

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, APRIL 8, 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 March 11, 2021 regular meeting

VII. DECISION ITEMS

- A. Conduct a public hearing and consider a recommendation to amend the 2012 Comprehensive Plan by amending the Future Transportation Plan to reclassify Swiney Hiatt Road as an Avenue type thoroughfare and realign Oak Crest Drive.
- B. PZ 21-08 Consider a request by Trifecta Homes, LLP for approval of a preliminary plat for approximately 4 acres located at 962 and 968 Correy A Edwards Drive, and 1022, 1028, 1034 and 1040 Bowman Springs Road, Emerald Crest Estates Addition, Block 1, Lots 1R, 2R, 3R, 4R, 5R and 6, City of Kennedale, Tarrant County, Texas.
- C. PZ 21-09 Consider approval of a request by Moderno, LLC for approval of a preliminary plat for approximately 5 acres located at 3771-3775 Kennedale New Hope Road, Abstract 1327, Track 2K and 2L less portion with exemption 36% of land value, and Abstract 1359, Tracts 1D and 1E, Robert C. Richey Survey, City of Kennedale, Tarrant County, Texas.

- D. PZ 21-10 Consider approval of a request by Greg Brown to vacate the replat of 1159-1161 Falcon View Dr., Lot 15R, Block 7, Falcon Wood Estates Phase Two, City of Kennedale, Tarrant County, Texas, that was approved on April 10, 2008, Case PZ 18-03.

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 4/5/21 11:45 AM

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | MARCH 11, 2021
REGULAR MEETING AT 6:00 PM
VIA VIDEOCONFERENCE

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

Staff present – Melissa Dailey, Grant Fore

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	
4	KAYLA HUGHES	x		X
5	PERRY CLEMENTI	x		X
6	BRENT JONES	x		X
7	MARK PERKINS	x		X
8	DERRICK RUBIN (Alt)		x	
9	ANDREW MALKOWSKI (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 from the February 11th, 2021 regular meeting
Mark Perkins made a motion to approve the minutes. Greg Adams seconded the motion.
The motion passed unanimously.

VII. DECISION ITEMS

- A. **PZ Case 21-05:** Consider a request by Vaquero Ventures Management, LLC for approval of a

preliminary plat for approximately 4.7 acres located at 5314 Kennedale Sublett Road, Block 1, Lot 1R, Vaquero Coker Addition, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Melissa Dailey explained that this is the commercial development of the Vaquero development, located off Kennedale Sublett and Joplin Road. She explained that this has met all city requirements of preliminary plat review: public works, fire, planning and engineering review. Staff recommends approval.

Public Hearing

There were no speakers present.

Board Discussion

Perry Clementi asked what businesses are possible. Kelly Agnor, a developer present from Vaquero, says an O'Reilly's auto parts store and a car wash are official, but no updates yet on the remaining area of the commercial development.

Perry Clementi asked to confirm that these businesses are in Kennedale and will result in tax revenue for Kennedale; Ms. Dailey confirmed.

Brent Jones asked what exactly is being asked of the board tonight. Ms. Dailey explained that this is preliminary plat approval – and standard practice, to take the preliminary plat to P&Z. The final plat will come back through P&Z and then council. State law mandates that P&Z commissions must review both preliminary and final plats.

Board Decision

Greg Adams made a motion to approve PZ Case 21-05. The motion was seconded by Perry Clementi. The motion passed unanimously.

B.PZ Case 21-06: Consider request by Wood Partners for approval of a preliminary plat for approximately 11 acres located at 5312 Kennedale Sublett, Lot 1, Block 2R, Vaquero Coker Addition, 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB #Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas

Staff Presentation

Melissa Dailey explained that these parcels are immediately adjacent to the commercial preliminary plat just approved. She explained that this is for apartments in the multi-family zoning area, approved about a year ago. This is to create one lot for the apartments. This has

met all city review needed for preliminary plats: engineering, planning, fire and public works.

Public Hearing

There were no speakers present.

Board Discussion

Perry Clementi asked if this development would back up to residential areas and whether opposition was expressed. Ms. Dailey said yes, this would be adjacent to the residential area, Steeplechase, and that there was some opposition from neighbors at the zoning meeting for the zoning request. Ms. Dailey said there is a 50 foot setback and 10-12 foot tall retaining wall planned for this development.

Rachel Imwallie, Civil Engineer, with Kenley and Horn, announced she was present and able to answer any questions.

Mark Perkins asked if access will be from east. Ms. Dailey said yes, from Joplin road.

Martha Dibella asked if these will be public or private roads. Rachel Imwallie said that the fire lane will be public but other roads will be private.

Kayla Hughes asked if Joplin road will extend further south. Ms. Dailey said that's not included in these plans, but is the goal.

Board Decision

Mark Perkins made a motion to approve PZ Case 21-06. . Kayla Hughes seconded the motion. The motion passed unanimously.

C. PZ Case-2107: Consider a request by John Tunnell for approval of a preliminary plat for approximately 4.7 acres located at 415 Katie Circle, Lot 2, Block 1, Deloach Subdivision, City of Kennedale, Tarrant County, Texas.

Staff Presentation

Melissa Dailey explained that this is a large lot off Linda Road and Dick Price (heading south on Dick Price and East on Linda Road). The developer plans 12 homes in this area. The civil documents are close to completion. These will be single-family homes in R3 zoning. This has passed all review needed for preliminary plats: fire, public works, planning and engineering.

Public Hearing

There were no speakers present.

Board Discussion

Perry Clementi asked the square footage of the homes and pricing. Ms. Dailey said staff hasn't received that information yet and stated they would need to comply with the R3 zoning.

Board Decision

Brent Jones made a motion to approve PZ Case 21-07. Perry Clementi seconded the motion. Motion passed unanimously.

IX. EXECUTIVE SESSION

No Executive Session was held.

The meeting was adjourned at 6:17PM.

Martha Dibella, Chair

Attest, Board Secretary



Date: April 8, 2021

Agenda Item No: DECISION ITEM A

I. Subject:

Conduct a public hearing and consider a recommendation to amend the 2012 Comprehensive Plan by amending the Future Transportation Plan to reclassify Swiney Hiatt Road as an Avenue type thoroughfare and realign Oak Crest Drive

II. Originated by: Melissa Dailey

III. Summary: Swiney Hiatt is currently classified as a “Street” in the Future Transportation Plan. Future improvements to Swiney Hiatt are proposed, and a “Street” classification does not allow for impact fees to be utilized for those improvements. Reclassification to “Avenue” will allow for impact fees to be utilized for future improvements on Swiney Hiatt. The realignment of Oak Crest Drive on the west side of Kennedale Parkway to intersect the Parkway at a 90 degree angle will create a safer intersection and meeting Texas Department of Transportation standards. This realignment would also allow for Oak Crest Drive to align with Gilman Road on the east side of the Parkway.

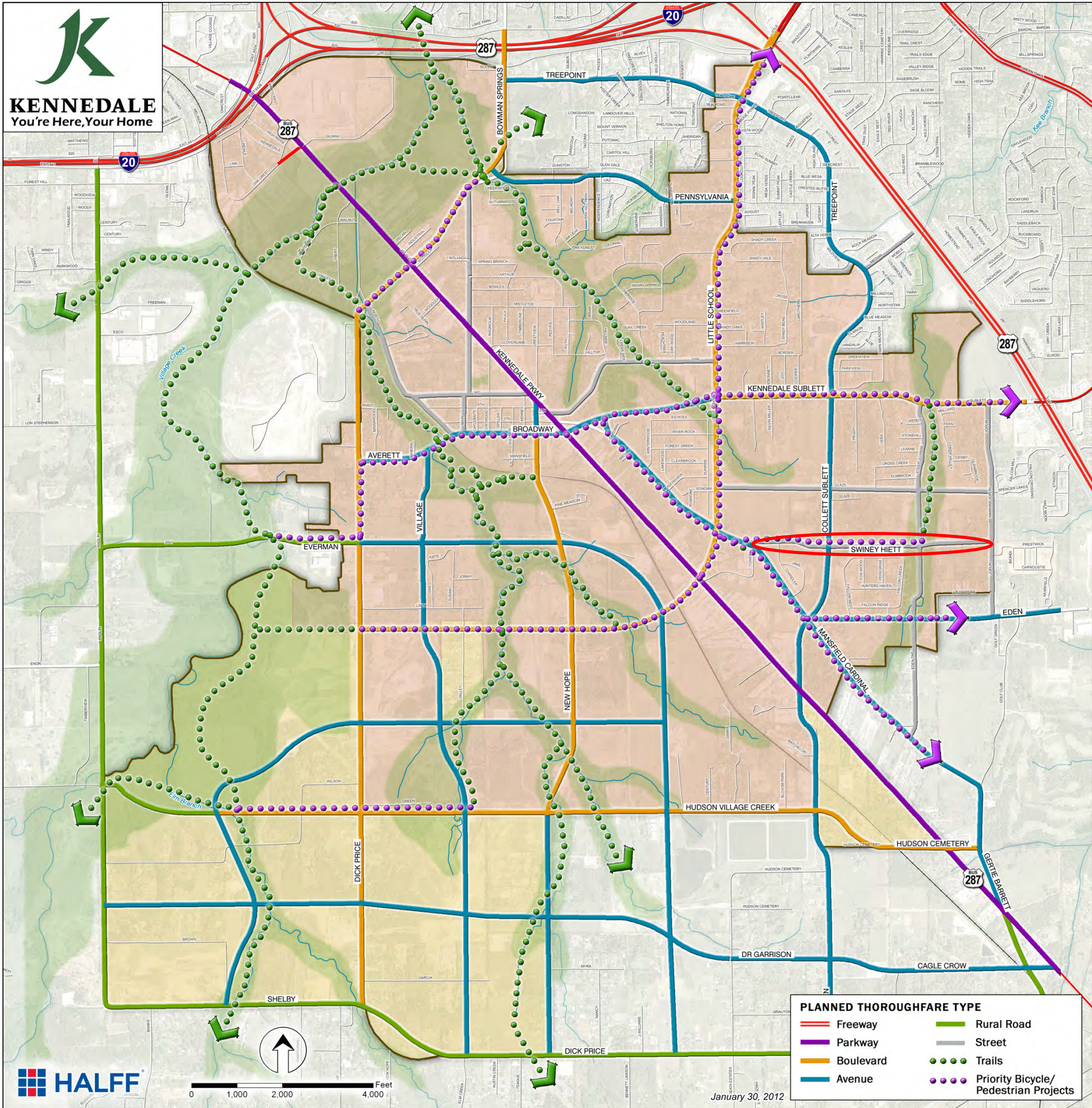
IV. Recommendation:

Approve

V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)



2012 COMPREHENSIVE PLAN UPDATE

FUTURE TRANSPORTATION PLAN

Thoroughfare Type	Parkway	Multiway Parkway Main lanes / Access lanes	Boulevard	Avenue	Street	Rural Road
Number of Through Lanes	4	4 / 2	4	2 to 4	2	2
Desired Operating Speed (mph)	40-45	40-45 / 30-35	35-40	30-35	25-30	35-40
Median	16'-18'	12'-18' / 6'-8'	12'-18'	4'-16' (optional)	--	--
Driveway Access	Limited	From access lanes	Limited	Yes	Yes	Yes
Curb Parking	No	Yes (access lane)	Optional	Yes	Yes (not delineated)	No
Pedestrian Facilities ¹ (clear through-way)	5'	5'-10' (access lanes)	5'-10'	5'-10'	5'-8'	5'
Bicycle Facilities ²	SP or SH	BL or SL	BL or BBL	BL or SL	SL	SL or SH
Streetside Width ³	18'-25'	15'-20'	18'-22'	15'-20'	10'-16'	25'-30'
Required ROW Width	100'-150'	120'-160'	100'-130'	60'-110'	50'-70'	80'-100'

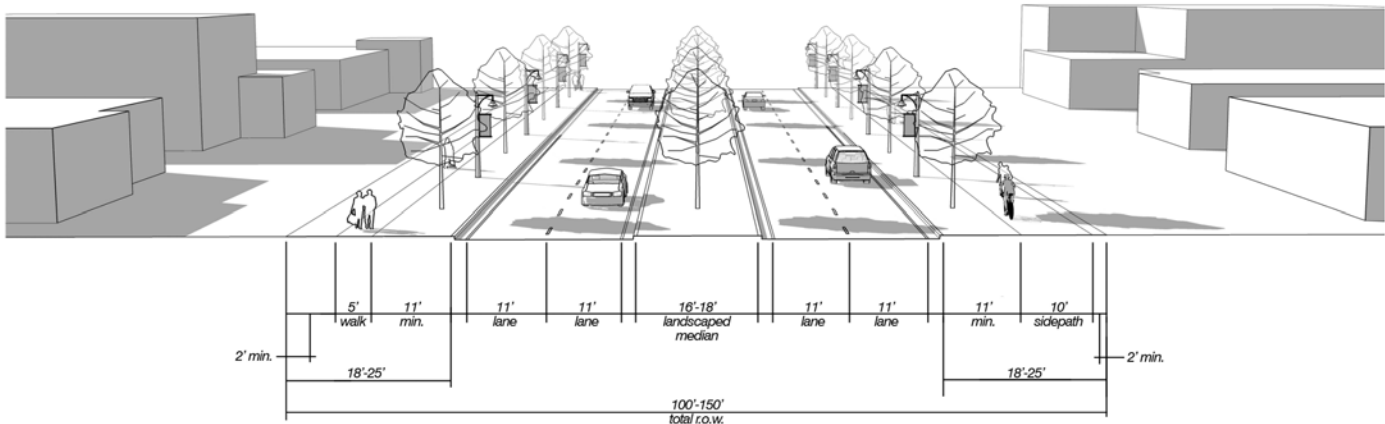
NOTES:

¹ Proposed widths of pedestrian facilities should be applied to both sides of the street.

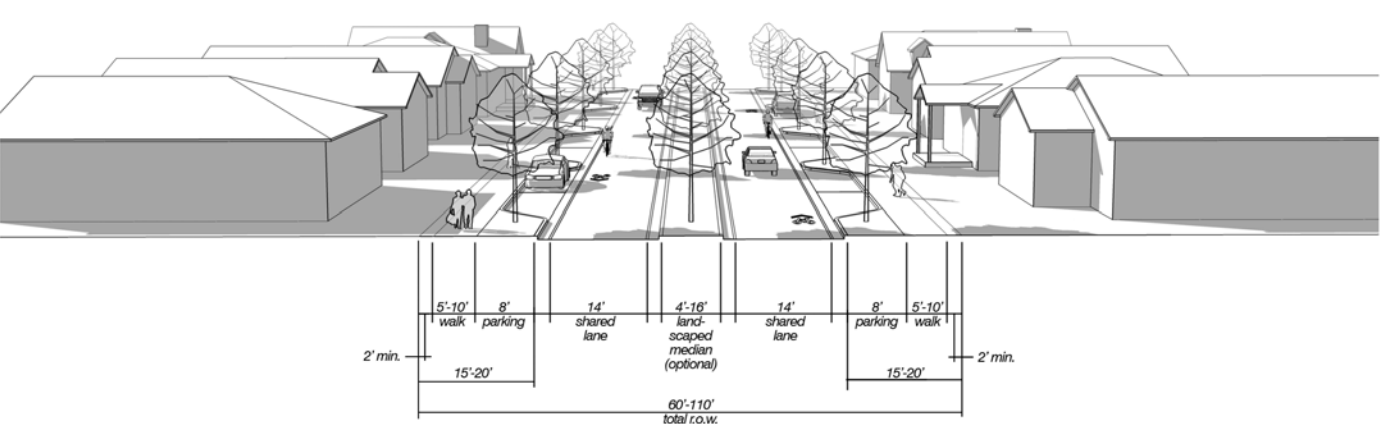
² SP - Side Path SL - Shared lane
SH - Shoulder BBL - Buffered bike lane
BL - Bike lane

³ Streetside Width refers to the area between the street and building. It includes the edge, furnishings/planting strip, clear throughway, and frontage zones.

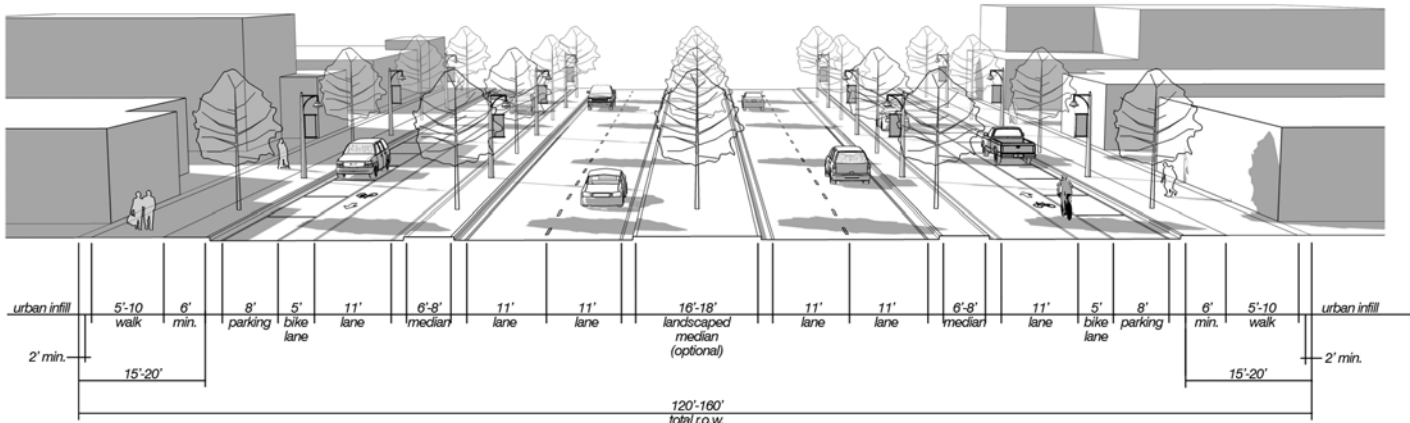
parkway (example)



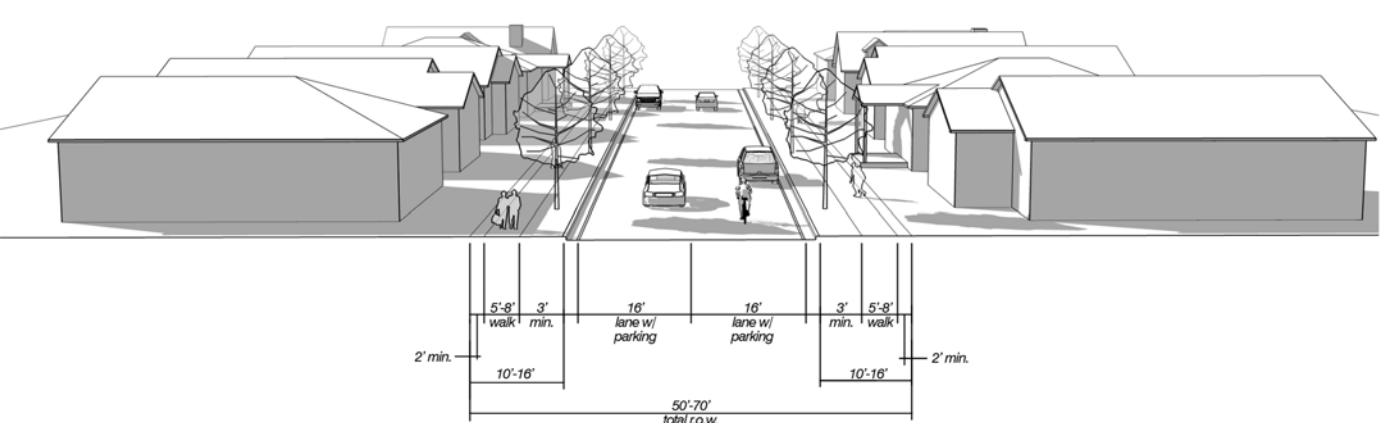
avenue (example)



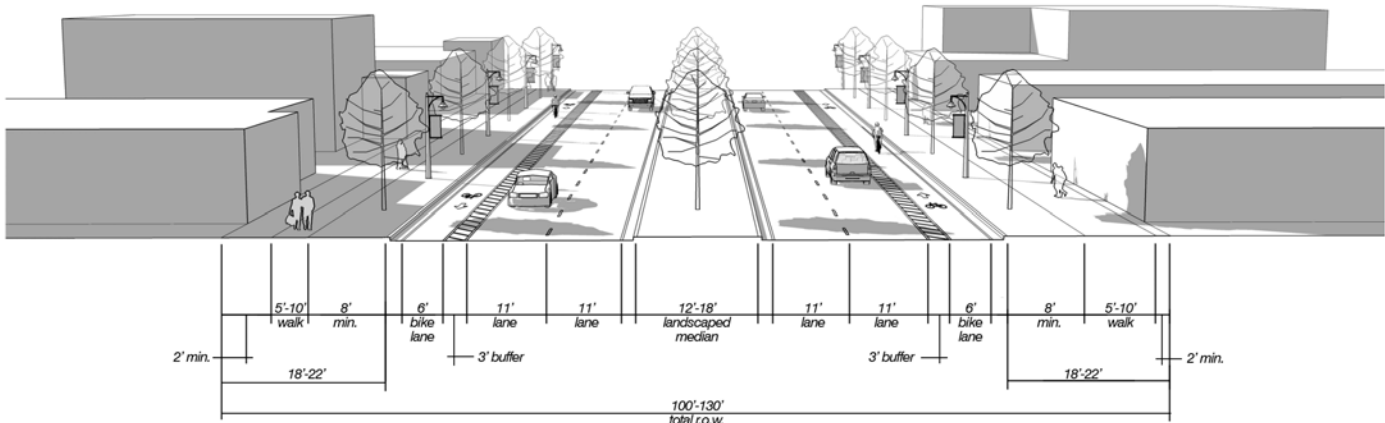
multiway parkway (example)



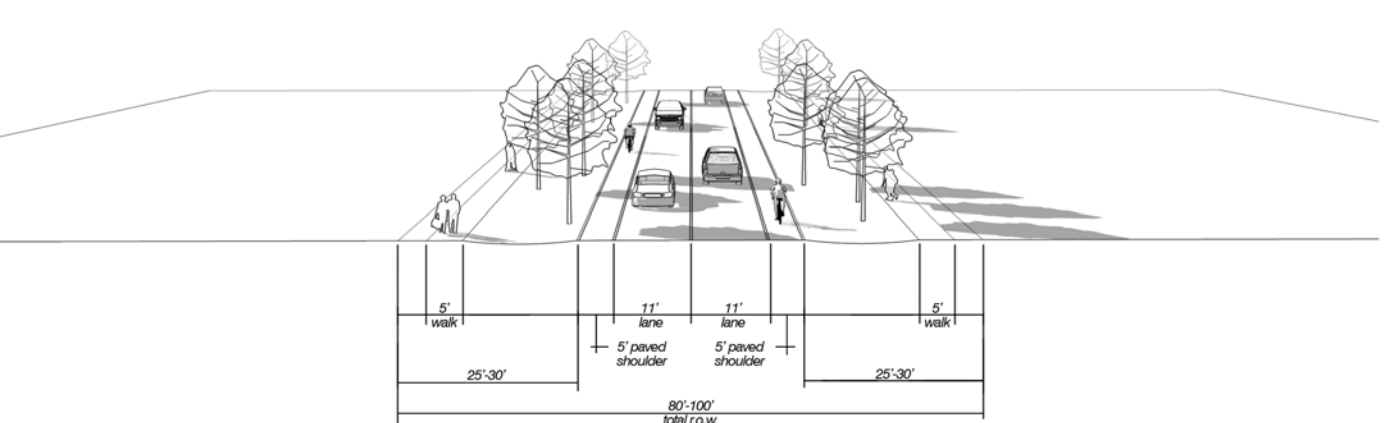
street (example)



boulevard (example)



rural road (example)





Date: April 8, 2021

Agenda Item No: DECISION ITEM B, PZ 21-08

I. Subject:

CASE # PZ 20-08 Consider a request by Trifecta Homes, LLP for approval of a preliminary plat for approximately 4 acres located at 962 and 968 Correy A Edwards Drive, and 1022, 1028, 1034 and 1040 Bowman Springs Road, Emerald Crest Estates Addition, Block 1, Lots 1R, 2R, 3R, 4R, 5R and 6, City of Kennedale, Tarrant County, Texas.

II. Originated by: Melissa Dailey

III. Summary: The applicant is requesting approval of the preliminary plat for a single family development at Correy A Edwards Drive and Bowman Springs Road. The preliminary plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

IV. Recommendation:

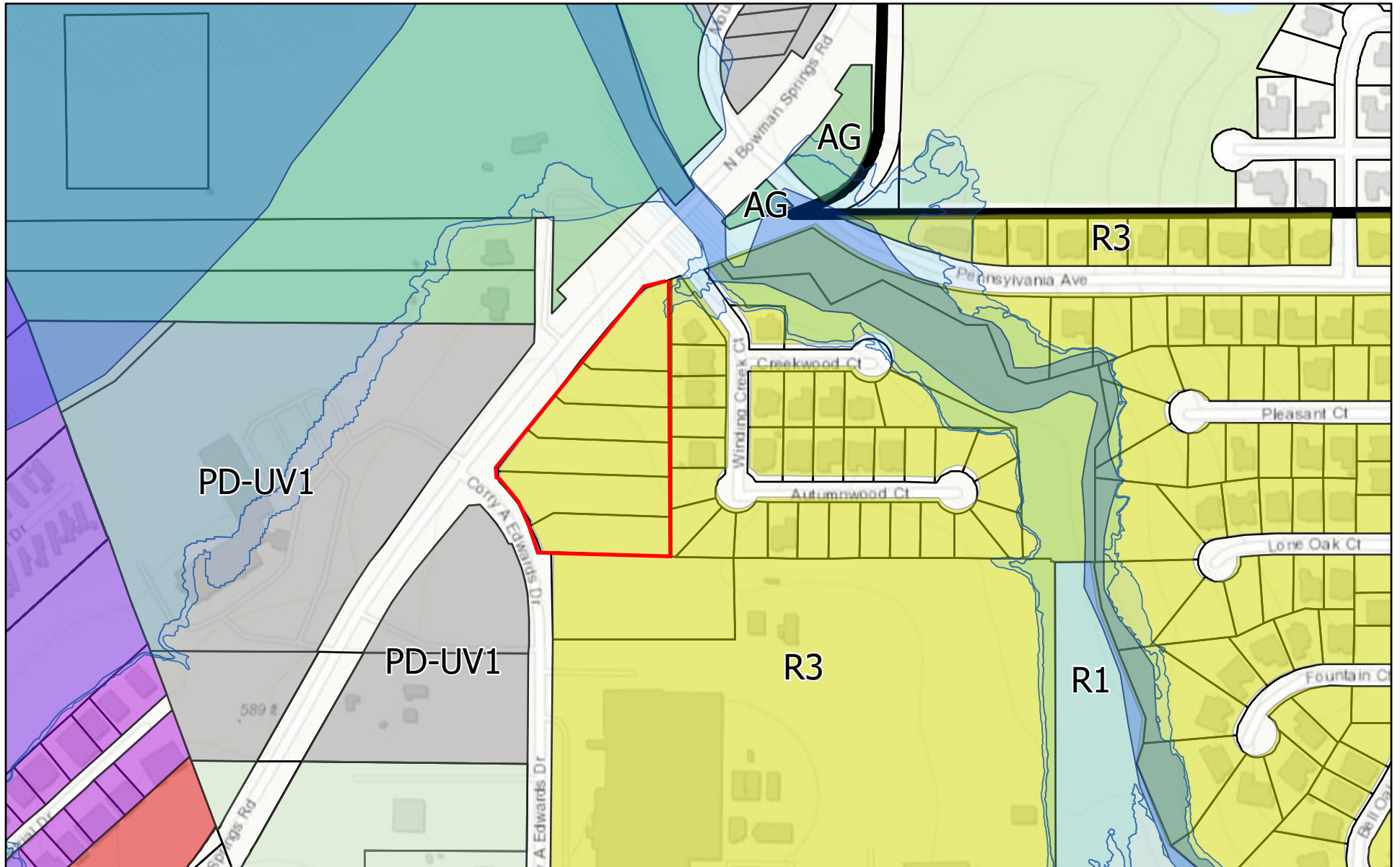
Approve preliminary plat as presented

V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

Emerald Crest



4/5/2021, 12:08:59 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning (View)

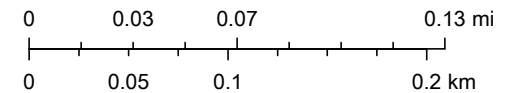
AG - Agricultural District

C2 - General Commercial District

I - Industrial District

R1 - Single Family Residential District

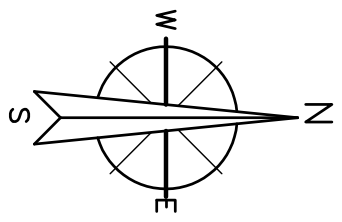
1:4,514



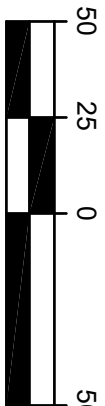
City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

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 |



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	TANGENT CHORD BEARING
33	150.00'	45°00'	103.53°
34	150.00'	45°00'	103.53°
35	150.00'	45°00'	103.53°

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S79°18.35'W
L2	25.00'	N89°50.17'E
L3	15.84'	S00°29.48'E
L4	19.34'	N87°11.07'E
L5	22.45'	S02°32.53'E
L6	53.92'	S52°39.42'E

FELLOWSHIP ACADEMY
WOODLEA ACRES ADDITION
Block 1 Lot 20R1
PER PLAT D214165527

ZONING - AG

ZONING - PDUV1

Shree Gimmiretics, Inc.
D215017849
WOODLEA ACRES ADDITION
Block 1 Lot 19R

Scale of Bearing — NAD 83, Texas North Central Zone
Data Source: Texas — 10/20/2020

Kennedale Independent School District
V. 5581, P. 452
D.R.T.C.T.

Corner 1 - 489

Kennedale Independent School District
V. 5581, P. 452
D.R.T.C.T.

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING

P. O. BOX 8873
FORT WORTH, TEXAS 76124

METRO 817-429-0194
FAX 817-446-5488

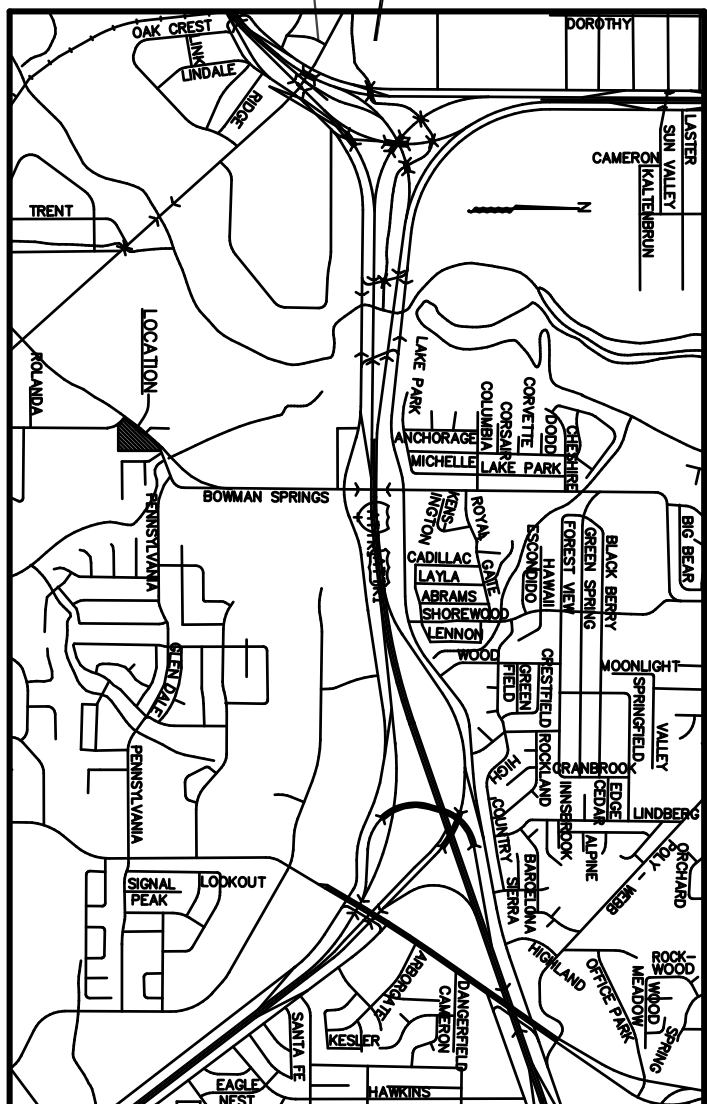
WMSA PARTNERS, LTD.

DBA WILLIAM M. SMITH & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS

PE REG NO F-96818 RPLS REG NO 10043800

1506 CREEKFORD DRIVE
ARLINGTON, TX 76012

PHONE: 817.903.1182
BUDWMSA@GMAIL.COM



VICINITY MAP
(n/s)

According to flood insurance rate map no. 480603 340K, dated September 25, 2009 prepared by Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, this property is within zone X.

THE PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT (HATCHED AREA) AS RECORDED IN COUNTY CLERK'S INSTRUMENT D218232964, TARRANT COUNTY, TEXAS, TO BE ABANDONED WITH THE FILING OF THE FINAL PLAT.

4 Julie Webb
D219203580
D.R.T.C.T.

5 Carole Roy
D220761645
D.R.T.C.T.

6 John Ryseay
D215067255
D.R.T.C.T.

THE PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT (HATCHED AREA) AS RECORDED IN COUNTY CLERK'S INSTRUMENT D218232964, TARRANT COUNTY, TEXAS, TO BE ABANDONED WITH THE FILING OF THE FINAL PLAT.

Brandon Byrd
D215178132
D.R.T.C.T.

Tong Truong
D210225232
D.R.T.C.T.

CERTIFICATE OF APPROVAL
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 CITY COUNCIL.
CHAIRMAN, PLANNING AND ZONING COMMISSION
ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

LEGAL DESCRIPTION:

BEING all of that certain tract, parcel, or lot of land located in the J. Prickett Survey, Abstract No. 1225 and the E.R. Mingus Survey, Abstract No. 1075, City of Kennedale, County of Tarrant, State of Texas, according to County Clerk's No. D218195156, Deed Records, Tarrant County, Texas, and being all of Lots 1R, 1R thru 5R and Lot 6, Block 1, EMERALD CREST ESTATES, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in County Clerk's No. D218232964, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron rod marked Beasley at the most Northerly corner of said tract, also being a common corner with WINDING CREEK CREEK ADDITION, an addition to the City of Kennedale, Texas, as recorded in Cabinet A, slide 10344, P.R.T.C.T.;

THENCE along the common East line of said EMERALD CREST ESTATES and West line of WINDING CREEK CREEK ADDITION South 00°29'48" East a distance of 633.63 feet to a found 1/2" iron rod found on the common North line of the Kennedale Independent School District tract as recorded in Volume 5581, page 452, Deed Records, Tarrant County, Texas;

THENCE North 88°40'31" West along said line a distance of 296.27 feet to a 1/2" iron rod found at a corner, also being on East right-of-way of Corry A. Edwards Drive, variable right-of-way width;

THENCE along said right-of-way the following calls:

- 65.48 feet in a Northwesterly direction along a curve to the left, having a central angle of 08°10'41", a radius of 430.00 feet, a chord of 65.44 feet, and a chord bearing of North 25°01'11" West to a 1/2" iron rod found.
- North 00°11'39" West a distance of 10.04 feet to a 1/2" iron rod found.
- 116.68 feet in a Northwesterly direction along a curve to the left, having a central angle of 15°22'04", a radius of 435.00 feet, a chord of 116.33 feet, and a chord bearing of North 38°19'47" West to a 1/2" iron rod found.
- North 04°39'38" West to a 1/2" iron rod found on the South right-of-way of Bowman Springs Road, variable right-of-way width.

THENCE along said right-of-way the following calls:

- North 37°20'18" East a distance of 324.83 feet to a 1/2" iron found at the beginning of a curve.
- 206.10 feet in a Northeasterly direction along a curve to the left, having a central angle of 08°10'41", a radius of 1,444.00 feet, a chord of 205.93 feet, and a chord bearing of North 41°25'38" East to a 1/2" iron rod found.
- North 69°40'32" East a distance of 63.82 to the POINT OF BEGINNING and containing 3.776 acres of land.

The bearings recited hereon are oriented to NAD 83 Texas North Central Zone.

THIS is to certify that I, William M. Smith, Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground by Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas.

William M. Smith, Jr.

William M. Smith, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4647



PRELIMINARY PLAT

EMERALD CREST ESTATES
an Addition to the

City of Kennedale, Tarrant County, Texas
Being Lots R4 thru 5R and 6, Block 1, Amending Plat of Emerald Crest Estates, an Addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in County Clerk's No. D218232964, Deed Records, Tarrant County, Texas.

10 Lots
3.776 Acres of Land
May, 2020

Owner/Developer:
TRIFECTA HOMES LLC
Keyur Naik, President
3003 Russell Road
Arlington, Tx 76001
(803) 467-3060
naikkeyur@hotmail.com



Date: April 8, 2021

Agenda Item No: DECISION ITEM C, PZ 21-09

I. Subject:

CASE # PZ 20-09 Consider approval of a request by Moderno, LLC for approval of a preliminary plat for approximately 5 acres located at 3771-3775 Kennedale New Hope Road, Abstract 1327, Track 2K and 2L less portion with exemption 36% of land value, and Abstract 1359, Tracts 1D and 1E, Robert C. Richey Survey, City of Kennedale, Tarrant County, Texas.

II. Originated by: Melissa Dailey

III. Summary: The applicant is requesting approval of the preliminary plat for a single family development 3771-3775 Kennedale New Hope Road. The preliminary plat has been reviewed by City staff and engineers and is deemed to have met all requirements.

IV. Recommendation:

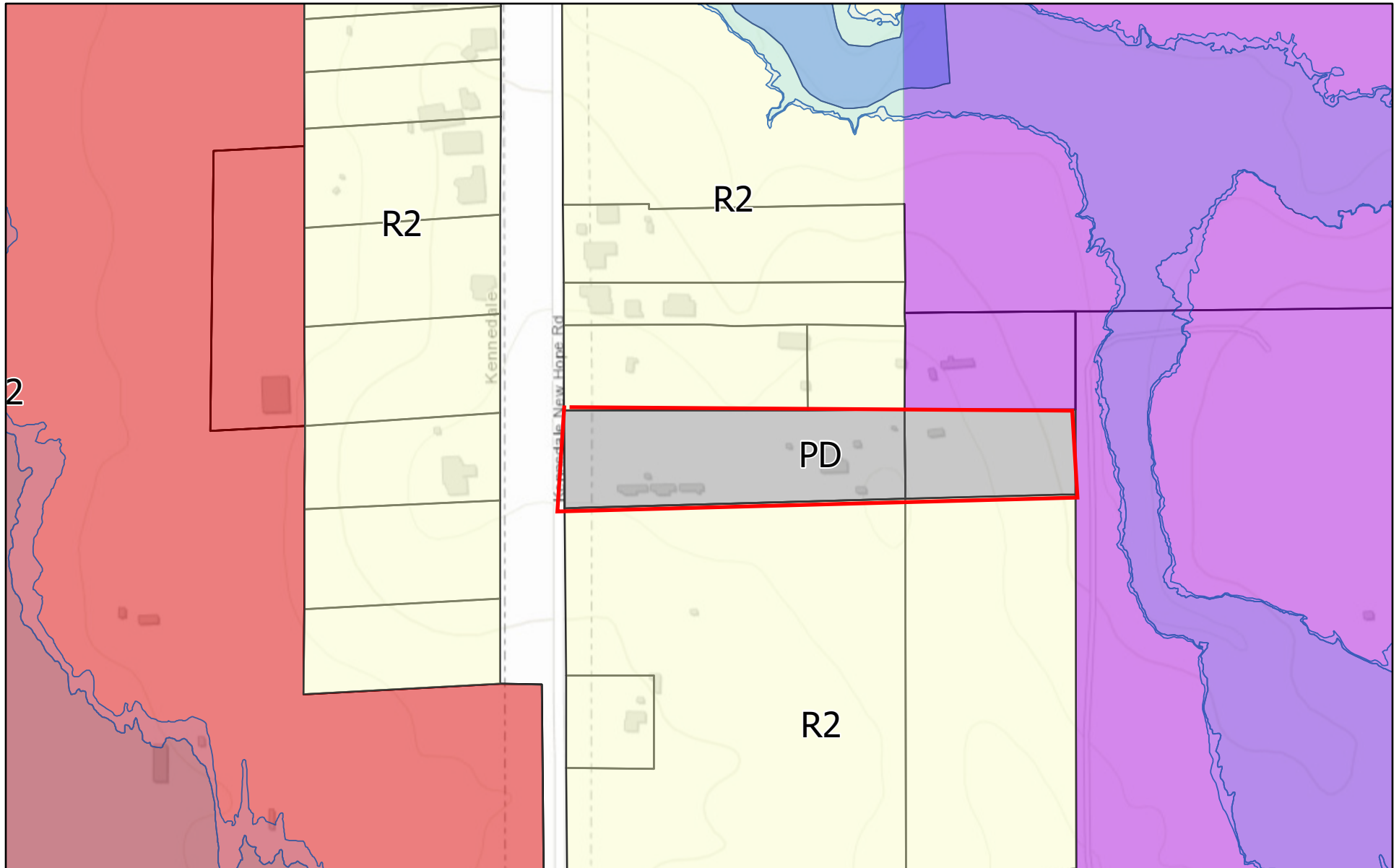
Approve preliminary plat as presented

V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

3771-3775 Kennedale New Hope Road - Moderno Development



4/5/2021, 12:05:33 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning (View)

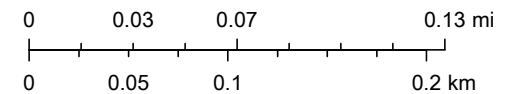
C2 - General Commercial District

I - Industrial District

R2 - Single Family Residential District

PD - Planned Development District

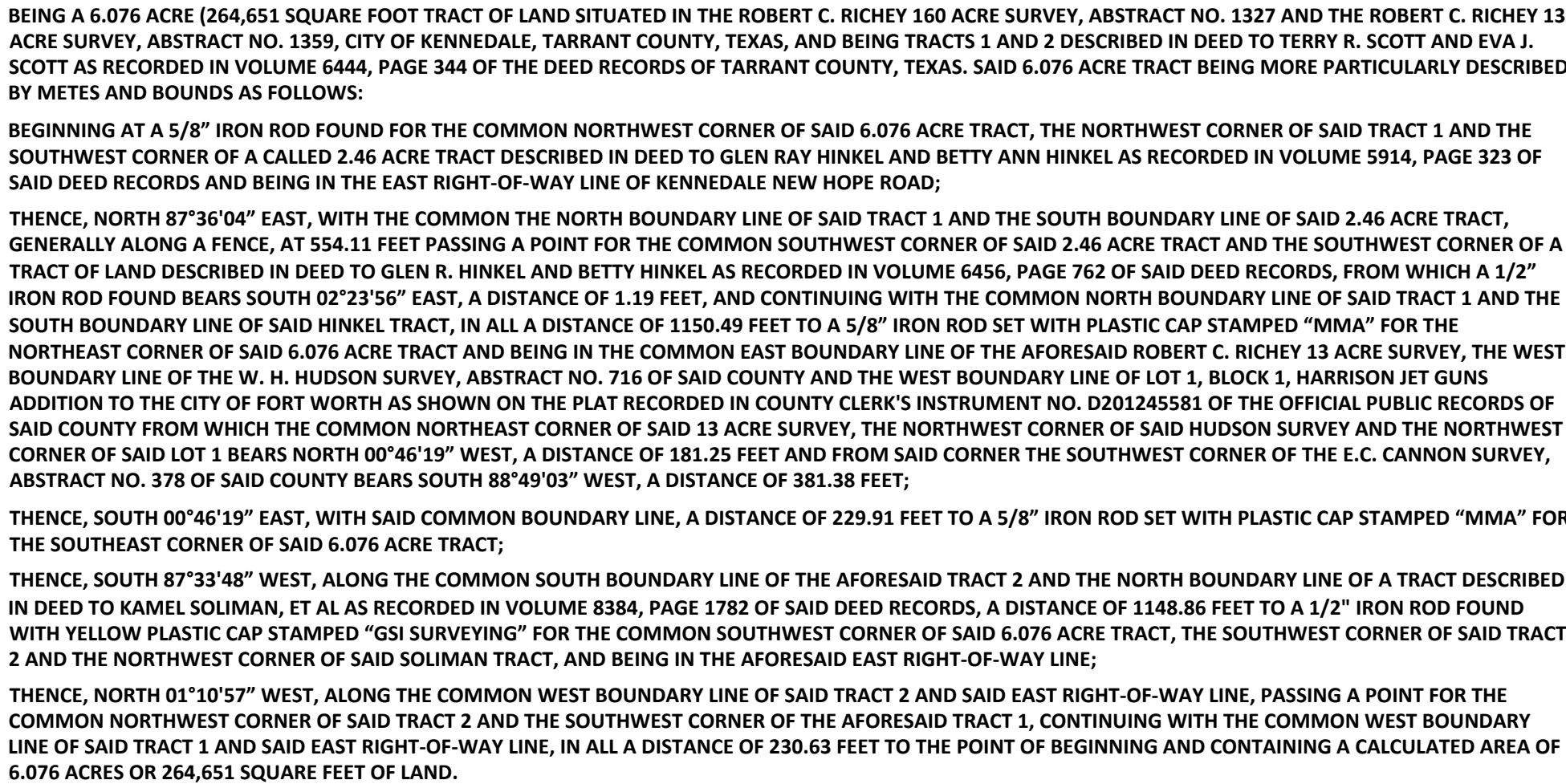
1:4,514



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 |



SHEET 1 OF 1

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	50	RESIDENTIAL	2.616
OPEN SPACE	4	OPEN SPACE ('X' LOTS)	1.915
		PRIVATE STREET	1.408
		PRIVATE ALLEY	0.069
		TOTAL ACREAGE	6.008



Date: April 8, 2021

Agenda Item No: DECISION ITEM D, vacate replat of 1159-1161 Falcon View Dr.

I. Subject:

CASE # PZ 20-10 Consider approval of a request by Greg Brown to vacate the replat of Lot 15R, Block 7, Falcon Wood Estates Phase Two, City of Kennedale, Tarrant County, Texas, that was approved on April 10, 2008, Case PZ 18-03

II. Originated by: Melissa Dailey

III. Summary: The applicant is requesting approval of the vacation of a replat for 1161 Falcon View. On April 10, 2008, the City Council approved a replat of two parcels in the Falcon Wood Estates Addition to combine parcels at 1159 and 1161 Falcon View Drive into one larger parcel. The two ½ acre parcels were combined to create one 1-acre lot. The lot has not been developed, and the owner desires to vacate the replat, resulting in the parcels being ½ acre each as the development was originally platted. The zoning for Falcon Wood is R2, requiring a minimum ½ acre lots. Therefore the requested vacation of the replat in 2008 would result in parcels of ½ acre each that meet the zoning requirements and return the parcels to their originally platted size for the subdivision.

IV. Recommendation:

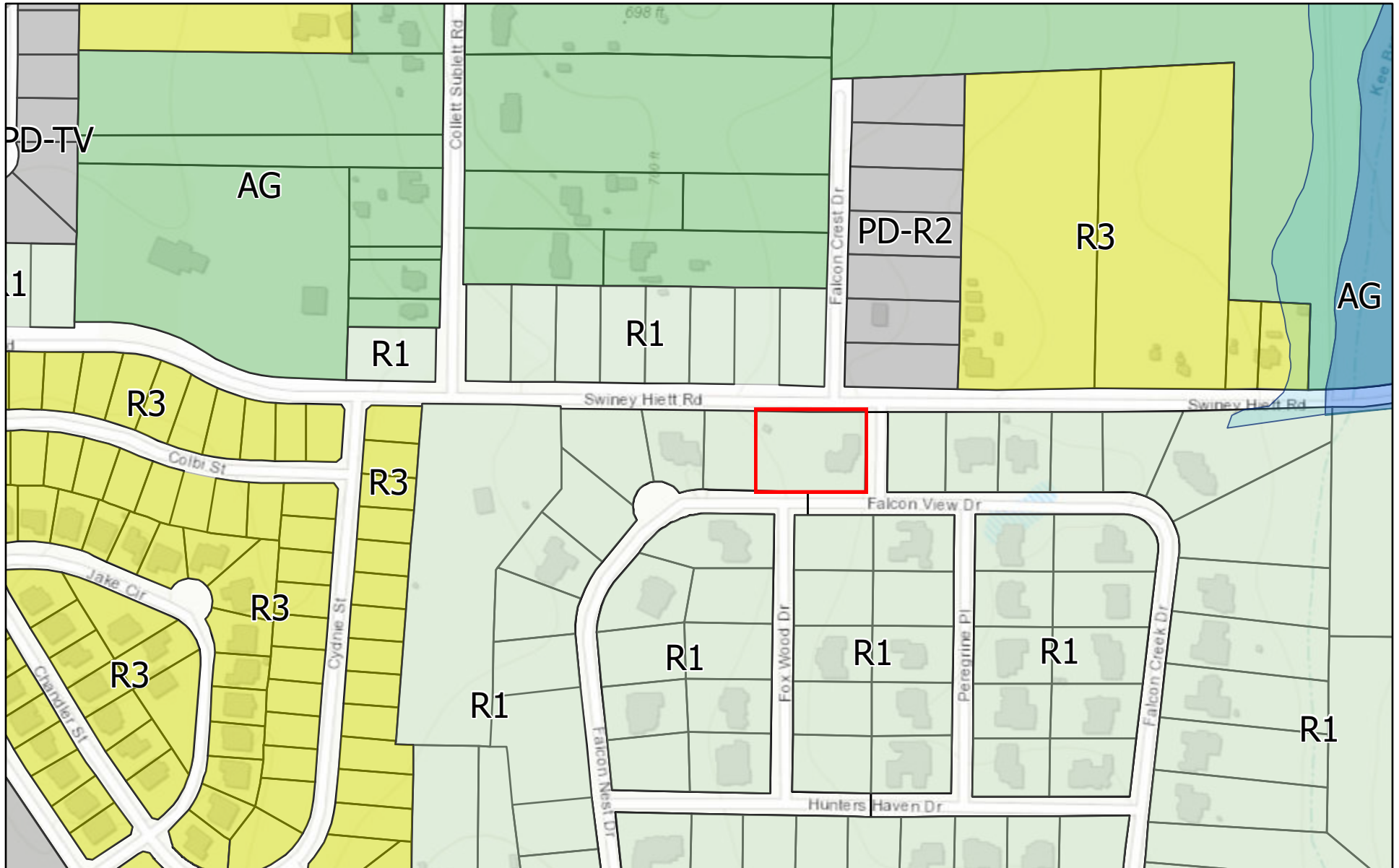
Approve

V. Alternative Actions:

Approve with conditions (must reference regulations related to conditions)

Disapprove (must reference regulations not met)

1161 Falcon View Dr



4/5/2021, 12:11:09 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

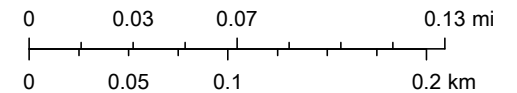
Zoning (View)

AG - Agricultural District

R1 - Single Family Residential District

R3 - Single Family Residential District

1:4,514



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

Web AppBuilder for ArcGIS

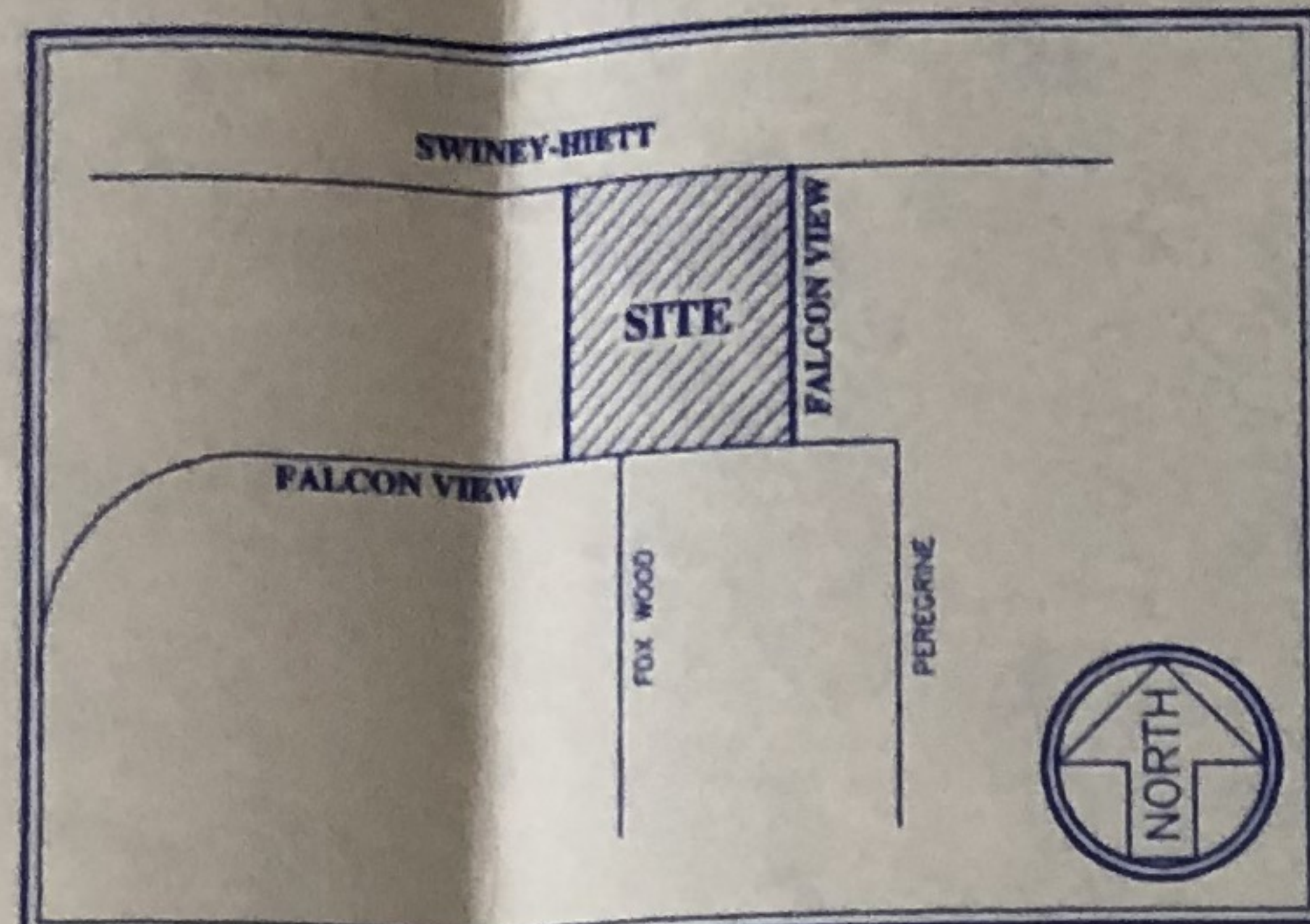
City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |

BASIS OF BEARINGS:

SOUTH RIGHT-OF-WAY LINE OF SWINEY-HIETT ROAD AS SHOWN ON PLAT RECORDED IN CAB. A, SLD. 9624.

LEGEND

CONTROLLING MONUMENT
C.M. IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET



VICINITY MAP
1 INCH = 2000 FEET

LOT 6
BLOCK 2
OLIVER ACRES
VOL. 1383, PG. 586 & 587
D.R.T.C.T.
RICARDO TREVIÑO
VOL. 15541, PG. 113
D.R.T.C.T.

J.M. LILLY SURVEY
ABSTRACT No. 880

B. JOPLING SURVEY
ABSTRACT No. 880

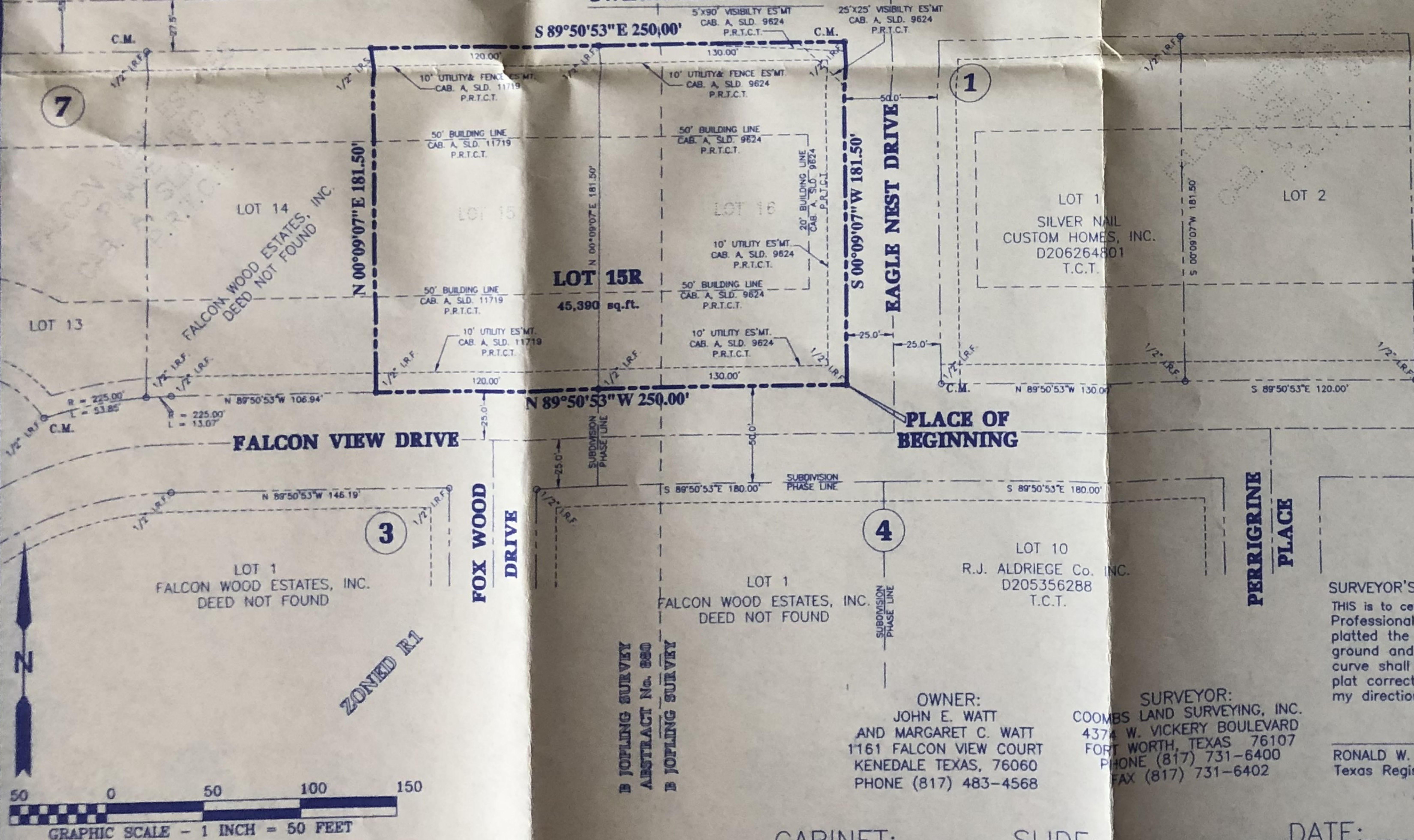
ZONED A6

ZONED R2

LOT 1
C.C. SWINEY'S SUBDIVISION
VOL. 3, PG. 560
D.R.T.C.T.

EVERETT M. HEAD
VOL. 14969, PG. 353
D.R.T.C.T.

SWINEY-HIETT ROAD



THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY
ON THIS DAY OF _____, 2008
TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY
PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY

ON THIS DAY OF _____, 2008

TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, JOHN E. WATT and wife, MARGARET C. WATT are the owners of those certain tracts of land described County Clerk's File number D205387934 and D207140159, Tarrant County Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of Lot 16, Block 7, Falcon Wood Estates, Phase One, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9624, Plat Records, Tarrant County, Texas, lying in the North right-of-way line of Falcon View Drive (a 50 foot wide right-of-way) at its intersection with the West right-of-way line of Eagle Nest Drive (a 50 foot wide right-of-way);

THENCE N 89° 50' 53" W, along the said North right-of-way line of Falcon View Drive, at 130.00 feet passing a 1/2-inch iron rod found at the Southeast corner of said Lot 16, being the Southeast corner of all of Lot 15, Block 7, Falcon Wood Estates, Phase Two, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11719, an continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 15, being the Southeast corner of Lot 14, Block 7, said Falcon Wood Estates, Phase Two;

THENCE N 00° 09' 07" E, 181.50 feet along the common boundary line between said Lots 14 and 15, to a 1/2-inch iron rod set at the Northwest corner of said Lot 15, lying in the South right-of-way line of Swiney-Heitt Road (a 55 foot right-of-way);

THENCE S 89° 50' 53" E, along the South right-of-way line of said Swiney-Heitt Road at 120.00 feet passing a 1/2-inch iron rod found at the Northeast corner of said Lot 15, being the Northwest corner of aforesaid Lot 16 and continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Northeast corner of said Lot 16 lying in the West right-of-way line of aforesaid Eagle Nest Drive at its intersection with the South right-of-way line of said Swiney-Heitt Road;

THENCE S 00° 09' 07" W, 181.50 feet along the East boundary line of said Lot 16, with the West right-of-way line of said Eagle Nest Drive to the PLACE OF BEGINNING, containing 45,390 square feet of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN E. WATT AND WIFE MARGARET C. WATT, does hereby adopt this plat designating the hereinabove described real property as, LOT 15R, BLOCK 7, FALCON WOOD ESTATES, PHASE TWO to the City of Kennedale, Texas and does hereby dedicate to the public's use the streets, alleys, right-of-way, easements and any other public areas shown on this plat.

WITNESS MY HAND at _____, Tarrant County, Texas

this the _____ day of _____, 2008

JOHN E. WATT

MARGARET C. WATT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said county and State, on this day personally appeared JOHN E. WATT AND WIFE, MARGARET C. WATT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated and in the capacity, therein expressed.

Given under my hand and seal of office

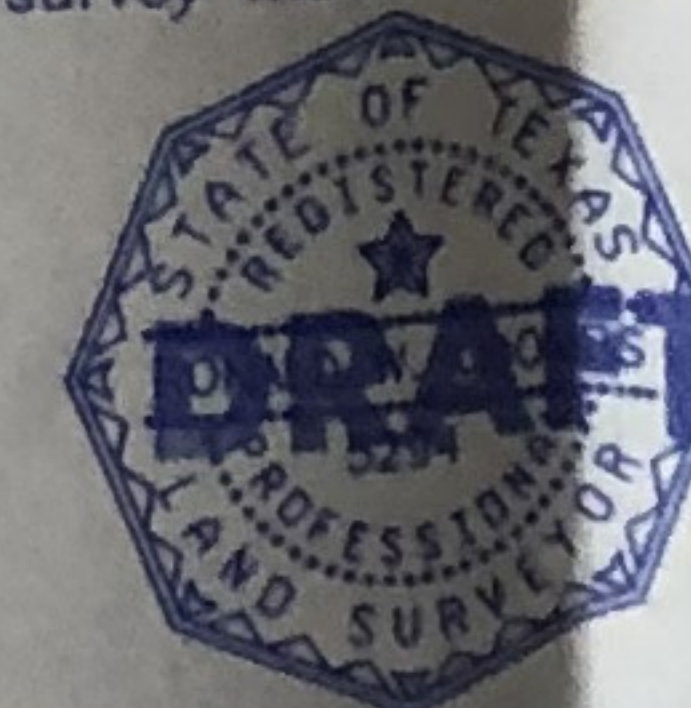
this the _____ day of _____, 2008

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATION

THIS is to certify that I, RONALD W. COOMBS, 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.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



SURVEYOR:
COOMBS LAND SURVEYING, INC.
4374 W. VICKERY BOULEVARD
FORT WORTH, TEXAS 76107
PHONE (817) 731-6400
FAX (817) 731-6402

OWNER:
JOHN E. WATT
AND MARGARET C. WATT
1161 FALCON VIEW COURT
KENEDALE TEXAS, 76060
PHONE (817) 483-4568

**REPLAT
LOT 15R, BLOCK 7
FALCON WOOD ESTATES
PHASE TWO**

AN ADDITION TO THE
CITY OF KENNEDALE TARRANT COUNTY,
TEXAS BEING A REVISION OF
LOT 15, BLOCK 7 FALCON WOOD ESTATES,
PHASE TWO
ACCORDING TO THE PLAT RECORDED IN
CABINET A, SLIDE 11719
PLAT RECORDS, TARRANT COUNTY, TEXAS
AND LOT 16, BLOCK 7
FALCON WOOD ESTATES, PHASE ONE
AN ADDITION TO THE
CITY OF KENNEDALE, TARRANT COUNTY,
TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET A, SLIDE 9624
PLAT RECORDS, TARRANT COUNTY, TEXAS

1.042 ACRE OF LAND

FEBRUARY 14, 2008

08-0042

CABINET: _____ SLIDE: _____ DATE: _____

[illegible]