



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, FEBRUARY 11, 2021 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 January 14, 2021 regular meeting

VII. DECISION ITEMS

- A. **CASE # PZ 21-03** to conduct a public hearing and consider a request by Mark Watson for a rezoning from "R3" Residential to "C-2" Commercial for approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.
- B. **CASE #PZ 21-04** to conduct a public hearing and consider a request by Steve Smitherman for a replat of 421 W 5th Street, Lot 5 and part of closed alley and st, and 425 W 5th Street, Lots 6 through 10 and E 18' of 11, 1980 Oakmont 14x16 ID#, City of Kennedale Addition, 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.



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | JANUARY 14, 2021
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

I. CALL TO ORDER Martha Dibella called the meeting to order at 6:01 PM

Staff present – Melissa Dailey, Grant Fore

II. REGULAR SESSION

Martha Dibella called the meeting to order at 6:01 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	VACANT			
6	BILLY DON GILLEY			
7	MARK PERKINS	X		X
8	BRENT JONES (Alt)	x		X
9	PERRY CLEMENTI (Alt)			

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 from the November 12, 2020 regular meeting

Chair Martha Dibella pointed out a typo in the November 12, 2020 regular meeting minutes.

Mark Perkins made the motion to approve the minutes from November 12, 2020. Kayla Hughes seconded the motion. Motion passed with a 6-0 vote.

VII. DECISION ITEMS

- A. **CASE # PZ 21-01** to conduct a public hearing and consider a request by John F. Goss for a rezoning from "OT-4" Old Town-4 to "OT-2" Old Town-2 for approximately 1 acre located at

443 True Gunn Road, #A and B, and 445 True Gunn Road, Carol Heights Addition, Lots 5R, 6R and 7R, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Ms. Dailey explains that the request to rezone is for three adjoining lots owned by the same person. This property is located a couple of blocks west of Kennedale Parkway and Woodlea Lane. Ms. Dailey explained that the existing zoning is OT-4 and a city initiated rezoning of the entire Old Town area was approved years ago, resulting in the current OT-4 zoning. OT-4 zoning is intended for a higher density mix of uses. Ms. Dailey explained that this immediate area doesn't connect to other parts of Old Town due to the creeks surrounding Tru Gunn. Ms. Dailey explains that the types of uses OT-4 requires would not likely be feasible given the lack of connection created by the creeks. Ms. Dailey explained that surrounding uses are primarily residential on Tru Gunn, with a commercial use of storage at the end of the street. Commercial uses exist closer to Kennedale Parkway and a mobile home park is located to the west. Ms. Dailey explained that single family residential, which is not allowed in OT-4 zoning, is the primary use on this street, and that OT-2 would allow for single family residential on each of the three lots. The owner wishes to build or sell to build single family on these lots. Ms. Dailey explained that the future land use plan calls for Downtown Village, which includes residential.

Staff recommends approval.

Public Hearing

Chair Martha Dibella opened the public hearing at 6:09PM.

There were no speakers.

Chair Martha Dibella closed the public hearing at 6:10PM.

Board Discussion

Kayla Hughes asked about the single family home in the parcel, 445, and whether it was located on the parcel before the OT zoning took place. Ms. Dailey answered yes, and that it is now a legal non-conforming use. Ms. Dailey explained that if approved, the existing single family home would change from legal non-conforming to conforming. Greg Adams asked if the single family home would remain if approved. Ms. Dailey explained that it would and it would become a conforming use.

Board Decision

Greg Adams made a motion for approval. Austin Degenhart seconded that motion. The motion passed 6-0.

B. CASE # PZ 21-02 to conduct a public hearing and consider a request by the Economic Development Corporation for a rezoning from "R3" Residential to "NV" Neighborhood Village for approximately .42 acre located at 6820 Oak Crest Dr. W., Oak Crest Addition, Lot 31, Block 1, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Ms. Dailey explained that this is a lot owned by the Economic Development Corporation. Ms. Dailey explained that the EDC owns a series of lots and staff is working to find a use for these

lots. Neighboring lots 6828 and 6813 are owned by the city. Ms. Dailey explained that following annexation, the area was rezoned R-3 to support the residential uses in Oak Crest. Adjacent to this lot and this area, there are salvage yards primarily and other heavy industrial uses. Ms. Dailey explained that this lot and immediate area should be a transitional use to the non-residential uses to the south, and the future land use plan calls for Employment Center.

Ms. Dailey explained that city staff and the EDC have been working with a local nonprofit called the Housing Channel, that works to provide affordable housing in North Texas. The Housing Channel has been in collaboration with architecture students at UT-Arlington to develop design concepts for the sign. Ms. Dailey has been working with the Housing Channel and UTA students to develop a plan consistent with Neighborhood Village zoning.

Joshua Nason, associate professor of architecture at UTA, and Brad McCorkel, lead a team called Parallel Construction, works with the Housing Channel to work on affordable housing projects.

Marcos Crane, a UTA student, gave a presentation about the development, called Oak Crest Meadows. Mr. Crane showed photos of the existing site and empty lots. Mr. Crane stated that the focus is to implement a retirement community with 6 individual units available through the Housing Channel, who will maintain ownership of the homes. Mr. Crane explained that there will be a community greenspace where residents can gather, create community gardens, etc.

Oscar Tolentino, UTA student, explained the site plan more into detail. He showed the parking along Oak Crest Dr., which will maximize green space, creating a natural aspect and lessening the amount of concrete in the development. The adjacent path will consist of grassy areas and crushed granite paths. Mr. Tolentino showed the plan for gardens and places for community gathering. Mr. Tolentino also showed the Primary, Secondary and Tertiary paths, and then showed an overview of each section (seating areas, etc.) in the community. Mr. Tolentino showed the plans for vegetation throughout the community.

Mr. Crane showed the renderings, with the main pathway that runs through the community that leads to the garden space, and the areas in the community for gathering.

UTA student Crystal Lemus showed the individual units. All of the units have the core connection to the community, while being able to maintain a sense of private space. Ms. Lemus showed the split roofs, which maximizes more living spaces and sky lights. Material consists of accent brick, with various shades and a horizontal layout and vertical siding. Finished wood would show the “wet wall” (appliances), to privatize the bedroom space from the living space. There will also be ADA compliant units. She then showed more renderings of the models including the bookshelf split between the bedroom and living spaces. She then showed more renderings of the outside with the differing materials.

Mr. Nason expressed their excitement for this development. They work with a professional home builder. 16 students lead the construction effort with university professionals, licensed contractors and the non-profit previously mentioned, the Housing Channel.

Public Hearing

Chair Martha Dibella opened the public hearing at 6:31PM.

There were no speakers.

Chair Martha Dibella closed the public hearing at 6:32PM.

Board Discussion

Greg Adams asked who is responsible for the maintenance. Mr. Nason explained the Housing Channel is responsible for maintenance. Mr. Nason explained that they would take care of lawn care and trash pick-up. Mr. Adams asked if they are modular homes. Mr. Nason said they are designed by a specific set of measurements so they work well with building materials, but are not pre-constructed. Mr. Adams asked what the price point is. Mr. Nason said not sure yet, but similar development in neighboring communities were in the \$150k range. Nason explained the President of the Housing Channel would be able to answer.

Mr. Adams asked if residents would be able to buy or if this is long-term rental. Ms. Dailey and Mr. Nason explained the plan for this is planned for rental at this time.

Ms. Dailey explained that this is an EDC property, so quality of the property will be in compliance with requirements established in the agreement with the EDC.

Austin Degenhart asked what, if any, measures are planned for perimeter or security given the location. Mr. Crane stated that the current plan is for fencing on the sides, but they are looking into green walls with the back of the project being open into the greenspace and green walls. Mr. Degenhart asked if this is access controlled or gate controlled. Mr. Nason said that there is no plan for that at this time, and that a priority is to have a development that is safe and secure, but open and inviting to the community.

Mark Perkins asked Ms. Dailey if the plan is to approve the zoning change, or approve the project plan. Ms. Dailey explained that the agenda item before them is consideration of the zoning change. EDC has approved this agreements for this project, and City Council will consider final approval next Tuesday.

Chair Martha Dibella asked if this was tailored to 55+. Crane replied yes. Chair Martha Dibella asked for a timeframe on the project. Nason hopes for approval next week at City Council and hopes to break ground ASAP if approved, and accomplish as much as possible before semester end (May).

Board Decision

Kayla Hughes made a motion for approval. Greg Adams seconded that motion. The motion passed 6-0.

IX. EXECUTIVE SESSION

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

of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

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

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible

The meeting was adjourned at 6:42 p.m.

I. SUBJECT

CASE # PZ 21-03 to conduct a public hearing and consider a request by Mark Watson for a rezoning from “R3” Residential to “C-2” Commercial for approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Rezone from R3 Residential to C2 Commercial
Applicant	Mark Watson
Location	731 E Kennedale Parkway
Surrounding Uses	Commercial, Industrial, Residential
Surrounding Zoning	C2, R3, I
Future Land Use Plan Designation	Urban Corridor
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is approximately 4 acres, and this single parcel extends from Kennedale Parkway to Mansfield Cardinal Road to the east. It had multiple dilapidated structures on the property previously that were demolished last year. Although staff has not yet been able to find prior zoning ordinances on this property, the city's zoning map shows this single parcel as both C2 and R3 zoning, with the C2 along Kennedale Parkway and R3 along Mansfield Cardinal. It is unclear as to how this came to be, as single parcels would not normally have two zoning designations.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts both Kennedale Parkway and Mansfield Cardinal Road. The two streets are quite different in character and use. This area of Kennedale Parkway is one that transitions from retail and commercial uses to light and heavy industrial uses to the south. Because of that, there is a mix of uses in the immediate area on the Parkway that include a self-storage facility, oil and gas spoiler supplier, welding shop, ambulance service, and vacant land. Most uses in the immediately surrounding area on Kennedale Parkway are commercial or light industrial. The character of Mansfield Cardinal is larger lot residential and the back of Brookstone Estates. The east side of the street is characterized by a long brick wall and the backs of Brookstone homes. The west side of the street, where the subject property backs onto, is characterized by single family homes. The lot in between the two subject lots is a long linear lot that also fronts Kennedale Parkway and has a vacant, single family home on it fronting Mansfield Cardinal.

STAFF REVIEW

FUTURE LAND USE PLAN

For a development fronting Kennedale Parkway, the Future Land Use Plan indicates this property as Urban Corridor, which includes uses such as restaurants, professional offices, retail and services.

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.

Economically prosperous with an excellent business climate to support light industrial, employment centers and distribution facilities that are compatible with the Kennedale vision.

SUMMARY

The applicant, Mark Watson, represents R. E. Watson & Associates, which manufactures glass and related products for new construction and has been a growing business in Kennedale for 40 years. They have outgrown their current facilities on Tower Drive and have a need to expand the business with a larger facility. Their hope is to remain in Kennedale if a site can be acquired to build a business on a site that will accommodate their needs.

The applicant is requesting C2 zoning for 731 W Kennedale Parkway, which indicates on the city's zoning map as being C2 zoned on the front part of the parcel and R3 zoned on the rear of the parcel. The purpose of the request is for the use "Manufacturing, processing and packaging – light" which is allowed in C2 zoning with a special exception. The use is allowed in I (Industrial) zoning without a special exception. However, staff does not recommend I zoning for this lot since there is not I zoning in the immediate area and this zoning category allows for heavy industrial uses that would not be compatible with the area. C2 zoning with a special exception would allow for this light industrial use that would include office use fronting Kennedale Parkway. The applicant has applied for the special exception, and the Board of Adjustment will be considering that application at their regular meeting on February 9, 2021.

This is a unique property in that the size and shape of the property includes frontage on both Kennedale Parkway and Mansfield Cardinal Road. The proposed development site plan shows no vehicular or pedestrian access to the property from Mansfield Cardinal Road, and the rear of the building is proposed to be 72 feet from Mansfield Cardinal road at the closest point. An 8 foot tall wrought iron fence is planned to be installed along the property line on the Mansfield Cardinal side, along with tall trees and plants to provide attractive screening. Staff believes the proposed landscaping will provide a significantly improved view from the street for this property.

Office use will front Kennedale Parkway with the warehouse/manufacturing use behind it. The use does not create noise for surrounding properties, and all traffic would enter and exit from Kennedale Parkway. The following conditions are recommended by staff for the special exception to be considered by the Board of Adjustment that meets prior to this Planning & Zoning Commission meeting:

- Office use to be located fronting Kennedale Parkway with warehouse building behind the office
- Front facing façade shall incorporate fenestration at least every 15 feet
- Front facing façade shall incorporate overhang awning and stone or brick columns
- Front facing façade shall incorporate at least 80% brick or stone
- Parking fronting Kennedale Parkway shall incorporate parking screening of 3-4 feet tall that is made of brick or stone, or of landscaping. A taller fence may be installed if desired, but must be wrought iron with 3-4' landscaping. (note that this does not pertain to 731 W Kennedale Parkway but the adjacent lot at 733 W Kennedale Parkway)
- Rear of site fronting Mansfield Cardinal shall not have vehicular access
- A 6-8' tall wrought iron fence and landscaping that reaches at least 5' tall shall be installed along the rear of all property fronting Mansfield Cardinal, in the character shown on attached Exhibits
- All landscaping shall be maintained, and any plants that die replaced with similar plants
- Rear building setback from Mansfield Cardinal Road to be a minimum of 70 feet.

STAFF RECOMMENDATION

Based on the above analysis and assuming the Board of Adjustment approves the special exception with the above recommended conditions, staff recommends approval of the rezoning. Information will be available at the time of the Planning & Zoning Commission meeting regarding the Board of Adjustment decision on the special exception.

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.

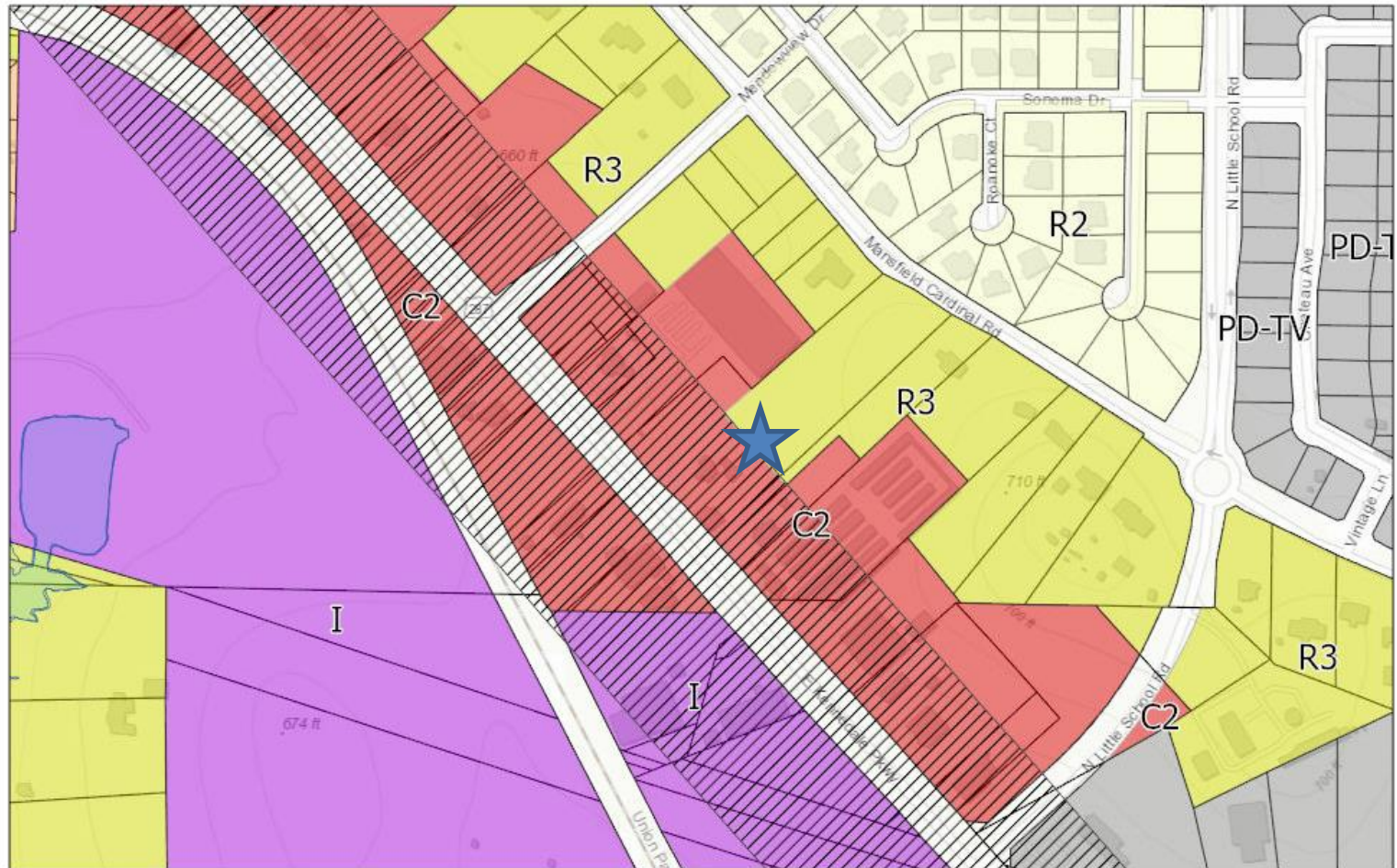
PZ 21-03

731 E Kennedale Parkway



PZ 21-03

731 E Kennedale Parkway



2/7/2021, 3:13:21 PM

Overlay Districts - Floodplain

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard



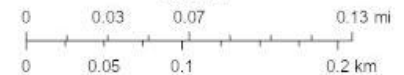
Overlay Districts - Business 287 and Interstate 20/820 Loop

Zoning



C2 - General Commercial District

1:4,514



City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

Web AppBuilder for ArcGIS

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |

PZ 21-03

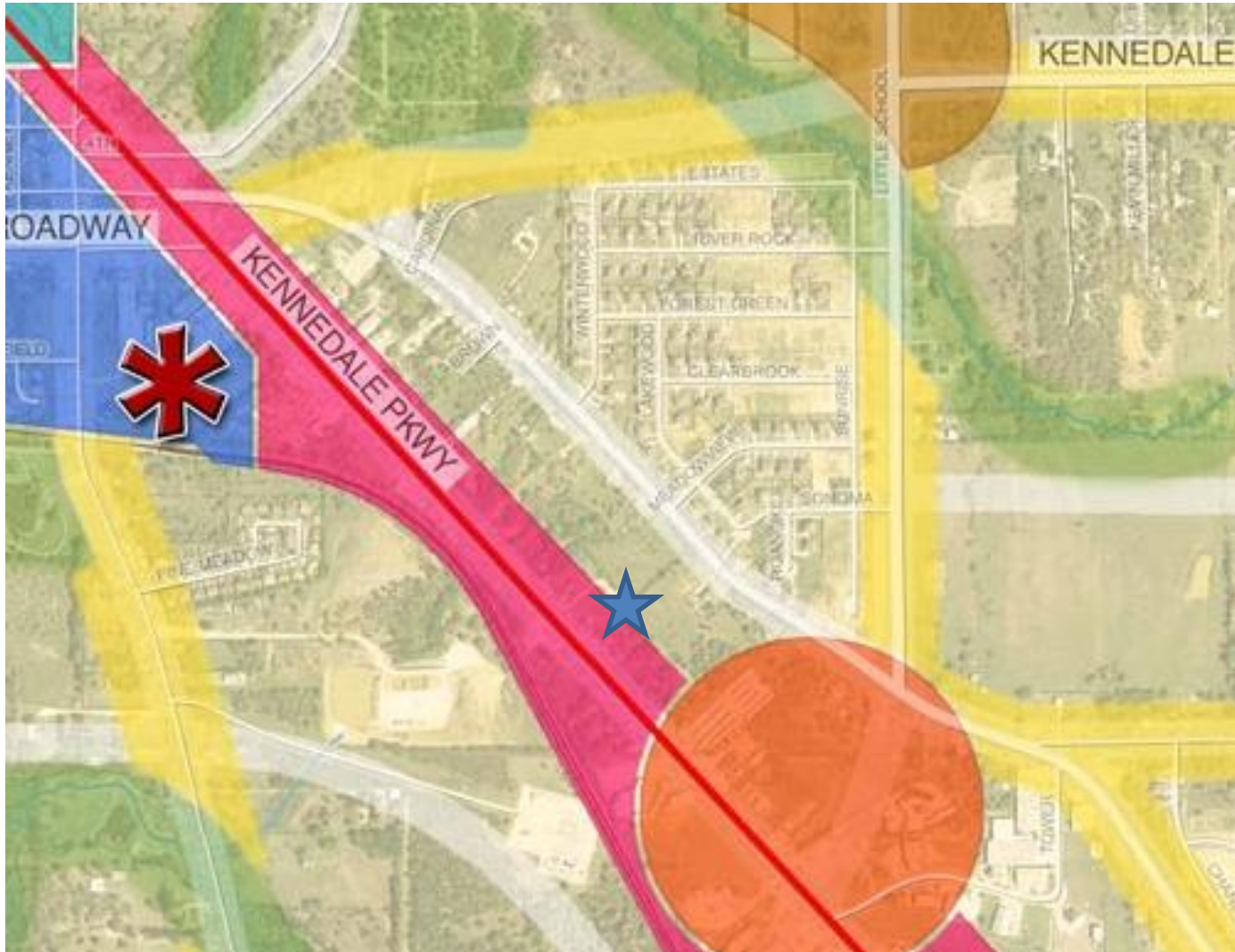
731 E Kennedale Parkway

KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

Town Center	
Downtown Village	
Urban Village	
Urban Corridor	
Neighborhood Village	
Neighborhood Corridor	
Neighborhoods	
Employment Center	
Light Industrial District	
Park & Open Space	
Conservation Overlay	
Potential Commuter Train or Park & Ride Station	
Schools	





G.R. TURNER
& ASSOCIATES

604 PLEASANT RUN
BOAT'S SUBDIVISION
(817) 447-2288 (Office)
(817) 882-5712 (Main)
FAX: (817) 882-5712
ADDRESS: 10000
CITY: DALLAS
STATE: TEXAS
ZIP: 75243
COMPANY REGISTRATION #
F-2553



ISSUE / REVISION		
NO.	DATE	DESCRIPTION
1	01.05.21	CHANGED BUILDING OFFSET TO 55' FROM ROW

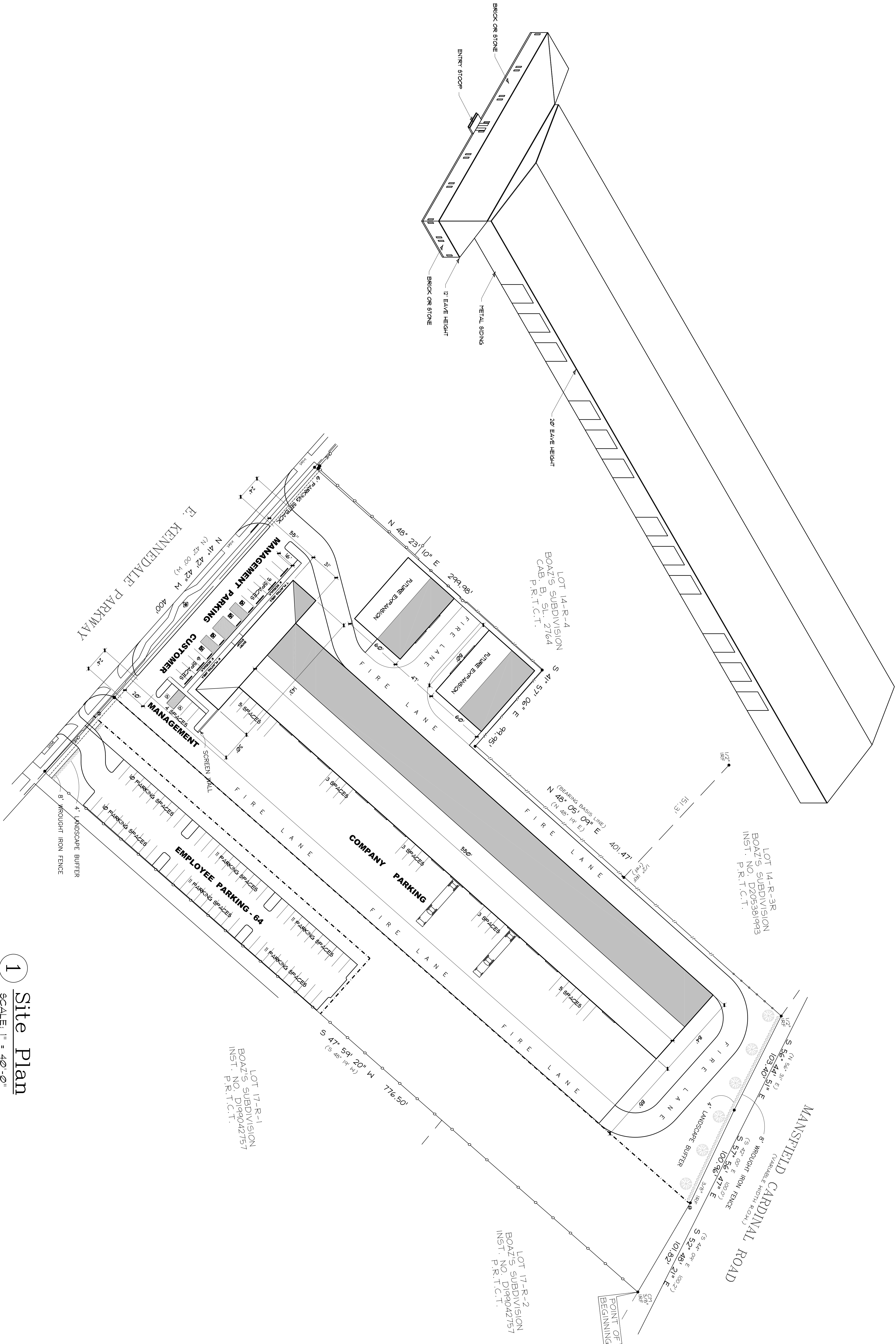
Site Plan Reduced

New Facilities
for
R. E. Watson & Associates, INC.
731 Kennedale Pkwy, Kennedale, Texas

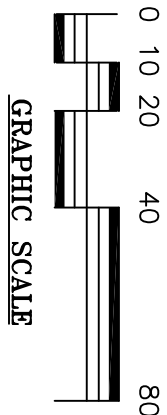
DATE: 02/04/21
JOB NO.: 21114

SHEET:
OF SHEETS

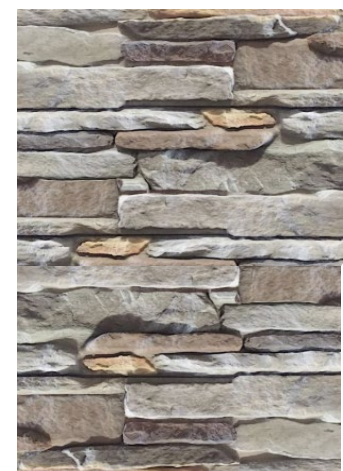
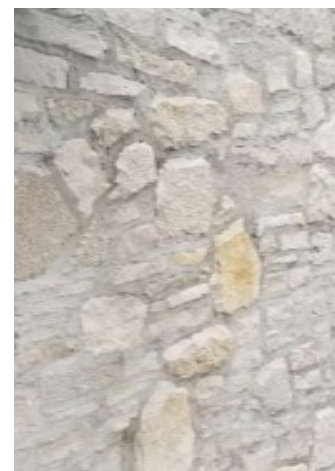
THIS DRAWING REMAINS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED IN ANY WAY WITHOUT HIS WRITTEN PERMISSION. ARCHITECTURAL AND STRUCTURAL DESIGN IS FOR CONDITIONS OF SAID LOCATION ONLY.



1 Site Plan
SCALE: 1" = 40'-0"



PARKING REQUIRED:
OFFICE 11
WAREHOUSE 31
FUTURE 52
PROVIDED 23
HANDICAPPED: 6



FINISHES

TAN METAL

SAND or BROWN TRIM

STONE or BRICK ENTIRE OFFICE (FAÇADE AND SIDES)



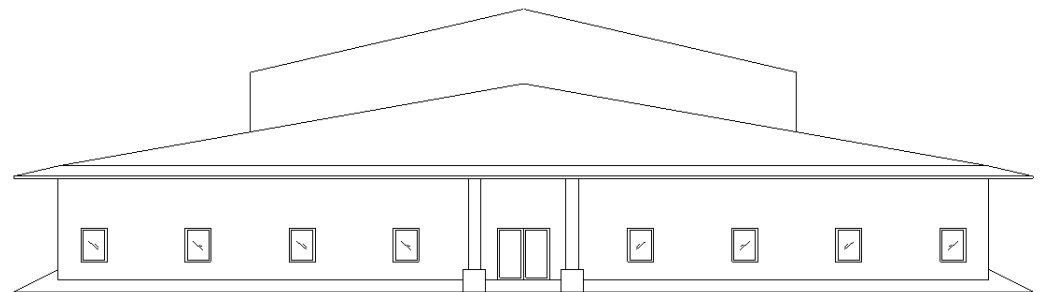
LANDSCAPING

CONTINUOUS 8' ROD IRON FENCE

4' BUFFER ALONG PARKWAY

TALL TREES ALONG CARDINAL





SHAPE TO RESEMBLE PICTURED

RE WATSON WOULD INCLUDE:

OVERHANG AWNING AROUND OFFICE

FINISHED COLUMNS (STONE or BRICK)

I. SUBJECT

CASE #PZ 21-04 to conduct a public hearing and consider a request by Steve Smitherman for a replat of 421 W 5th Street, Lot 5 and part of closed alley and st, and 425 W 5th Street, Lots 6 through 10 and E 18' of 11, 1980 Oakmont 14x16 ID#, City of Kennedale Addition, City of Kennedale, Tarrant County, Texas.

STAFF RECOMMENDATION

The applicant is requesting to combine two parcels, 421 and 425 W 5th Street, to create one larger lot to build a single family home. This applicant requires consideration by the Planning & Zoning Commission and the City Council because this neighborhood was previously platted. There are various styles and sizes of homes and lots in this neighborhood. The applicant plans to build a quality, single family home on the lot that will meet Old Town zoning standards and be compatible with the neighborhood. Staff recommends approval of the replat of these two lots.

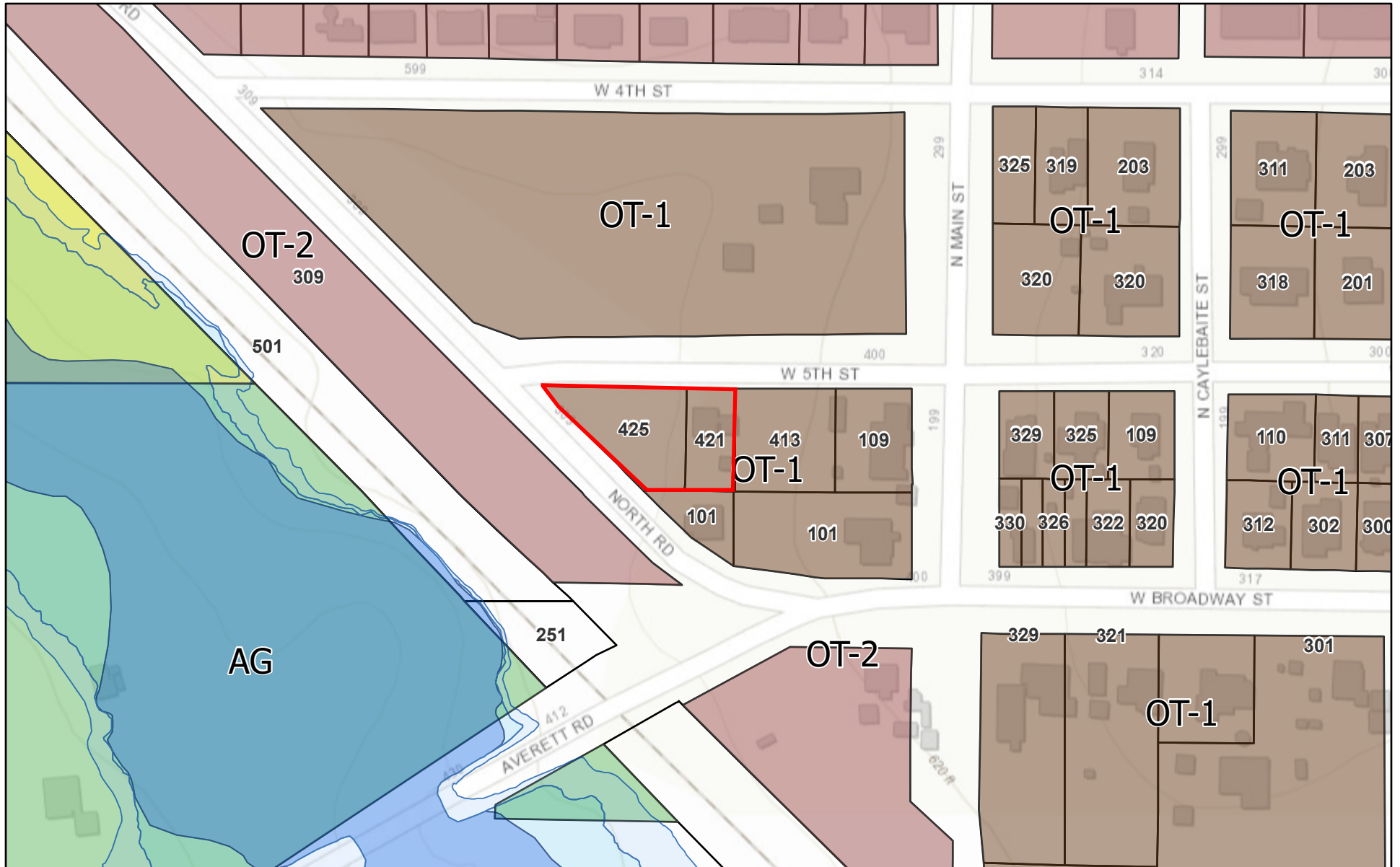
ACTION BY THE PLANNING & ZONING COMMISSION

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).

421-425 W 5th St



2/8/2021, 7:33:42 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning

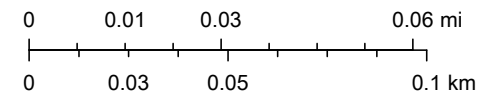
AG - Agricultural District

OT-1 - Old Town Sub-District 1

OT-2 - Old Town Sub-District 2

R3 - Single Family Residential District

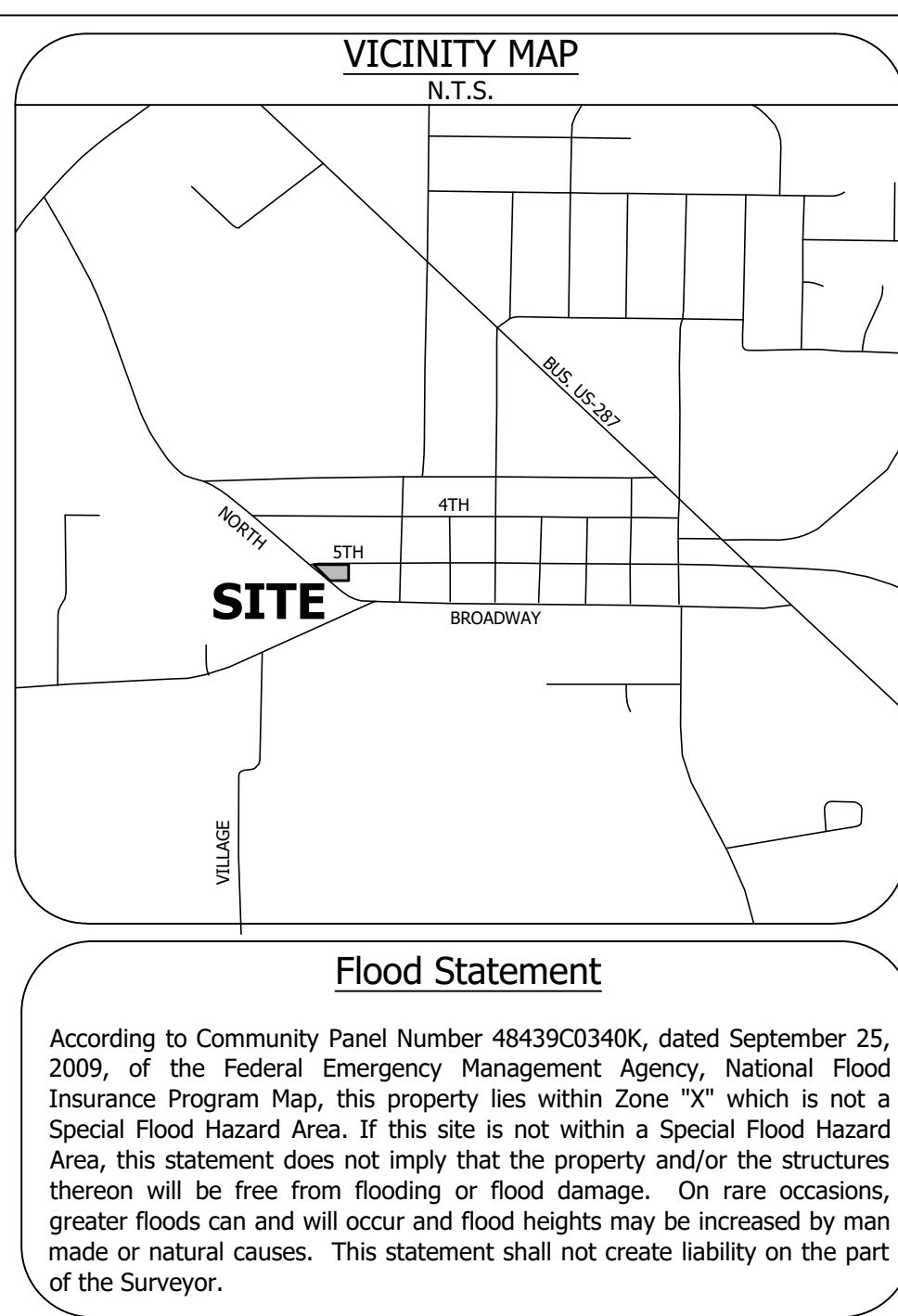
1:2,257



City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

Web AppBuilder for ArcGIS

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |



WHEREAS, Steve Smithman is the sole owners of a 0.374 acre tract of land situated in the J. Prickett Survey, Abstract Number 1225, City of Kennedale, Tarrant County, Texas, and being all of Lot 5, 6 and 7, and a portion of Lots 8 thru 11, Block 52, Original Town of Kennedale, as shown on the City of Kennedale, according to the plat recorded in Volume 22, Deed Records, Tarrant County, Texas, and being a portion of Hudson Street, a 60' right-of-way, as abandoned in Volume 378, Page 191, Deed Records, Tarrant County, Texas, and being all of that certain tract of land described by deed to Steve Ray Smithman, recorded in Volume 12793, Page 479, Deed Records, Tarrant County, Texas and being all of that certain tract of land described by deed to Steve Ray Smithman, recorded in Volume 12793, Page 479, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said Smitherman tract (D210136979), being on the North line of said Lot 11, and being at the intersection of the northeast line of North Road, a prescriptive right-of-way and the South right-of-way line of 5th Street, a 60' right-of-way;

THENCE North 89 degrees 54 Minutes 00 Seconds East, along said South right-of-way line, a distance of 227.19 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the intersection of said South right-of-way line and East right-of-way line of said abandoned Hudson Street, from which a 1/2" IRON ROD FOUND at the northeast corner of Lot 9, Block 51 said Original Town of Kennedale bears North 89 Degrees 54 Minutes 00 Seconds East, a distance of 200.00 feet, and from which a 1/2" IRON ROD FOUND at the southeast corner of Lot 4, Block 39, said Original Town of Kennedale bears North 83 Degrees 03 Minutes 10 Seconds East, a distance of 503.59 feet;

THENCE South 00 Degrees 06 Minutes 08 Seconds East, departing said South right-of-way line and along the East of said Abandoned Hudson Street, a distance of 90.00 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the intersection of said abandoned East line and the North line of a 20' Alley;

THENCE South 89 Degrees 54 Minutes 00 Seconds West, departing said East line and along the North line of said 20' Alley, a distance of 134.98 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Lot 7, being at the intersection of said North line and the northeast line of said North Road;

THENCE North 45 Degrees 47 Minutes 38 Seconds West, departing said North line and along the northeast line of said North Road, a distance of 128.85 feet, to the POINT OF BEGINNING, and containing 0.374 acres or 16,298 square feet of land, more or less.

That, Steve Smiththerman, being the owners of the above described parcel, does hereby adopt the herein above described property as LOT 5R, BLOCK 52, ORIGINAL TOWN OF KENNEDALE, an addition to The City of Kennedale, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements, alleys, rights-of-way and any other public areas shown on this plat.

Steve Smitherman

Date ____/____/____.

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
3. The sole purpose of this replat is to combine Lots 5 thru 11, Block 52 and a portion of abandoned Hudson Street into a single lot.

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Executed this the ____st day of January, in the year of our Lord 2021.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

REPLAT OF
LOT 5R, BLOCK 52
ORIGINAL TOWN OF
KENNEDALE
BEING 0.374 acres of land situated in the J.
Prickett Survey, Abstract Number 1225, City of
Kennedale, Tarrant County, Texas.

Owner
Steve Smitherman
421 W 5th Street
Kennedale, Tx 76060



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 1796

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____, day of _____, 2021, to recommend approval of this Plat by the City Council.

By: _____
Chairman, Planning and Zoning Commission

By: _____
Attest: Secretary, Planning and Zoning Commission

Project Number: 200482

Date: January 11, 2021

Revised Date:

Sheet 1 of 1