motion passed 5-0.

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.

Staff Presentation

Ms. Dailey reviewed the property zoning, surrounding land uses, and a history of uses on the property. She stated that the applicant has been working with city staff for several months to refine the planned development. She stated that the development is for tiny homes marketed to seniors over 55 years old. She stated that the development is consistent with the comprehensive plan and future land use map and that staff recommends approval.

Shannon Arnold

Public Hearing

Public hearing opened at 6:53pm.

Resident Justin Wilson asked what the street layout will be and how the development might affect the cemetery. Ms. Dailey stated that this is a very small development and that there will not be an impact on traffic capacity for Mansfield Cardinal Road.

Resident Jean Rankin stated that her property is near the development and that she is concerned about it. She stated that she believes tiny homes depreciate in value and will impact surrounding property values negatively. She stated that she was concerned that residents would construct many storage structures on site. She asked for clarification on the price points of the homes to be sold. She stated she was also concerned that some of the homes may be on wheels and could come in the form of trailers or RVs.

Applicant Shannon Arnold with Gatehouse Capitol hospitality development group gave a presentation on the proposed development. He stated that the goal of the development is to create unique community-

focused living for seniors. He stated it would be an affordable retirement option that allows for flexibility, provides multiple home price options, ensures aesthetics, and creates an active environment.

Grant Warner, a senior living architect, presented data showing living trends for baby boomers. He stated that a significant barrier for seniors is affordable housing. He stated that there is a significant surge of baby boomers aging to 65+ in the coming decades. He stated that it is important to consider not only the overall quantity of the aging population, but specifically those who need acute care and senior-specific housing. He stated that affordable housing is drastically underserved throughout the country. He stated that the benefit of this community for retirees in Kenendale is that it will allow residents to remain close to their families, churches, and favorite shops and restaurants. He stated that it is important to this development team to keep families together and offer choices and freedom to our elders.

The applicant reviewed details of the development, described as a pocket neighborhood. Mr. Arnold stated that the development will be walkable without too many cars throughout the development for safety and wellbeing of the residents. He stated the cars will remain on the perimeters with a bisecting road for safety access. The development is broken into smaller pocket neighborhoods to encourage seniors to socialize with neighbors and use amenities.

Mr. Arnold stated the homes and development aesthetic will be in Hill Country style, and that each will have wraparound porches, some will have separate porches on the side and front to make the homes feel bigger. Each parking space will have a storage building with it. Mr. Arnold stated that downsizing is attractive but can be difficult, so storage will assist in downsizing efforts. He stated that there will be a clubhouse at the front with amenities, a pool, and some services that elders may need. He stated that they are considering this a gated community for security reasons.

Mr. Arnold stated that there will be a maximum 25% tiny homes, 75% custom prefabricated homes or homes stickbuilt on site. He stated that they have designated unique zones that are community-focused, but that each home will have its own private area in front of the porch. Mr. Arnold clarified that prefabricated homes are not mobile homes. He stated that they are constructed as if stickbuilt but enhancements are made to make them sturdy. He stated that they will exceed standards for typical stickbuilt homes. Mr. Arnold stated that the aesthetic incorporates elements like outdoor fireplaces or kitchens. Interiors are tiny home interiors so the spaces are economical which allows the homes to be affordable. Mr. Arnold stated that each parking space will have a storage shed that matches aesthetics. Each unit will have a storage shed planned with purpose. Currently 30 additional parking spaces planned and we could add more.

Mr. Arnold reviewed potential pricepoints for homes:

Tiny homes approximately \$120,000

Custom prefabricated homes upper end \$175,000 - \$180,000

Stickbuilt – costs can range quite a bit depending on customization, estimated \$250,000

Mr. Arnold stated that it is possible that there will be multiple buyers who want 2 lots instead of one. He stated this will be limited to 50% of development. He said they expect 10-12 tiny homes on site (on wheels). He stated that he can appreciate concern, but requiring that a front porch and side porch be added to tiny homes means the homes will be a permanent fixture. Ms. Dailey stated these requirements are explicitly listed in the PD language and that the development will also have to undergo the platting process to identify lots.

Public hearing closed at 7:19pm.

Board Discussion

Mr. Perkins asked what controls exist so that the homes will be owner occupied rather than rented. Mr. Arnold stated that there will be covenants with the land and agreements. He stated that there is nothing

that can restrict someone from buying a home and renting it out because it is a private matter, but that the lease would have to adhere to covenants; occupant must be 55+ for example.

Mr. Adams asked whether the property value would depreciate. Mr. Arnold said he did not think they would and did not have a reason to think so.

Mr. Degenhart asked about the longevity of the homes. Mr. Arnold stated that Ulrich homes are warrantied for 25 years and tiny homes for 20 years, which is better than stickbuilt. He stated the manufacturers can better manage the quality in manufacturing facilities. Mr. Degenhart asked whether the developers have considered home access for older residents who may need mobility solutions. Mr. Arnold stated that porch steps or ramp inclines will be minimal, and that the floor heights in the homes are the same. Mr. Degenhart asked who would be responsible for bringing the homes onto the lots. Mr. Arnold stated that there will be a model home and a sales representative on site. Mr. Degenhart asked whether there will be on-site care. Mr. Arnold stated there would not. Ms. Dailey stated that this development seeks to create a product for a market for able-bodied baby boomers, not a beginning to end-of-care facility like a nursing home.

Ms. Hughes asked whether there are design standards so that there will be aesthetic continuity throughout the development. Mr. Arnold stated that there would be an exclusive agreement with a tiny home builder. He said that aesthetics and feel and look must fit within a certain range. Ms. Hughes asked how many parking spaces each home would have. Mr. Arnold stated that there would be 2 spaces per unit total. Ms. Hughes asked whether trails would be paved. Mr. Arnold stated that there may be decorative non-paved trails incorporated in gardens, for example, but that necessary walkways will all be sidewalks. Ms. Hughes asked what percentage of the development would be greenspace. Ms. Dailey stated that the minimum is 15%.

Mr. Jones asked how many bedrooms the homes would have. Mr. Arnold stated that typically each home would be a two-bedroom. Mr. Jones stated that elevations show stairs on porches but that some may require ramps. The applicant stated the homes are set back approximately 10 feet from common spaces to allow a ramp if needed, and that porches are not elevated very high, maybe 1 foot above grade.

Ms. Dibella asked whether there will be separation between the development and Brookstone and the cemetery. Mr. Arnold stated that there would be, and that the community would be gated. Ms. Dibella asked whether there will be access through the cemetery. Ms. Dailey stated that there is right-of-way that has an ability to access cemetery property, but that there is a gasoline connection. There is no direct access.

Mr. Adams stated that the development sounds like it is needed in Kennedale. He stated that this area on Mansfield Cardinal has a nursing home and apartments. He stated he is familiar with Ulrich homes and that they are good quality. He stated that this is a good location and that it will not bring down property values at all. He stated that he believes this property will be well maintained and he is in favor of it.

Ms. Dibella stated that when looking at surrounding issues, she believes this is a good transitional development. She stated that when a new well-planned neighborhood or community is built, properties surrounding tend to invest more capital and improve, raising all property values.

Board Decision

Mr. Adams made a motion to recommend approval. Ms. Hughes Kauyla seconded the motion. The motion failed 3-2 with Ms. Dibella and Mr. Adams in favor.

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.

Staff Presentation

Ms. Dailey reviewed the amended spatial requirements and stated that the change will be more reasonable to allow development in Old Town. She stated that staff recommends approval.

Public Hearing

No speakers

Board Discussion

Mr. Perkins a motion to approve. Ms. Hughes seconded the motion. The motion passed unanimously.

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.

Staff Presentation

Ms. Dailey reviewed the amended spatial requirements and stated that the change will allow for a mmore reasonable rear yard size for future developments. She stated that staff recommends approval.

Public Hearing

No speakers

Board Discussion

Ms. Hughes asked whether this would reduce setbacks for pools. Ms. Dailey stated it would create larger rear yards so that variances for pools would be needed less often.

Board Decision

Ms. Hughes made a motion to approve. Mr. Degenhart seconded the motion. The motion passed unanimously.

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.

Staff Presentation

Ms. Dailey reviewed the property zoning, surrounding land uses, and a history of uses on the property. She reviewed the requirements and characteristics of the neighborhood village zoning category. She stated that staff recommends approval for the zoning change as it is consistent with the comprehensive plan and future land use map which calls for neighborhood village zoning and a mix of uses in the area.

Public Hearing

Public hearing was opened and closed at 6:10pm. (This item was reviewed first, out of order).

Board Discussion

Kayla Hughes asked whether the applicant's intended use of the property is allowed in the requested zoning. Ms. Dailey stated that the use is allowed and that the property would be required to meet niehborhood village zoning requirements related to form and walkability.

Board Decision

Ms. Hughes made a motion to recommend approval. Mr. Adams seconded the motion. The motion

passed unanimously.

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

& 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)

Date: November 12, 2020

P&Z STAFF REPORT AGENDA ITEM A

I. SUBJECT

CASE # PZ 20-13 to conduct a public hearing and consider a request by the Kennedale Economic Development Corporation for a rezoning from “C2” Commercial to “UV” Urban Village for approximately 3 acres located at 600 W Kennedale Parkway, Lot 8, Block 1, Woodlea Acres Addition, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from C2 Commercial to UV Urban Village
Applicant	Kennedale Economic Development Corporation
Location	600 W Kennedale Parkway
Surrounding Uses	Commercial, light industrial, vacant land, mobile homes, church, single family, schools
Surrounding Zoning	C2, I, R2, R3, OT4
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is an approximately 3 acre vacant land at the corner of W Kennedale Parkway and Bowman Springs. The current parcel includes a portion of Bowman Springs Road and is being re-platted to exclude the roadway. The property, once platted will be approximately 1.7 acres. This property is a result of the realignment of Bowman Springs, which created this long narrow parcel. The Kennedale Economic Development Corporation owns the property and desires to attract a developer to develop this unusually shaped piece of land.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surround properties are quite mixed in use, but immediately adjacent properties are primarily either vacant land or light industrial uses. Industrial warehouse buildings are located across Kennedale Parkway to the north, and an auto based use is next door to the south. Uses become more residential to the northeast along Bowman Springs Road, including existing subdivisions and a proposed new subdivision. Properties along the parkway are a mix of retail and light industrial uses, and uses are heavier industrial heading west along Dick Price Rd.

STAFF REVIEW

FUTURE LAND USE PLAN

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

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

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

Principle #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 Economic Development Corporation has been in communications with a developer, GBOH, Inc. regarding the potential development of this property for 16 single family garden homes. This would be a walkable community that would include a pocket park at the corner of Kennedale Parkway and Bowman Springs. This use would be consistent with Urban Village zoning requirements for the site and the proposed Urban Village area, called in the Crossroads Urban Village in the Unified Development Code. It is anticipated that a mix of other uses can be developed on other parcels in the Crossroads Urban Village regulating plan.

STAFF RECOMMENDATION

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

ACTION BY THE PLANNING & ZONING COMMISSION

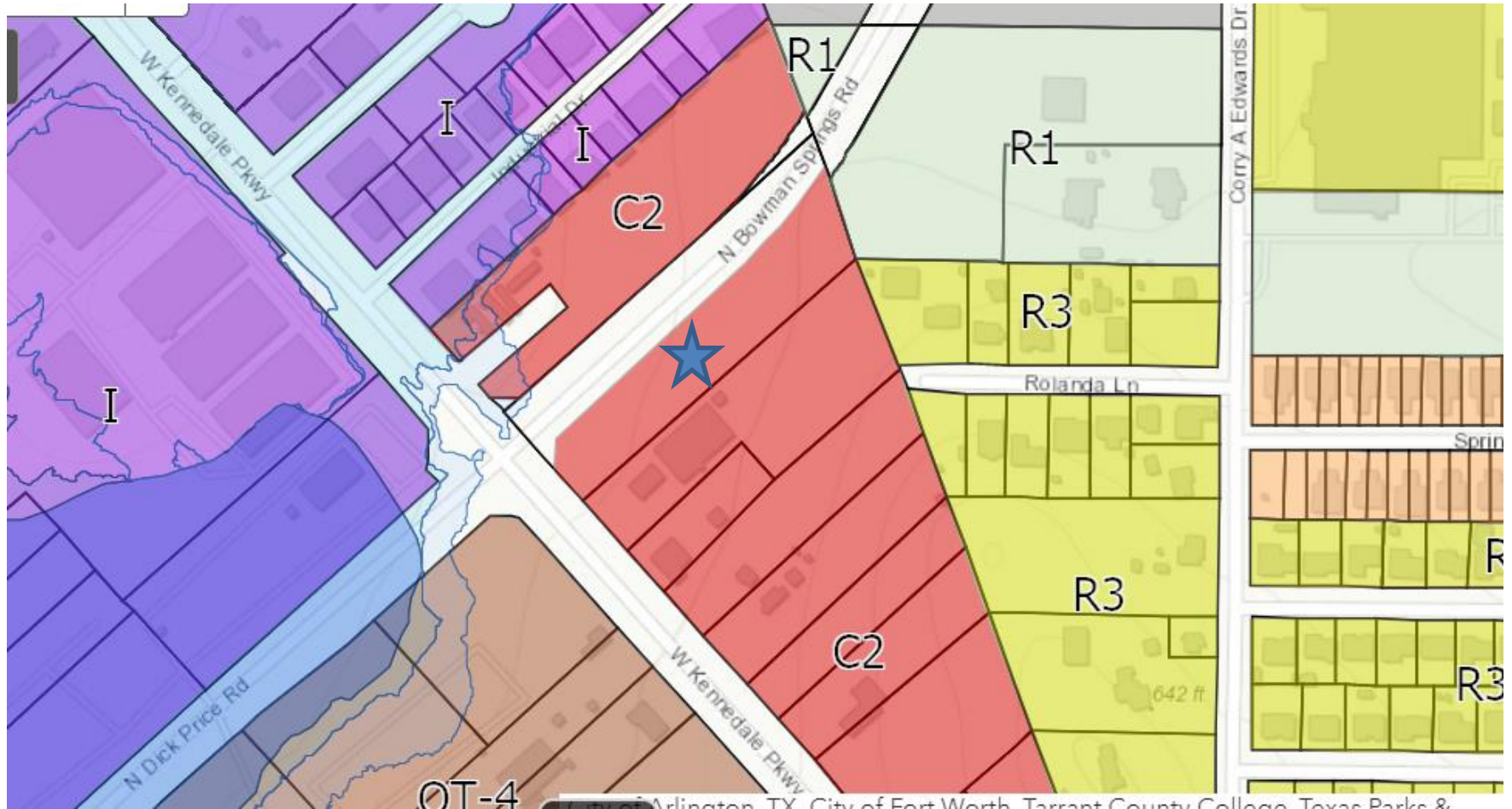
Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

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.

600 W Kennedale Parkway



600 W Kennedale Parkway Zoning Map



11/9/2020, 10:42:05 AM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning

AG - Agricultural District

C1 - Restricted Commercial District

C2 - General Commercial District

D - Two Family (Duplex) Residential District

I - Industrial District

OT-4 - Old Town Sub-District 4

R1 - Single Family Residential District

R3 - Single Family Residential District

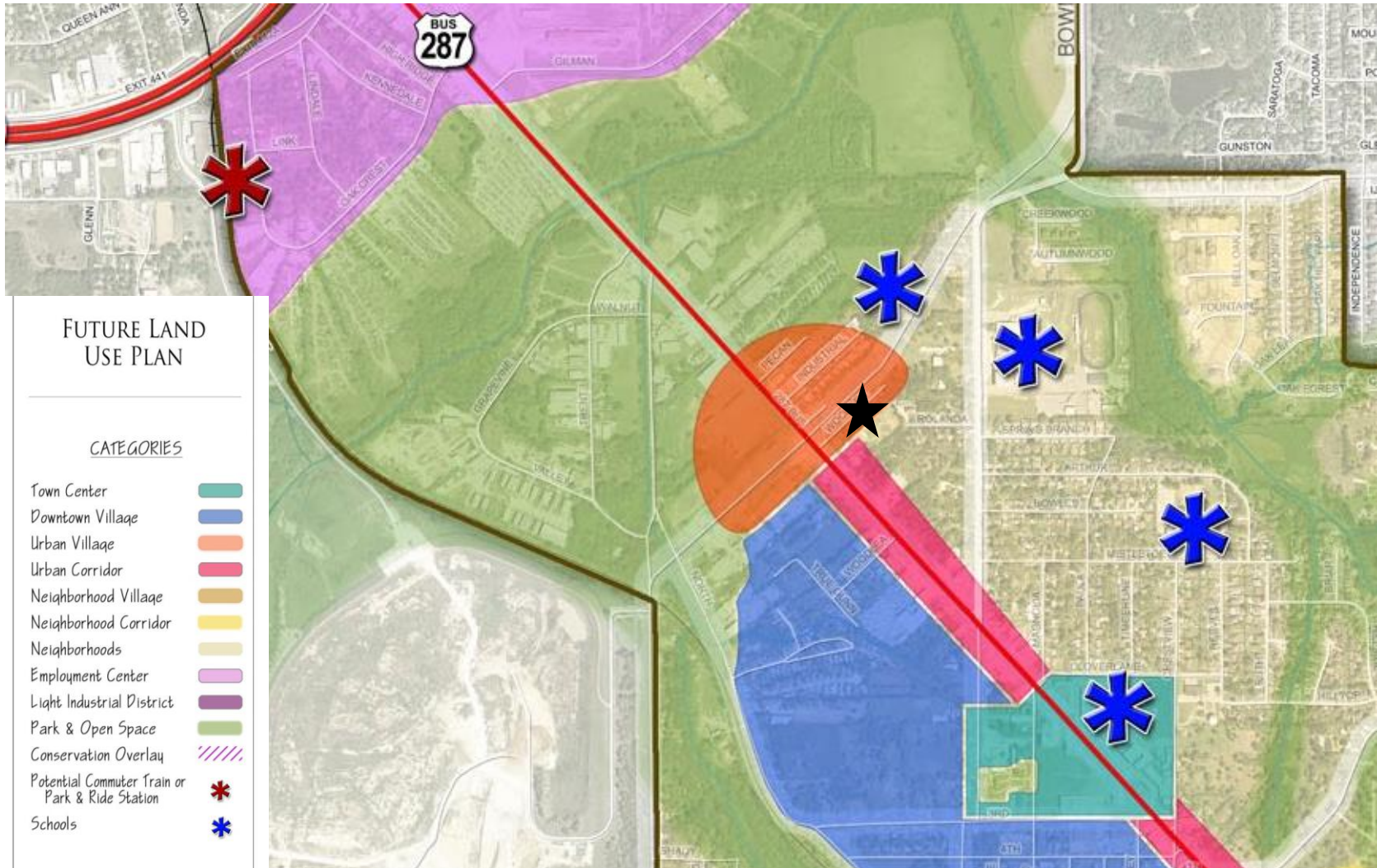
UV - Urban Village District

PD-UV1 - Planned Development District - Urban Village

TAD Parcels

City Limits

600 W Kennedale Parkway Future Land Use Map



★ Subject Property

600 W Kennedale Parkway Unified Development Code – Urban Village Plan

Figure 5-3 Crossroads Urban Village Regulating Plan



★ Subject Property

Date: November 12, 2020

P&Z STAFF REPORT AGENDA ITEM B

I. SUBJECT

PZ 20-14 Consider approval of a request by Magnolia Hills Lot Venture Ltd for approval of a final plat for the Magnolia Hills subdivision, located at 1118 and 1132 Kennedale Sublett Road, J. M. Home Estes Tracts Addition, Lots 4R1 and 3B1, City of Kennedale, Tarrant County, Texas.

STAFF RECOMMENDATION

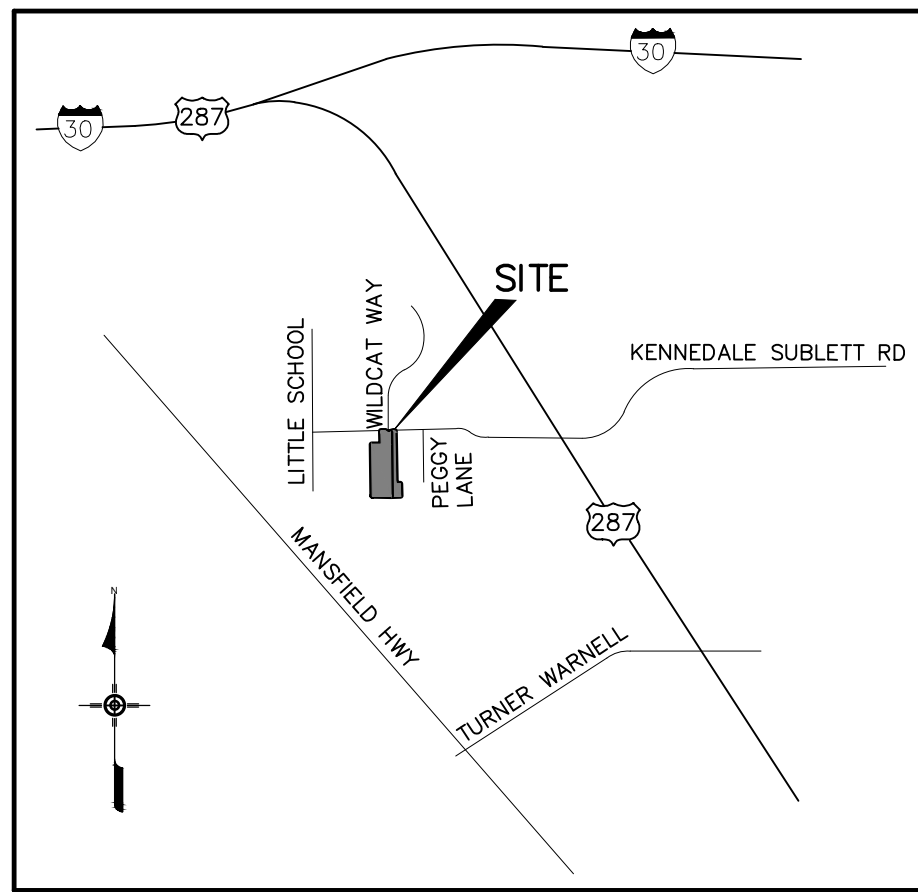
Magnolia Hills is a subdivision of 92 single family homes. The Magnolia Hills final plat has been reviewed by city staff, including public work, planning, fire and engineering. The plat meets all requirements and staff recommends approval.

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 plat does not meet [list standards or requirements not met] and make a motion to deny the request.

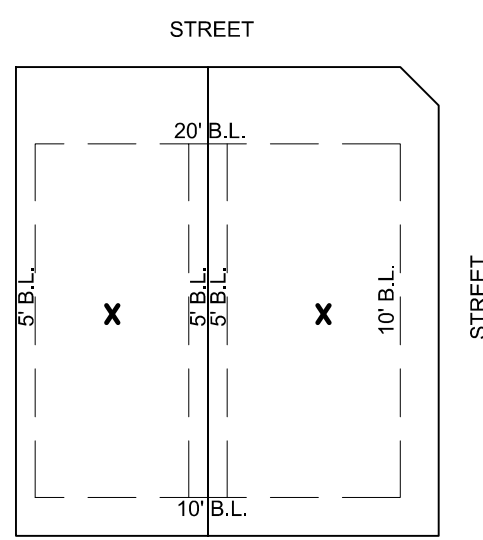
Approve with Conditions: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a final plat and make a motion to approve with the following conditions (state conditions that reference specific requirements).



* VICINITY MAP *
(NOT TO SCALE)
MAPSCO GRID 108 C

LEGEND

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND UNLESS NOTED OTHERWISE
XF	CUT "X" FOUND
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT



SIDE YARD SETBACK DETAIL
SCALE: 1/8"

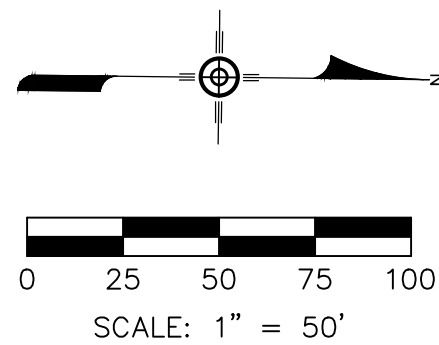
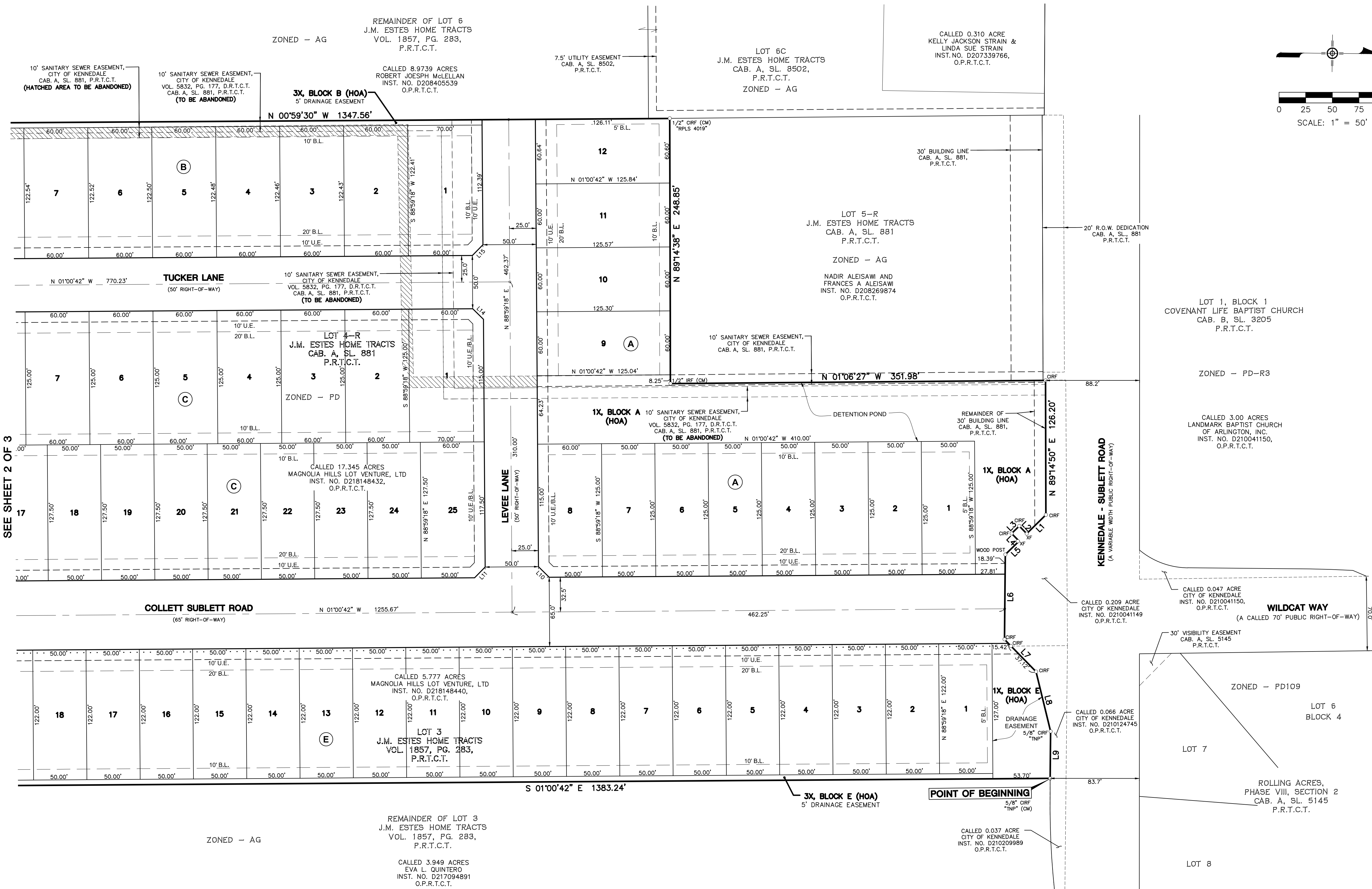
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0340K, DATED SEPTEMBER 25, 2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND LIES WITHIN ZONE "X" UNSHADED. ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE OWNER OR CONTRACTOR MUST CONTACT TEXAS 811 TO HAVE UTILITIES LOCATED BEFORE BEGINNING ANY CONSTRUCTION.
- ALL OPEN SPACES AND DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR A PROPERTY OWNER'S ASSOCIATION TO MAINTAIN AND WILL BE SUBJECT TO CITY INSPECTIONS.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR A PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
- ALL RESIDENTIAL LOTS SHALL HAVE A MINIMUM 5 FOOT SIDE YARD SETBACK IN ACCORDANCE TO PD ORDINANCE 640. REFER TO THE SETBACK DETAIL ON SHEET 1 OF THIS PLAT FOR SIDE YARD SETBACKS UNLESS SHOWN OTHERWISE ON THE PLAT.



STANTEC PROJECT NO. 222011116

\\US1568-F01\workgroup\2220\active\222011116\survey\111116v_1p.dwg modified by rubrodriguez on Oct 29, 20 11:52 AM



Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
October 28, 2020

FINAL PLAT
MAGNOLIA HILLS

**LOTS 1 - 12, 1X, BLOCK A, LOTS 1 - 11, 1X, 2X, 3X,
BLOCK B, LOTS 1 - 25, 1X, BLOCK C, LOTS 1 - 9, 1X,
BLOCK D AND LOTS 1 - 35, 1X, 2X 3X, BLOCK E**

BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OCTOBER 28, 2020

SHEET 1 OF 3

APPLICANT/OWNER/DEVELOPER:
MAGNOLIA HILLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TX 75024
PH: (214) 473-2400
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPELS # F-6324 & 10194229

ENGINEER:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TX 75251
PH: (469) 329-3613
CONTACT: BRIAN CARRINGTON, P.E.
TBPELS # F-6324 & 10194229

BLOCK 3
LOT 2
GLENN OAKS ADDITION
VOL. 388-161, PG. 87
P.R.T.C.T.

BLOCK 2
LOT 2
GLENN OAKS ADDITION
VOL. 388-44, PG. 42
P.R.T.C.T.

BLOCK 2
LOT 4
GLENN OAKS ADDITION
VOL. 388-49, PG. 10
P.R.T.C.T.

ZONED - R2

LOT 7

LOT 6

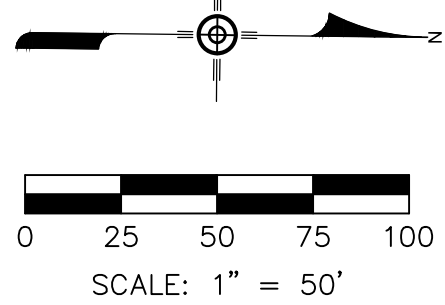
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1



LEGEND	
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND UNLESS NOTED OTHERWISE
XF	CUT "X" FOUND
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
CAB., SL.	CABINET, SLIDE
INST. NO.	INSTRUMENT NUMBER
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°01'27" E	25.22'
L2	S 44°58'33" W	10.00'
L3	S 45°01'27" E	10.00'
L4	N 44°58'33" E	10.00'
L5	S 45°01'27" E	18.01'
L6	S 89°58'33" W	61.21'
L7	N 44°59'15" E	42.40'
L8	N 75°43'31" E	57.70'
L9	N 89°57'49" E	44.14'
L10	S 43°59'18" W	14.14'
L11	S 46°00'42" E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L12	N 43°59'18" E	14.14'
L13	S 46°00'42" E	14.14'
L14	N 43°59'18" E	14.14'
L15	S 46°00'42" E	14.14'
L16	S 43°59'18" W	14.14'
L17	S 34°36'43" E	13.74'
L18	N 55°38'09" E	14.47'
L19	S 45°28'51" E	14.01'
L20	N 46°00'42" W	12.41'
L21	S 89°00'30" W	10.00'

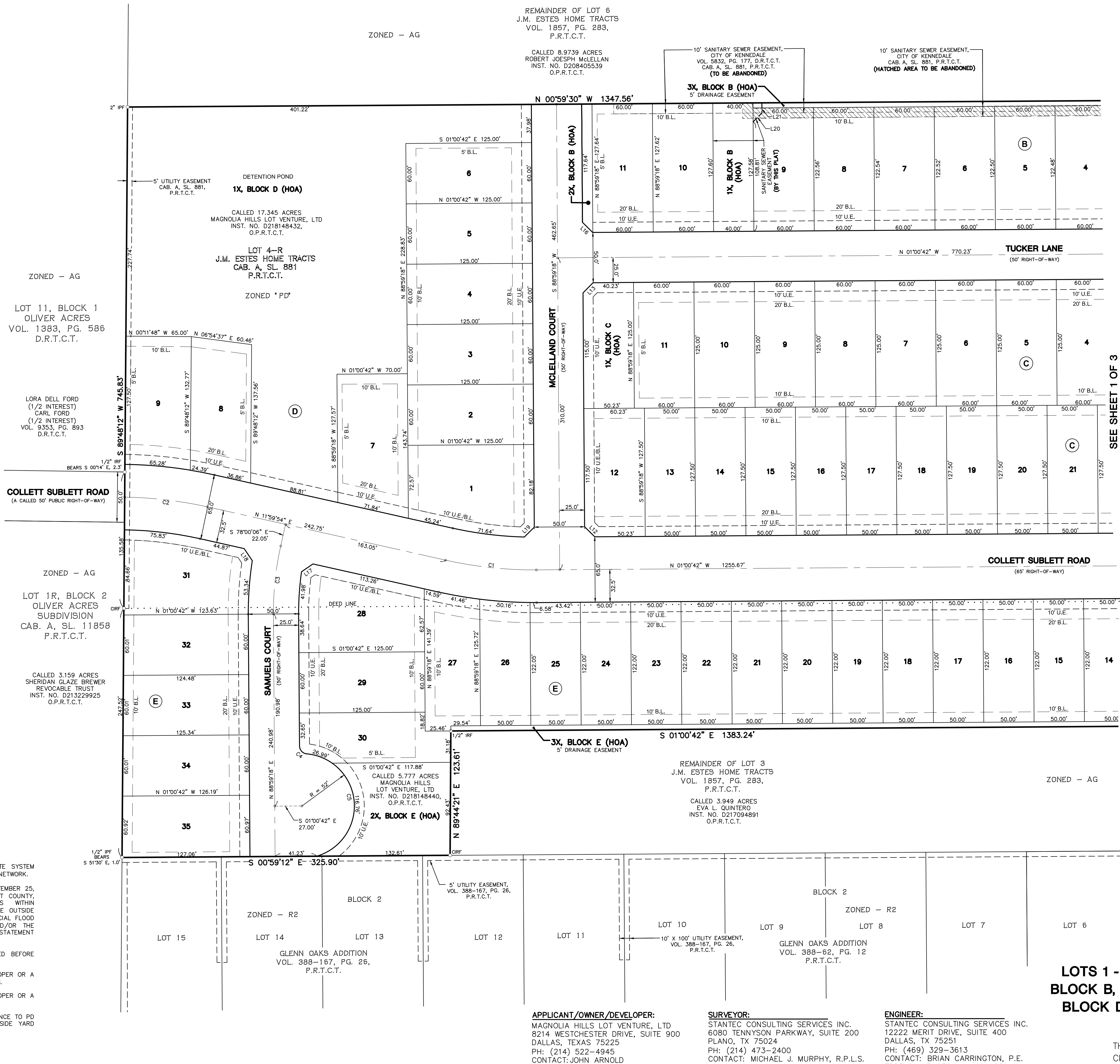
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	90.83'	400.00'	13'00"36"	90.63'	S 05°29'36" W
C2	82.75'	400.00'	11'51"12"	82.60'	N 06°04'18" E
C3	68.12'	300.00'	13'00"36"	67.97'	S 84°30'24" E
C4	11.77'	8.00'	84°15'39"	10.73'	N 46°51'28" E
C5	143.74'	52.00'	158°22'55"	102.15'	N 83°55'06" E

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK.
2. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0340K, DATED SEPTEMBER 25, 2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND LIES WITHIN "ZONE "X" UNSHOULDED, ZONE "X" UNSHOULDED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE OWNER OR CONTRACTOR MUST CONTACT TEXAS 811 TO HAVE UTILITIES LOCATED BEFORE BEGINNING ANY CONSTRUCTION.
4. ALL OPEN SPACES AND DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR A PROPERTY OWNER'S ASSOCIATION TO MAINTAIN AND WILL BE SUBJECT TO CITY INSPECTIONS.
5. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR A PROPERTY OWNER'S ASSOCIATION TO MAINTAIN.
6. ALL RESIDENTIAL LOTS SHALL HAVE A MINIMUM 5 FOOT SIDE YARD SETBACK IN ACCORDANCE TO PD ORDINANCE 640. REFER TO THE SETBACK DETAIL ON SHEET 1 OF THIS PLAT FOR SIDE YARD SETBACKS UNLESS SHOWN OTHERWISE ON THE PLAT.



STANTEC PROJECT NO. 222011116



BLOCK A LOT AREA			BLOCK D LOT AREA		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	6,250	0.1435	1	10,574	0.2427
2	6,250	0.1435	2	7,500	0.1722
3	6,250	0.1435	3	7,500	0.1722
4	6,250	0.1435	4	7,500	0.1722
5	6,250	0.1435	5	7,500	0.1722
6	6,250	0.1435	6	7,500	0.1722
7	6,250	0.1435	7	9,496	0.2180
8	7,450	0.1710	8	8,095	0.1858
9	7,510	0.1724	9	8,405	0.1930
10	7,526	0.1728			
11	7,542	0.1731			
12	7,636	0.1753			
			BLOCK E LOT AREA		

BLOCK B LOT AREA		
LOT #	SQUARE FEET	ACRES
1	8,518	0.1955
2	7,345	0.1686
3	7,347	0.1687
4	7,348	0.1687
5	7,349	0.1687
6	7,350	0.1687
7	7,352	0.1688
8	7,353	0.1688
9	7,354	0.1688
10	7,656	0.1758
11	7,658	0.1758

BLOCK C LOT AREA			
LOT #	SQARE FEET	ACRES	
1	8,700	0.1997	
2	7,500	0.1722	
3	7,500	0.1722	
4	7,500	0.1722	
5	7,500	0.1722	
6	7,500	0.1722	
7	7,500	0.1722	
8	7,500	0.1722	
9	7,500	0.1722	
10	7,500	0.1722	
11	7,500	0.1722	
12	7,629	0.1751	
13	6,375	0.1463	
14	6,375	0.1463	
15	6,375	0.1463	
16	6,375	0.1463	
17	6,375	0.1463	
18	6,375	0.1463	
19	6,375	0.1463	
20	6,375	0.1463	
21	6,375	0.1463	
22	6,375	0.1463	
23	6,375	0.1463	
24	6,375	0.1463	
25	7,600	0.1745	

BLOCK D LOT AREA		
LOT #	SQUARE FEET	ACRES
1	10,574	0.2427
2	7,500	0.1722
3	7,500	0.1722
4	7,500	0.1722
5	7,500	0.1722
6	7,500	0.1722
7	9,496	0.2180
8	8,095	0.1858
9	8,405	0.1930

BLOCK E LOT AREA		
LOT #	SQUARE FEET	ACRES
1	6,100	0.1400
2	6,100	0.1400
3	6,100	0.1400
4	6,100	0.1400
5	6,100	0.1400
6	6,100	0.1400
7	6,100	0.1400
8	6,100	0.1400
9	6,100	0.1400
10	6,100	0.1400
11	6,100	0.1400
12	6,100	0.1400
13	6,100	0.1400
14	6,100	0.1400
15	6,100	0.1400
16	6,100	0.1400
17	6,100	0.1400
18	6,100	0.1400
19	6,100	0.1400
20	6,100	0.1400
21	6,100	0.1400
22	6,100	0.1400
23	6,100	0.1400
24	6,100	0.1400
25	6,100	0.1400
26	6,170	0.1416
27	7,307	0.1677
28	9,487	0.2178
29	7,500	0.1722
30	6,808	0.1563
31	9,546	0.2191
32	7,443	0.1709
33	7,495	0.1721
34	7,546	0.1732
35	7,717	0.1772

HOA LOT AREA		
LOT #	SQUARE FEET	ACRES
1X, BLOCK A	34,627	0.7949
1X, BLOCK B	5,104	0.1172
1X, BLOCK C	6,229	0.1430
1X, BLOCK D	84,501	1.9399
1X, BLOCK E	5,829	0.1338
2X, BLOCK B	1,256	0.0288
2X, BLOCK E	9,592	0.2202
3X, BLOCK B	2,750	0.0631
3X, BLOCK E	6,648	0.1526

Preliminary
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recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
October 27, 2020

FINAL PLAT
MAGNOLIA HILLS
LOTS 1 - 12, 1X, BLOCK A, LOTS 1 - 11, 1X, 2X, 3X,
BLOCK B, LOTS 1 - 25, 1X, BLOCK C, LOTS 1 - 9, 1X,
BLOCK D AND LOTS 1 - 35, 1X, 2X 3X, BLOCK E

BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OCTOBER 28, 2020

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS **MAGNOLIA HILLS LOT VENTURE, LTD.** IS THE OWNER OF A 23.122 ACRE TRACT OF LAND SITUATED IN THE J. M. LILLY SURVEY, ABSTRACT NO. 985 AND THE W.E. HALTON SURVEY, ABSTRACT NO. 1791, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 3 OF THE J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1857, PAGE 283, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING ALL OF THE REMAINING PORTION OF LOT 4-R, J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN CABINET A, SLIDE 881, P.R.T.C.T., AND BEING ALL OF A CALLED 5.777 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MAGNOLIA HILLS LOT VENTURE, LTD RECORDED IN INSTRUMENT NUMBER D218148440, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.) AND ALL OF A CALLED 17.354 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO MAGNOLIA HILLS LOT VENTURE, LTD RECORDED IN INSTRUMENT NUMBER D218148432, O.P.R.T.C.T.; SAID 23.122 ACRE TRACT OF LAND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.066 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF KENNEDALE, RECORDED IN INSTRUMENT NUMBER D210124745, O.P.R.T.C.T. SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.037 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF KENNEDALE, RECORDED IN INSTRUMENT NUMBER D210209989, O.P.R.T.C.T. AND BEING IN THE NORTHWEST CORNER OF A CALLED 3.949 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO EVA L. QUINTERO, RECORDED IN INSTRUMENT NUMBER D217094891, O.P.R.T.C.T. AND SAID 5.777 ACRE TRACT OF LAND AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF KENNEDALE - SUBLETT ROAD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE COMMON LINE OF SAID 5.777 ACRE TRACT OF LAND AND SAID 3.949 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

SOUTH 01°00'42" EAST, A DISTANCE OF 1,383.24 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.949 ACRE TRACT OF LAND;

NORTH 89°44'21" EAST, A DISTANCE OF 123.61 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHEAST CORNER OF SAID 3.949 ACRE TRACT OF LAND AND BEING IN THE COMMON LINE OF SAID LOT 3 OF THE J.M. ESTES HOME TRACT ADDITION AND BLOCK 2 OF GLENN OAKS ADDITION, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-167, PAGE 26, P.R.T.C.T.;

THENCE SOUTH 00°59'12" EAST ALONG THE COMMON LINE OF SAID LOT 3 AND SAID GLENN OAKS ADDITION, A DISTANCE OF 325.90 FEET TO THE SOUTHWEST CORNER OF SAID GLEN OAKS ADDITION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 3, AND FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 51°30'20" EAST, A DISTANCE OF 1.0 FEET;

THENCE SOUTH 89°48'12" WEST ALONG THE SOUTH LINE OF SAID 5.777 ACRE TRACT OF LAND, AT A DISTANCE OF 247.52 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 5.777 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 17.354 ACRE TRACT OF LAND CONTINUING ALONG THE SOUTH LINE OF SAID 17.345 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 745.83 FEET TO A 2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4-R, AND THE SOUTHWEST CORNER OF SAID 17.354 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 6 OF SAID J.M. ESTES HOME TRACTS RECORDED IN VOLUME 1857, PAGE 283, P.R.T.C.T.

THENCE NORTH 00°59'30" WEST ALONG THE COMMON LINE OF SAID LOT 4-R AND LOT 6, AND THE EAST LINE OF LOT 6C OF J.M. ESTES HOME TRACTS, AN ADDITION TO THE CITY OF KENNEDALE ACCORDING TO PLAT THEREOF RECORDED IN CABINET A, SLIDE 8502, P.R.T.C.T., A DISTANCE OF 1,347.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4019" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 4-R, SAME BEING THE SOUTHWEST CORNER OF LOT 5-R OF SAID J.M. ESTES HOME TRACTS RECORDED IN CABINET A, SLIDE 881, P.R.T.C.T.;

THENCE ALONG THE COMMON LINE OF SAID LOT 4-R AND SAID LOT 5-R, THE FOLLOWING CALLS:

NORTH 89°14'38" EAST, A DISTANCE OF 248.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

NORTH 01°06'27" WEST, A DISTANCE OF 351.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHWEST CORNER OF SAID 17.345 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 0.209 ACRE TRACT OF LAND AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD;

THENCE ALONG THE SOUTH LINE OF SAID 0.209 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD, THE FOLLOWING CALLS:

NORTH 89°14'50" EAST, A DISTANCE OF 126.20 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 25.22 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 44°58'33" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 44°58'33" EAST, A DISTANCE OF 10.00 FEET TO A CUT "X" FOUND FOR CORNER;

SOUTH 45°01'27" EAST, A DISTANCE OF 18.01 FEET TO A WOODEN FENCE POST FOUND FOR CORNER;

NORTH 89°58'33" EAST, A DISTANCE OF 79.60 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

NORTH 44°59'15" EAST, AT A DISTANCE OF 8.76 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.066 ACRE TRACT OF LAND SAME BEING THE SOUTHEAST CORNER OF SAID 0.209 ACRE TRACT OF LAND THE NORTHEAST CORNER OF SAID 17.354 ACRE TRACT OF LAND AND THE NORTHWEST CORNER OF SAID 5.777 ACRE TRACT OF LAND, CONTINUING ALONG THE SOUTH LINE OF SAID 0.066 ACRE TRACT, A TOTAL DISTANCE OF 42.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID 0.066 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KENNEDALE-SUBLETT ROAD, THE FOLLOWING CALLS:

NORTH 75°43'13" EAST, A DISTANCE OF 57.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TNP" FOUND FOR CORNER;

NORTH 89°57'49" EAST, A DISTANCE OF 44.14 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,007,174 SQUARE FEET OR 23.122 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT **MAGNOLIA HILLS LOT VENTURE, LTD.** DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT

MAGNOLIA HILLS LOT VENTURE, LTD

BY: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5724

DATE

PHONE NUMBER: 214-473-2400

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING & ZONING COMMISSION APPROVAL

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2020, TO APPROVE THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL CERTIFICATION

CERTIFICATE OF APPROVAL

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2020, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

FINAL PLAT
MAGNOLIA HILLS

LOTS 1 - 12, 1X, BLOCK A, LOTS 1 - 11, 1X, 2X, 3X,
BLOCK B, LOTS 1 - 25, 1X, BLOCK C, LOTS 1 - 9, 1X,
BLOCK D AND LOTS 1 - 35, 1X, 2X 3X, BLOCK E

BEING 23.122 ACRES OF LAND SITUATED IN
J.M. LILLY SURVEY, ABSTRACT NO. 985 AND
THE W.E. HALTON SURVEY, ABSTRACT NO. 1791
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OCTOBER 28, 2020

SHEET 3 OF 3



STANTEC PROJECT NO. 222011116

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APPLICANT/OWNER/DEVELOPER:
MAGNOLIA HILLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TX 75024
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