

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING
THURSDAY, MAY 13, 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 April 8, 2021 regular meeting

VII. DECISION ITEMS

- A. **CASE # PZ 21-11** to conduct a public hearing and consider a request by Mark Watson for a rezoning from "C2" Commercial to "R3" Residential for approximately .4 acres of land within 100 feet of the northeastern boundary line of 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 21-12** to conduct a public hearing and consider a request by Mark Watson for a rezoning from "R3" Residential to "C2" Commercial for approximate 1 acre of land except for land within 100 feet of the northeastern boundary line of 804 Mansfield Cardinal Road, Lot 16A, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.

VIII. EXECUTIVE SESSION

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

& Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

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

X. ADJOURNMENT

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

CERTIFICATION



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

CREATED 5/7/21 1:20pm

POSTED _____ (DATE) _____ (TIME)

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | APRIL 8TH, 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 6:00PM.

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	PERRY CLEMENTI		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 March 11th, 2021 regular meeting

Mark Perkins made a motion to approve the March 11th, 2021 meeting minutes. Greg Adams seconded the motion. Motion passed unanimously.

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

Staff Presentation

Melissa Dailey, Director of Planning and Economic Development, explained that this an amendment to the future transportation plan, changing Swiney Hiatt Road to an avenue, in order to utilize impact fees for future improvements. Presently, Swiney Hiatt Road is classified as a Street in the Future Transportation plan. The second proposed amendment is the realignment of Oak Crest Drive on the west side of Kennedale Parkway to intersect the Parkway at a 90 degree angle, which will create a safer intersection and will meet Texas Department of Transportation Standards. Staff recommends approval.

Public Hearing

There were no speakers present.

Board Discussion

Kayla Hughes asked if this would result in roadway improvements and a curb. Ms. Dailey said it is possible and that Swiney Hiatt is on the capital improvements list for improvements but is not funded.

Kayla Hughes confirmed with Ms. Dailey if the proposed Oak Crest change goes through Apache. Ms. Dailey stated that it does. Brent Jones asked what would happen to the building. Ms. Dailey explained that any right-of-way acquisition would have to be negotiated with the property owner where any road goes through private property.

Kayla Hughes if the Oak Crest Realignment would be an eminent domain case – Ms. Dailey said that is highly unlikely.

Greg Adams asked if is the Oak Crest plan forces Apache to sell their property. Ms. Dailey expressed that the exact realignment of Oak Crest could be changed – and details would be worked through with the property owner. Ms. Dailey expressed the change must be shown on the future transportation plan in order to have the option to utilize impact fees as a funding source.

Board Decision

Greg Adams made the motion to approve Decision Item A. Mark Perkins seconded the motion. Motion passed unanimously.

B.PZ Case 21-08 Consider a request by Trifecta Homes, LLP for approval of a preliminary plat for approximately 4 acres located at 962 and 968 Corry 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.

Staff Presentation

Ms. Dailey said the applicant is requesting approval of the preliminary plat for a single family development at Corry A Edwards Drive and Bowman Springs Road. Emerald Crest is a proposed development of 10 homes zoned R-3. The preliminary plat has been reviewed by fire,

engineering, public works and planning staff and has met all requirements. Staff recommends approval.

Public Hearing

There were no speakers present.

Board Discussion

There was no board discussion.

Board Decision

Kayla Hughes made a motion to approve PZ Case 21-08. Brent Jones seconded the motion. Motion passed unanimously.

C. PZ Case-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.

Staff Presentation

Ms. Dailey explained that this is a request for approval of the preliminary plat for a single family development at 3771-3775 Kennedale New Hope Road. This is a 52-home proposed development on New Hope Road. The preliminary plat has been reviewed by City Staff, fire, engineering and public works and meets all requirements. Staff recommends approval.

Public Hearing

There were no speakers present.

Board Discussion

There was no board discussion.

Board Decision

Mark Perkins made the motion to approve PZ Case 21-09. Kayla Hughes seconded the motion. Motion passed unanimously.

D. PZ Case 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.

Staff Presentation

Ms. Dailey explained that the applicant is requesting approval of the vacation of a replat for 1161 Falcon View. On April 10th, 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 a 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 minimum ½ acre lots. Therefore the requested vacation of the replat in 2008 would result in parcels of 1.2 acre each that meet the zoning requirements and return the parcels to their

originally platted size for the subdivision. Two lots were replatted to create one larger lot, and the owner would like to take the larger lot back to two lots as originally platted for the subdivision. Staff recommends approval.

Public Hearing

There were no speakers present.

Board Discussion

Brent Jones asked if there is an existing structure on lot 16. The applicant, Greg Brown, confirmed that there is a house on lot 16, and the property owner has had trouble selling it. His goal is to vacate the plat and sell the house with a half-acre lot and the vacant half-acre lot as well. Ms. Dailey explained the plat vacation would result in the lots being similar to surrounding lots.

Board Decision

Greg Adams made motion to approve PZ Case 21-10. Brent Jones seconded the motion. Motion passed unanimously.

IX. EXECUTIVE SESSION

No Executive Session was held.

The meeting was adjourned at 6:25PM.

Date: May 13, 2021

P&Z STAFF REPORT AGENDA ITEM A

I. SUBJECT

CASE # PZ 21-11 to conduct a public hearing and consider a request by Mark Watson for a rezoning from “C2” Commercial to “R3” Residential for approximately .4 acres of land within 100 feet of the northeastern boundary line of 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 C2 Residential to R3 Residential
Applicant	Mark Watson
Location	100 feet of the northeastern boundary of 731 E Kennedale Parkway
Surrounding Uses	Commercial, Industrial, Residential
Surrounding Zoning	C2, R3, I
Future Land Use Plan Designation	Residential (for properties fronting Mansfield Cardinal)
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

731 E Kennedale Parkway 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 and is now vacant. Prior to the City rezoning the entire property C2 on February 16, 2021, the city's zoning map showed a portion of the front of the property zoned C2 and a portion of the rear of the property zoned R3.

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 this part of Mansfield Cardinal is single family 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 located at 804 Mansfield Cardinal Road 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 property fronting Mansfield Cardinal Road, the Future Land Use Plan indicates this property as residential.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

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

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

Principle #2 – 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 desire 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 R3 zoning for 100 feet of the rear portion of the property that fronts Mansfield Cardinal Road. 100 feet is the required depth of an R3 zoned lot. 731 W Kennedale Parkway was considered by the Planning & Zoning Commission for C2 zoning on February 11, 2021 and zoned by the City Council as C2 on February 16, 2021. Prior to the rezoning, the city's zoning map showed the property as being C2 zoned on the front part of the parcel and R3 zoned on the rear of the parcel. Since the rezoning in February, the applicant has been able to enter into a contract to acquire the adjacent property at 804 Mansfield Cardinal Road, which also has a split zoning of C2 and R3, extends to Kennedale Parkway, and is the subject of the next case, PZ 21-12. If the portion of 804 Mansfield Cardinal Road fronting Kennedale Parkway is zoned C2, that will allow for the applicant to combine the three properties of 731 W Kennedale Parkway, 804 Mansfield Cardinal Road, and 733 W Kennedale Parkway (which is already zoned C2) and reconfigure the site plan to allow for residential properties fronting Mansfield Cardinal Road.

The applicant has applied for a special exception to allow for the use, Manufacturing, processing and packaging – light for all three properties, and the Board of Adjustment will be considering that application at their regular meeting on May 11, 2021. Additionally the applicant has applied for a variance to allow for a 25 foot rear setback instead of the required 50 foot rear setback for the three properties, which will make the reconfigured site plan possible while allowing for residential use fronting Mansfield Cardinal Road on the 3 lots.

STAFF RECOMMENDATION

The applicant's ability to purchase 804 Mansfield Cardinal Road, which extends to Kennedale Parkway, and to rezone the front portion of that property to C2 has allowed the applicant to change the site plan. The new site plan, with the additional property fronting the Parkway, allows for a wider, less deep building, providing the opportunity to rezone and replat the properties to R3 on the rear. In this scenario, the two properties with Mansfield Cardinal frontage (731 E Kennedale Parkway and 804 Mansfield Cardinal Road) would be residential fronting Mansfield Cardinal Road and would exceed R3 lot size requirements, requiring 50 foot width and 100 foot depth. 731 E Kennedale Parkway would be approximately 178 feet wide and 100 feet deep. 804 Mansfield Cardinal Road would be approximately 100 feet wide and 100 feet deep. The three properties fronting Kennedale Parkway would be commercial or light industrial, consistent with surrounding uses on the Parkway.

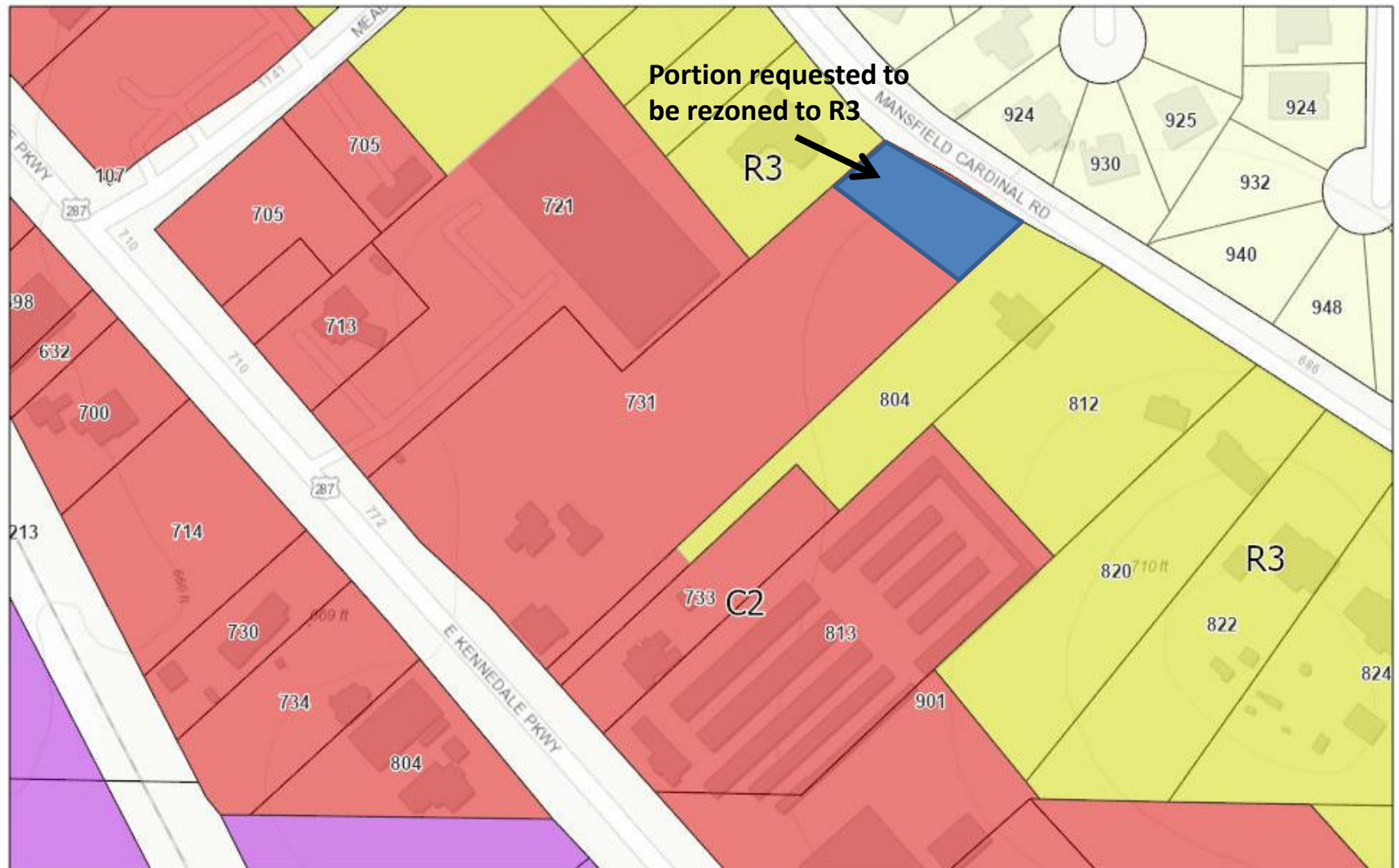
Based on the above analysis and assuming the Board of Adjustment approves the requested special exception use and variance, staff recommends approval of the rezoning. Information will be available at the time of the Planning & Zoning Commission meeting regarding the Board of Adjustment decision on the 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 21-11, 731 E Kennedale Parkway



5/10/2021, 11:56:27 AM

Zoning (View)

C2 - General Commercial District

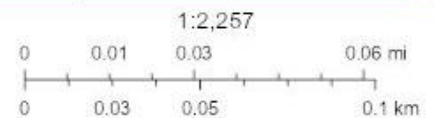
I - Industrial District

R2 - Single Family Residential District

R3 - Single Family Residential District

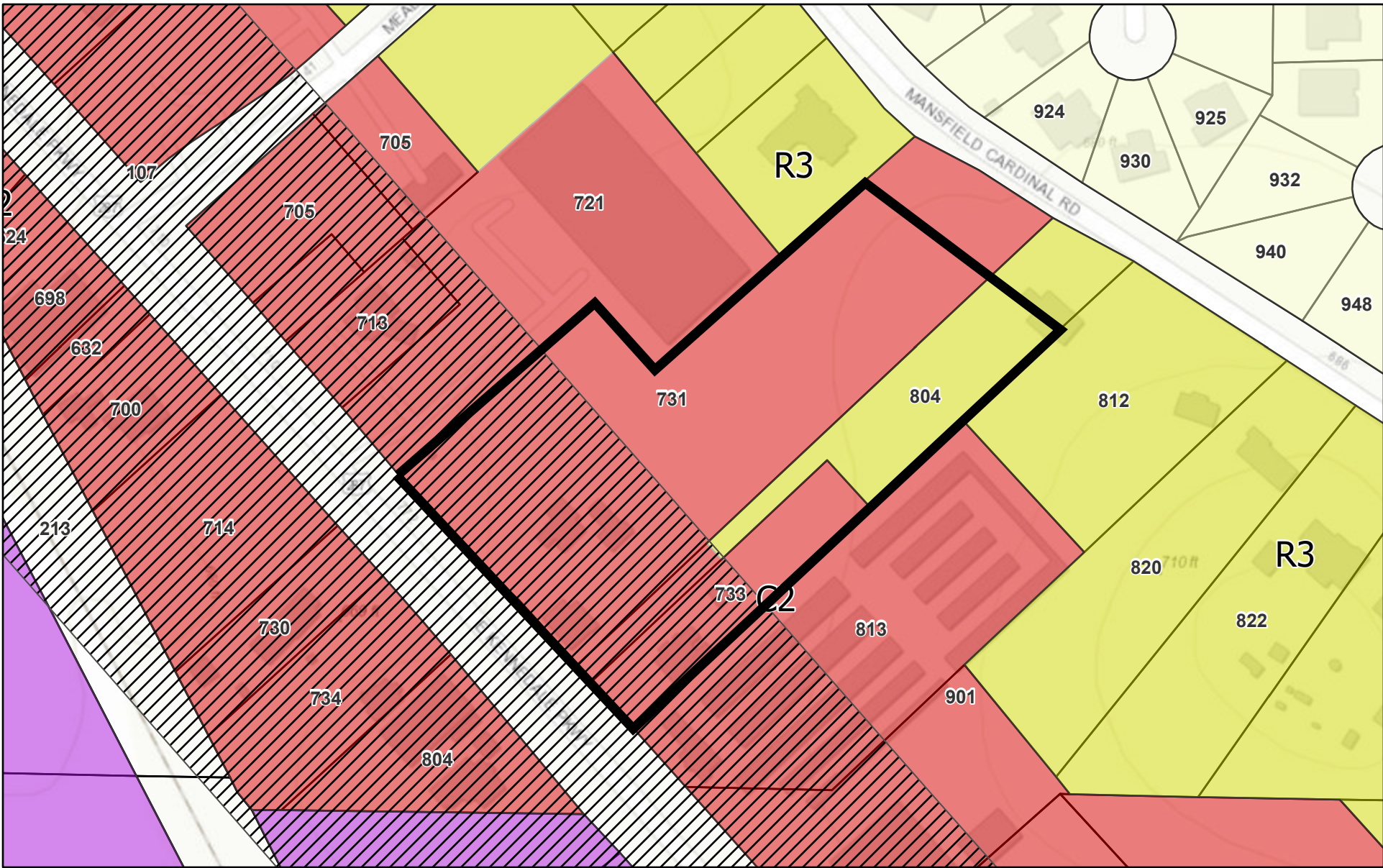
TAD Parcels

City Limits



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

R E Watson & Assoc Development



5/7/2021, 4:17:00 PM

 Overlay Districts - Business 287 and Interstate 20/820 Loop

Zoning (View)

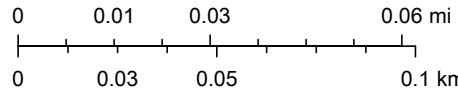
 C2 - General Commercial District

 I - Industrial District

 R2 - Single Family Residential District

 R3 - Single Family Residential District

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

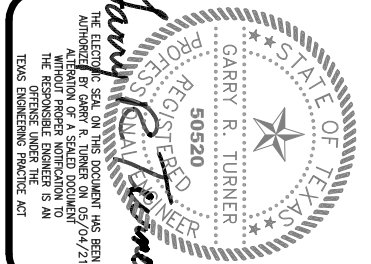
Web AppBuilder for ArcGIS

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 |



Proposed R E Watson & Assoc Development



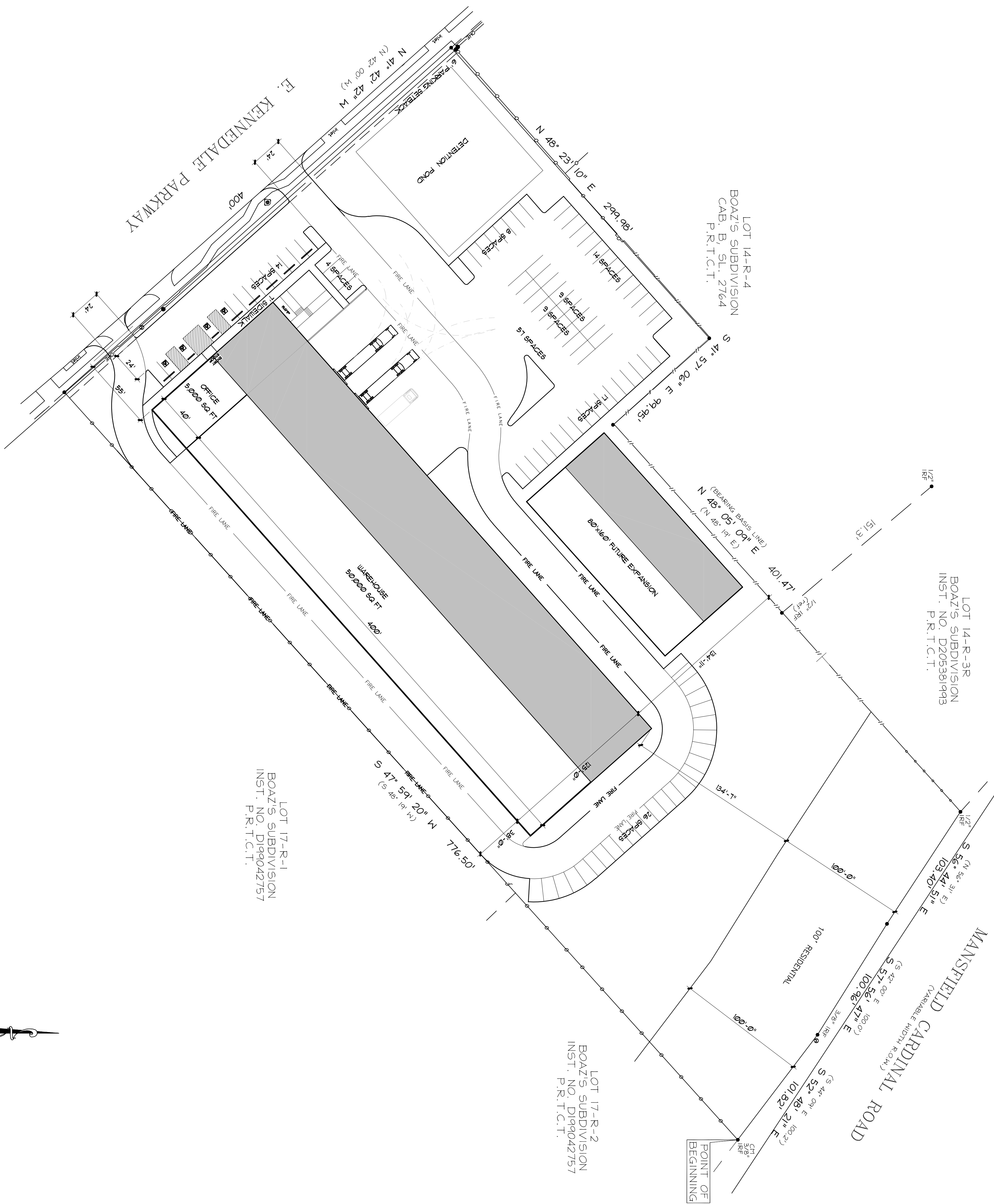
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New Facilities
for
R. E. Watson & Associates, Inc.
731 Kennedale Pkwy, Kennedale, Texas

DATE: 05/04/21
JOB NO: 21114

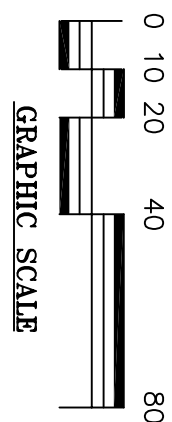
SHEET:
OF SHEETS

CHFS



Site Plan Building in SE Corner

SCALE: 1" = 40'-0"



PARKING REQUIRED:	
OFFICE	17
WAREHOUSE	34
FUTURE STORAGE	<u>8</u>
	59
PROVIDED:	91
HANDICAPPED:	<u>4</u>

Date: May 13, 2021

P&Z STAFF REPORT AGENDA ITEM B

I. SUBJECT

CASE #PZ 21-12 to conduct a public hearing and consider a request by Mark Watson for a rezoning from “R3” Residential to “C2” Commercial for approximate 1 acre of land except for land within 100 feet of the northeastern boundary line of 804 Mansfield Cardinal Road, Lot 16A, 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	804 Mansfield Cardinal Road except for 100 feet of the northeastern boundary
Surrounding Uses	Residential, Commercial, Industrial
Surrounding Zoning	C2, R3, I
Future Land Use Plan Designation	Commercial for properties fronting Kennedale Parkway and Residential for properties fronting Mansfield Cardinal
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

804 Mansfield Cardinal Road is a 100 foot wide property that extends from Mansfield Cardinal Road to Kennedale Parkway and has a split zoning. According to the city’s zoning map, approximately 200 feet of the property fronting the Parkway is zoned C2, and the remainder to the northeast and fronting Mansfield Cardinal Road is zoned R3. The property currently has a single family home on the site on the Mansfield Cardinal frontage.

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 this part of Mansfield Cardinal is single family residential and the backs 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 located at 804 Mansfield Cardinal Road 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 Mansfield Cardinal Road, the Future Land Use Plan indicates this property as residential.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

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

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

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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 desire 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 the property except for 100 feet of the rear portion of the property that fronts Mansfield Cardinal Road. 100 feet is the required minimum depth of an R3 zoned lot. The portion of the property zoned R3 currently extends approximately 550 feet from Mansfield Cardinal Road towards Kennedale Parkway. The applicant previously applied for rezoning for 731 E Kennedale Parkway, and the City Council rezoned that property on February 16, 2021. 733 E Kennedale Parkway is already zoned C2. Since the zoning case for 731 E Kennedale Parkway was heard, the applicant has been able to negotiate a contract on the property at 804 Mansfield Cardinal Road, which is located between 731 and 733 E Kennedale Parkway. Acquiring 804 Mansfield Cardinal

Road will allow for the three contiguous properties, 731 and 733 E Kennedale Parkway and 804 Mansfield Cardinal Road, to be combined to allow for a revised site plan that provides the opportunity for residential use, zoned R3, fronting Mansfield Cardinal Road.

The applicant has applied for a special exception to allow for the use, Manufacturing, processing and packaging – light for all three properties, and the Board of Adjustment will be considering that application at their regular meeting on May 11, 2021. Additionally the applicant has applied for a variance to allow for a 25 foot rear setback instead of the required 50 foot rear setback, which will make the reconfigured site plan possible while allowing for residential use fronting Mansfield Cardinal Road on the 3 lots.

STAFF RECOMMENDATION

The applicant's ability to purchase 804 Mansfield Cardinal Road, which extends to Kennedale Parkway, and to rezone the front portion of that property to C2 has allowed the applicant to change the site plan. The new site plan, with the additional property fronting the Parkway, allows for a wider, less deep building, providing the opportunity to rezone and replat the properties to R3 on the rear. In this scenario, the two properties with Mansfield Cardinal frontage (731 E Kennedale Parkway and 804 Mansfield Cardinal Road) would be residential fronting Mansfield Cardinal Road and would exceed R3 lot size requirements, requiring 50 foot width and 100 foot depth. 731 E Kennedale Parkway would be approximately 178 feet wide and 100 feet deep. 804 Mansfield Cardinal Road would be approximately 100 feet wide and 100 feet deep. The three properties fronting Kennedale Parkway would be commercial or light industrial, consistent with surrounding uses on the Parkway.

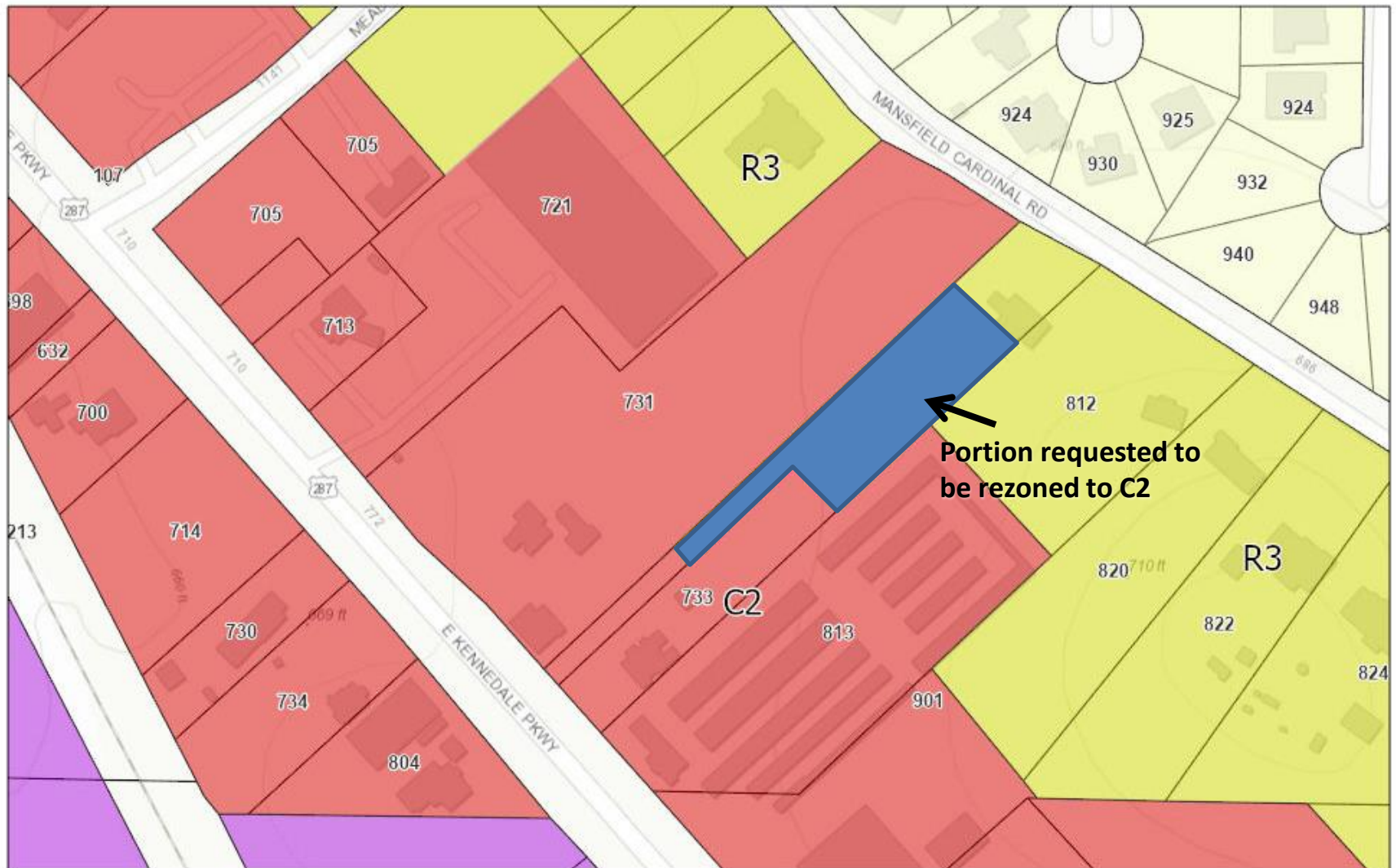
Based on the above analysis and assuming the Board of Adjustment approves the requested special exception use and variance, staff recommends approval of the rezoning. Information will be available at the time of the Planning & Zoning Commission meeting regarding the Board of Adjustment decision on the 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 21-12, 804 Mansfield Cardinal Rd



5/10/2021, 11:56:27 AM

Zoning (View)

C2 - General Commercial District

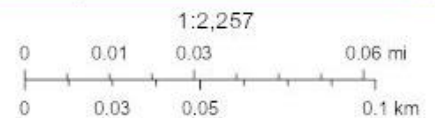
I - Industrial District

R2 - Single Family Residential District

R3 - Single Family Residential District

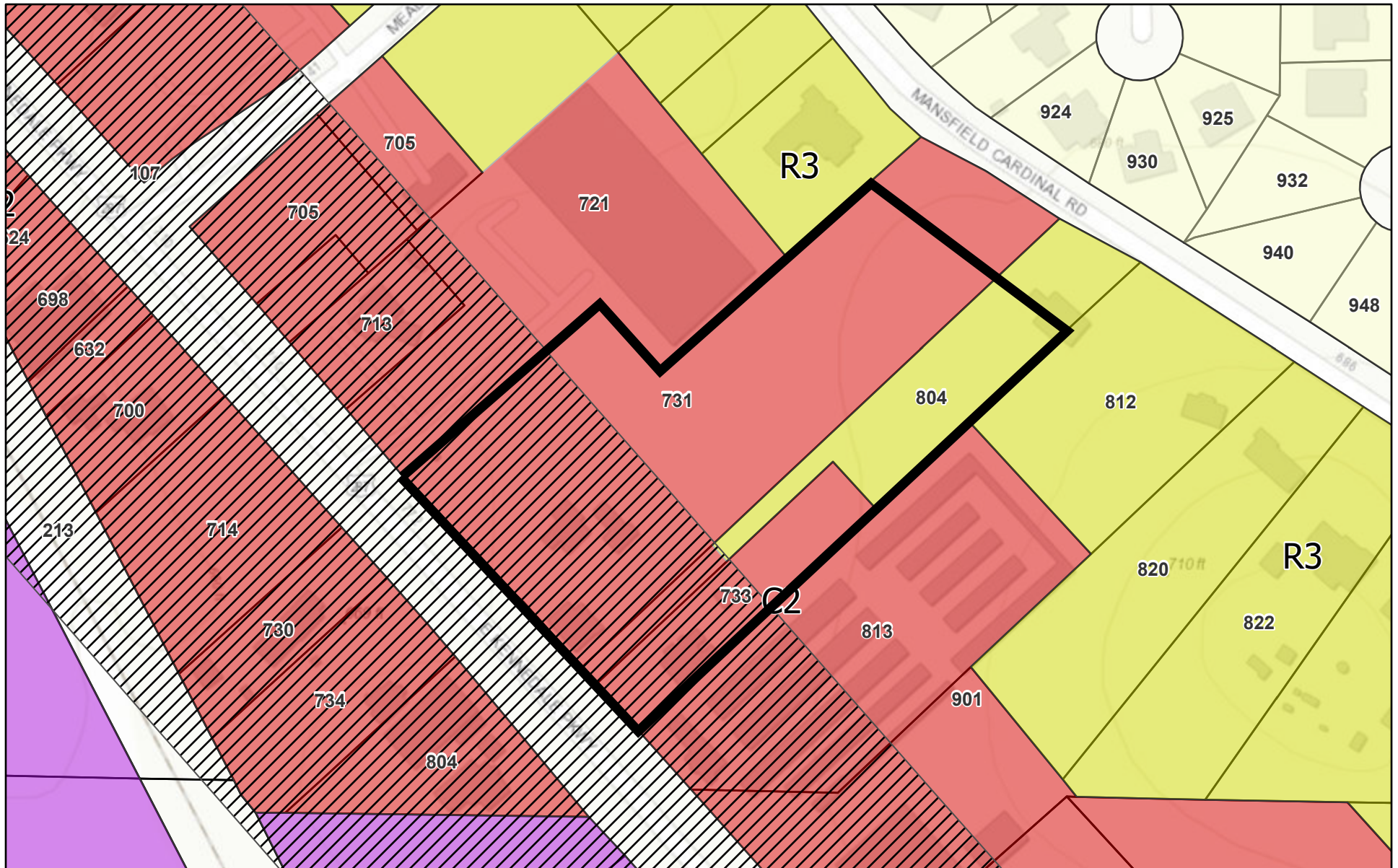
TAD Parcels

City Limits



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

R E Watson & Assoc Development



5/7/2021, 4:17:00 PM

 Overlay Districts - Business 287 and Interstate 20/820 Loop

Zoning (View)

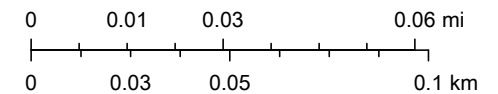
 C2 - General Commercial District

 I - Industrial District

 R2 - Single Family Residential District

 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 |



Proposed R E Watson & Assoc Development





G.R. TURNER
& ASSOCIATES

604 PLEASANT RUN
BOATZ'S SUBDIVISION
(817) 441-2289 (Office)
(817) 682-5712 (Mobile)
JAMES R. TURNER, P.E.
ARCHITECT
BOATZ'S SUBDIVISION
BOATZ'S SUBDIVISION

COMPANY REGISTRATION #
F-2553



ISSUE / REVISION		
NO.	DATE	DESCRIPTION

Site Plan Study Buuilding @ SE Corner

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

SHEET:
DATE: 05/04/21
JOB NO.: 21114

PROVIDED:
HAND-DRAWN:
SHEETS

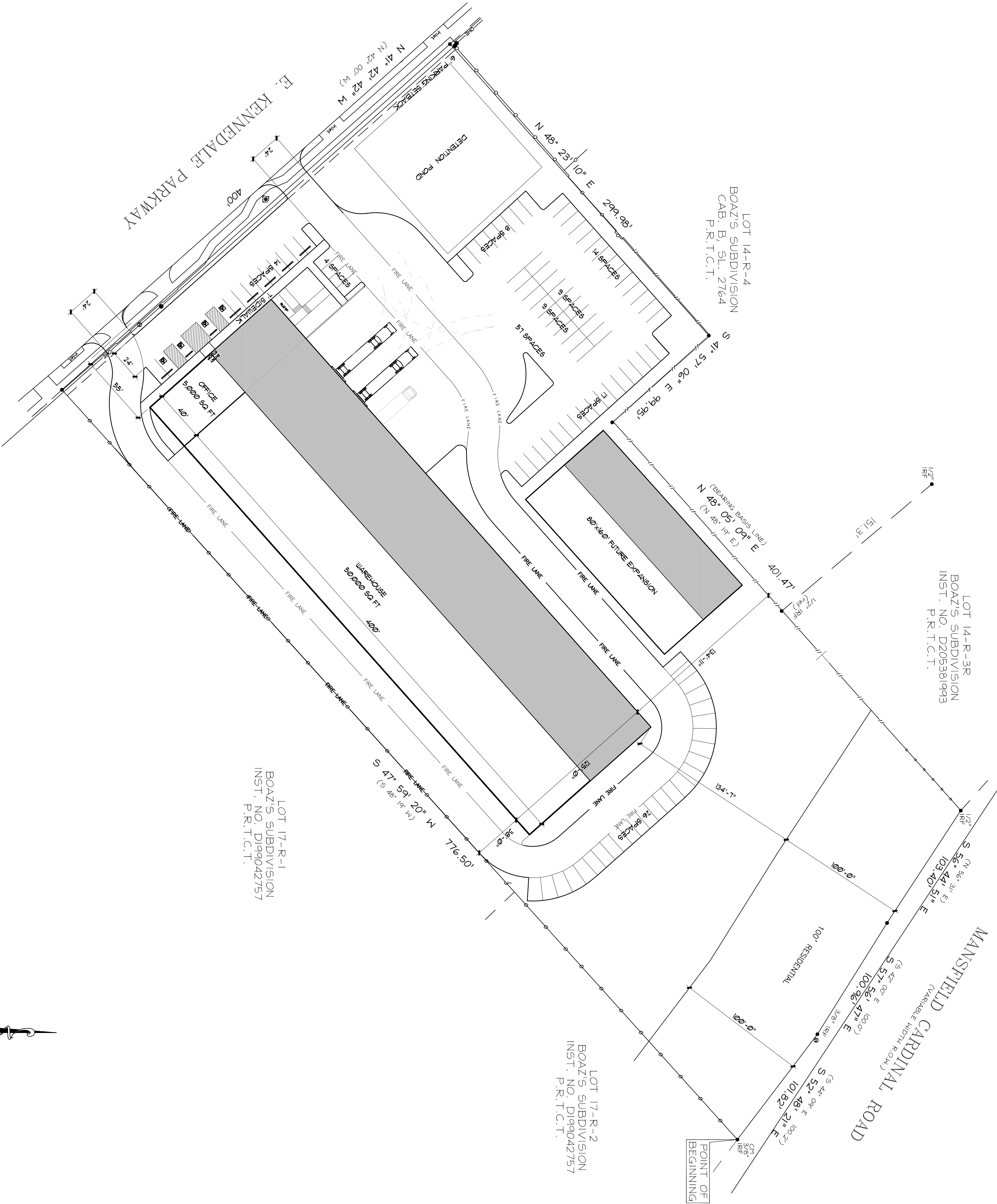
GRAPHIC SCALE

0 10 20 40 80

PROVIDED:
HAND-DRAWN:
SHEETS

GRAPHIC SCALE

0 10 20 40 80



Site Plan Building in SE Corner

SCALE: 1" = 40'-0"

NOTIFICATION RESPONSE FORM

P&Z CASE NUMBER PZ 21-12

P&Z Meeting Date: May 13, 2021

Your Name: Bridget & Geoffrey Wilson

Address: 940 Sunrise Dr, Kennedale TX 76060

Please provide completed forms via mail, fax or email (mdailey@cityofkennedale.com) before the start of the scheduled public hearing.

Being the owner(s) of the property so noted above, are hereby

In favor of

opposed to

undecided about

(circle or underline)

the proposed Application referenced above.

Comments (optional)

This will devalue our home. Why we
would want to put industrial between
half million dollar homes is beyond me.
We are all for growth, but having a plan and
making the city clean and organized should be our goal, not

Signature

Bridget Wilson

Date:

05/04/2021

Printed Name(s)

Bridget & Geoffrey Wilson

One form per property

Phone number (optional)

630-849-7549

putting
industrial
business
right next
to homes.

Direct questions and mail responses to the address below, call (817) 985-2135, or fax form to (817) 483-0812 or email to mdailey@cityofkennedale.com.