



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA

REGULAR MEETING | FEBRUARY 10, 2022 AT 6:00 PM

CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071 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.

II. ROLL CALL

III. REGULAR SESSION

IV. REPORTS AND ANNOUNCEMENTS

In addition to any items below, staff, consultants, and/or Commissioners may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

V. 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.

VI. DECISION ITEMS

To address the Commission regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Commission as a whole, rather than individual Commissioners or staff.

- A. Consider approval of the January 13, 2022 Regular Meeting minutes
- B. **CASE #PZ 22-07** — Conduct a public hearing and consider a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 2.74 acres located at 1200, 1220, and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas
- C. **CASE #PZ 22-08** — Conduct a public hearing to receive public comments and consider approval of a request by Vaquero Kennedale Partners, LP for a replat of approximately 4.735 acres at 5314 Kennedale Sublett Rd, being a replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R-1, 3, 4 & 5
- D. **CASE #PZ 22-09** — Conduct a public hearing to receive public comments and consider approval of a request by Data Point Surveying & Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE FEBRUARY 10, 2022 P&Z: PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



LESLIE E. GALLOWAY, CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending 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 by calling 817-985-2104 or (TTY) 1-800-735-2989.

POSTED _____ (DATE) _____ (TIME)

MEETING DATE: FEBRUARY 10, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM VI.A.

SUBJECT

Consider approval of the January 13, 2022 Regular Meeting minutes

ORIGINATED BY

Leslie Galloway, Interim City Manager

SUMMARY

The minutes from the most recent meeting are attached for the Commission's consideration of approval.

RECOMMENDATION

ATTACHMENTS

1.	2022_01.13 PZ Draft Minutes	2022_01.13 PZ Draft Minutes.pdf
----	-----------------------------	---------------------------------

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | JANUARY 13, 2022 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Chair Mark Perkins called the meeting to order at 6:00 p.m. and noted that anyone wishing to speak must turn in a form before the meeting begins.

II. ROLL CALL

Present: Chair Mark Perkins, Place 7; Vice Chair Kayla Hughes, Place 4; Andrew Malkowski, Place 1; Derrick Rubin, Place 2; Perry Clementi, Place 5; David Dickinson-Cuniff, Place 9 (Alternate); **Absent:** Colby Cowan, Place 3; Brent Jones, Place 6; Place 8 (Alternate) is vacant at this time; **Staff:** Interim City Manager Leslie E. Galloway, Planning Consultant Chance LeBlanc of Dunaway, Administrative Assistant Rosie Ericson, Police Chief Darrell Hull, Alica Kreh of TOASE, Permits Clerk Laurie Hyde, and Fire Chief James Brown

III. WORK SESSION

A. Training for Commissioners provided by the City Attorney's Office

Alicia Kreh of TOASE, the City Attorney's Office, gave a presentation regarding the role and responsibilities of serving on the Planning and Zoning (P&Z) Commission, including zoning and land use, platting, and appropriate considerations.

There was some discussion of the role of alternates, conditional zoning, renderings submitted, that officers of the city are prohibited from speaking on the item, and the ministerial nature of plat approval.

IV. EXECUTIVE SESSION

Chair Perkins recessed to Executive Session, pursuant to §551.071, from 6:44 p.m. to 7:22 p.m. The Commissioners took a brief recess before reconvening into open session.

A. CASE #PZ 22-01

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

Chair Perkins reconvened the open meeting at 7:27 p.m. There was no action taken at this time.

VI. REGULAR SESSION

VII. REPORTS AND ANNOUNCEMENTS

There were no announcements at this time.

VIII. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

IX. DECISION ITEMS

- A. Consider approval of the October 14, 2021 Regular Meeting minutes
Motion Approve. Action Approve minutes for May 13, 2021 regular meeting, Moved By Malkowski, Seconded By Clementi. Motion passed unanimously.
- B. **CASE #PZ 22-01** — Conduct a public hearing and consider a recommendation to amend the Unified Development Code by amending Table 4.2, "Schedule of Uses: Old Town Districts," of Article 4, "Old Town Districts" by designating "Dwelling, multi-family" as a permitted use in the OT-4 Old Town Mixed-Use District

Chair Perkins opened the Public Hearing for CASE #PZ22-01 at 7:31 p.m. Interim City Manager Leslie E. Galloway stated that the Unified Development Code (UDC) was adopted in September 2016 and amended via Ordinance later that year to remove the use of Multi-Family (MF) zoning in OT-3 and OT-4 zoning districts; that Summa Terra had proposed three separate developments on OT-4 lots during 2021; that staff had, for several months, failed to inform Summa Terra of the amendment that removed this use from being permitted by right within the zoning; and that the request before the Commissioners today would allow for MF in all OT-4 zoned lots (but would make no change to OT-3 permitted uses).

Attorney Angela Hunt of Munsch Hardt, representing Summa Terra Ventures, stated that her client is a national developer that does not seek out development of property that is not already zoned to allow for MF; and that they had identified three sites in Kennedale after consulting publicly available information. Hunt provided printed copies of the use table for OT-4 from the published version of the UDC, noting that staff did not alert the developers to the amendment of the UDC to disallow MF in OT-4 until late September 2021 when Planning Consultant Chance LeBlanc of Dunaway became aware of Ordinance 619. Hunt stated that this clerical oversight had negatively affected Summa Terra and that they would now respectfully ask that this body approve the requested change.

Shane Child, Vice President of Construction Services for Summa Terra Ventures, spoke about the company, previous projects, and the project history. Mike Watson, CEO of Summa Terra Ventures, spoke about the company and its ideals, the proposed investment, average income of tenants, and the appropriateness of these developments on the proposed sites. He reiterated that staff did not make it known to his team that OT-4 no longer allowed for MF until several months into the process.

Chair Perkins closed Public Hearing at 7:48 p.m.

Motion Approve. Action Approve the forwarding to the City Council of a recommendation to approve a proposed amendment to the Unified Development Code by amending Table 4.2, "Schedule of Uses: Old Town Districts," of Article 4, "Old Town Districts" by designating "Dwelling, multi-family" as a permitted use in the OT-4 Old Town Mixed-Use District, **Moved By** Malkowski, **Seconded By** Rubin.

Vice Chair Hughes stated that this amendment would allow for MF in all OT-4, but that she would feel more comfortable allowing on specific lots rather than the whole zoning category. Malkowski noted that, though this was an oversight by staff, he felt that the higher density use would be compatible.

Motion passed 4-2, with Vice Chair Hughes and Clementi voting against.

- C. **CASE #PZ 22-02** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.46 acres located at 6817 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 11, City of Kennedale, Tarrant County, Texas

Chair Perkins opened the Public Hearing for CASE #PZ 22-02 and CASE #PZ 22-03 at 7:52 p.m.

Planning Consultant Chance LeBlanc of Dunaway gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. LeBlanc also noted that each townhome would be on its own platted lot. He stated that this change to TH was a deviation from the COMP plan, but that staff found the request to be compatible with surrounding uses and met all other requirements and would recommend approval of the request

Derek Hall spoke against noting that he did not receive a mailed notice.

Interim City Manager Leslie Galloway stated that Mr. Hall's name appeared on both notification lists, both the October case and the current consideration.

Applicant Frederico Canoura spoke in favor noting that there was not an existing sewer line but that the developer is willing to extend service.

Applicant Matthew Sanchez spoke in favor

There was some discussion of garage placement, visitor parking, lack of clarity on number of spaces required, pricepoint, and history of the development company.

Motion Approve. Action Approve the forwarding to the City Council of a recommendation to approve a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.46 acres located at 6817 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 11, City of Kennedale, Tarrant County, Texas, **Moved By** Rubin, **Seconded By** Clementi. **Motion passes unanimously.**

This public hearing continued to the next item.

- D. **CASE #PZ 22-03** — Conduct a public hearing and consider a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.53 acres located at 6821 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 10, City of Kennedale, Tarrant County, Texas

The Public Hearing for this item was combined with the previous item (PZ22-02).

Motion Approve. Action Approve the forwarding to the City Council of a recommendation to approve a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.53 acres located at 6821 Oak Crest Drive W, Oak Crest Addition, Block 8, Lot 10, City of Kennedale, Tarrant County, Texas, **Moved By** Malkowski, **Seconded By** Vice Chair Hughes. **Motion passes unanimously.**

The Public Hearing for CASE #PZ 22-02 and CASE #PZ 22-03 ended at 8:14 p.m.

- E. **CASE #PZ 22-04** — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.33-acre tract located at 104 Meadowview Drive in the Boaz's Subdivision Addition Lot 3R, Block 13, City of Kennedale, Tarrant County, Texas

Chair Perkins opened the Public Hearing for CASE #PZ 22-04 and CASE #PZ 22-05 at 8:15 p.m.

Planning Consultant Chance LeBlanc of Dunaway gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. LeBlanc also noted that each townhome would be on its own platted lot. He stated that staff found the request to meet all requirements and would recommend approval of the request, noting that the applicant also owned the adjacent warehouse.

There were no speaker requests for this Public Hearing.

Motion Approve. Action Approve the forwarding to the City Council of a recommendation to approve a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.33-acre tract located at 104 Meadowview Drive in the Boaz's Subdivision Addition Lot 3R, Block 13, City of Kennedale, Tarrant County, Texas, **Moved By** Rubin, **Seconded By** Clementi. **Motion passes unanimously.**

This public hearing continued to the next item.

- F. **CASE #PZ 22-05** — Conduct a public hearing and consider a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.47-acre tract located at 700 Mansfield Cardinal Road in the Boaz's Subdivision Addition Lots 1 & 2, Block 13, City of Kennedale, Tarrant County, Texas

The Public Hearing for this item was combined with the previous item (PZ22-04).

Motion Approve. Action Approve the forwarding to the City Council of a recommendation to approve a request by See Eng for a rezoning from C2 General Commercial to R3 Residential for approximately 0.47-acre tract located at 700 Mansfield Cardinal Road in the Boaz's Subdivision Addition Lots 1 & 2, Block 13, City of Kennedale, Tarrant County, Texas, **Moved By** Vice Chair Hughes, **Seconded By** Malkowski. **Motion passes unanimously.**

The Public Hearing for CASE #PZ 22-04 and CASE #PZ 22-05 ended at 8:20 p.m.

- G. **CASE #PZ 22-06** — Conduct a public hearing and consider a request by Citipoint Properties & Investments, LLC for a rezoning from "OT-2" Old Town-2 to "OT-3" Old Town-3 for approximately 3.44 acres located at 509 Corry A Edwards Drive, Woodlea Acres Addition, Block 2 Lot 1, City of Kennedale, Tarrant County, Texas

Chair Perkins opened the Public Hearing for CASE #PZ 22-06 at 8:21 p.m.

Planning Consultant Chance LeBlanc of Dunaway gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan (FLUP), and adherence to the Comprehensive Plan. LeBlanc also noted that each townhome would be on its own platted lot. He stated that staff found the request to meet all requirements and would recommend approval of the request

Applicants Adebayo Olatunji, Olakunle Oni, and Dr. Olusegun Asekun spoke in favor. Bobby Goff and Kae Lewis spoke against.

There was some discussion of garages and parking, a proposed HOA, pricepoints, floodplain, and a proposed community gate. In response to a question from Malkowski, LeBlanc stated that these were townhomes (single-family attached) rather than multi-family.

Motion Approve. **Action** Approve the forwarding to the City Council of a recommendation to approve a request by Citipoint Properties & Investments, LLC for a rezoning from "OT-2" Old Town-2 to "OT-3" Old Town-3 for approximately 3.44 acres located at 509 Corry A Edwards Drive, Woodlea Acres Addition, Block 2 Lot 1, City of Kennedale, Tarrant County, Texas, **Moved By** Malkowski, **Seconded By** Vice Chair Hughes. **Motion passes 4-2**, with Chair Perkins and Clementi voting against.

The Public Hearing for CASE #PZ 22-05 ended at 8:42 p.m.

X. ADJOURNMENT

Chair Perkins adjourned the meeting at 8:42 p.m.

APPROVED:

ATTEST:

P&Z COMMISSION CHAIR MARK PERKINS

CITY SECRETARY LESLIE E. GALLOWAY



MEETING DATE: FEBRUARY 10, 2022

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM VI.B.

SUBJECT

CASE #PZ 22-07 — Conduct a public hearing and consider a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 2.74 acres located at 1200, 1220, and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	R3 Single-Family Residential to R4 Single-Family Residential
Applicant	H. Nemat
Location	1200, 1220 and 1224 Mansfield Road
Surrounding Uses	Single-Family Residential, General Commercial, Industrial
Surrounding Zoning	R2, R3, C2, I, PD-I
Future Land Use Plan Designation	Neighborhoods & Neighborhood Corridor
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

All three tracts of land are currently vacant.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located west of the intersection at Mansfield Cardinal Road and S Eden Road. Mansfield Cardinal Road is characterized by a variety of single-family homes. Given the location of these lots, it could be either residential or commercial. The lot across the street to the North is also vacant and currently zoned commercial (C2). The area to the West, along S Eden Road, are industrial uses.

STAFF REVIEW

Future Land Use Plan

The Future Land Use Plan indicates this property as Neighborhoods & Neighborhood Corridor.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

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

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

City Council Ends Statements and Goals

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

SUMMARY

This request is identical to a case heard by the Commission in October of 2021. However, when that case was presented, staff made an error in stating that the acreage of the three lots was a total of 1.474, which has now been corrected here to 2.74 acres. When the case was originally heard, the Commission voted unanimously to recommend approval to the Council of CASE #PZ 21-14. Though no other information has changed, a new case number has been assigned to reflect the current year.

The property has been vacant for many years. The growth in the area along with the surrounding development in the immediate vicinity has made this property viable for development.

The applicant is proposing to change the zoning from R3 Single-Family Residential to R4 Single-Family Residential. The development will be required to meet standards for R4 zoning, which allows for 50-foot widths and must meet all requirements for single-family development. This development would provide quality housing for residents of Kennedale. The proposed residential development is consistent with the surrounding uses, and the proposed zoning is compatible.

The 2012 Comprehensive Plan designates the subject property as Neighborhoods and Neighborhood Corridors. The request to rezone to R4 is consistent with the Future Land Use Map.

RECOMMENDATION

At this time, staff appreciates discussion amongst the Commissioners regarding the appropriateness of this zoning change request and seeks a recommendation to forward to the City Council, who will hear this case during a meeting on Tuesday, February 15, 2022, which begins at 5:30 p.m. **Staff would support the Commission in the forwarding of a recommendation for approval of this case to the City Council.**

When available, preliminary site plans and/or drawings may be included for informational purposes. However, the hearing of this case should focus upon the appropriateness of the zoning requested rather than any specifics regarding potential drawings or site plans, which would be reviewed and evaluated at a later date, if and when final documents are submitted.

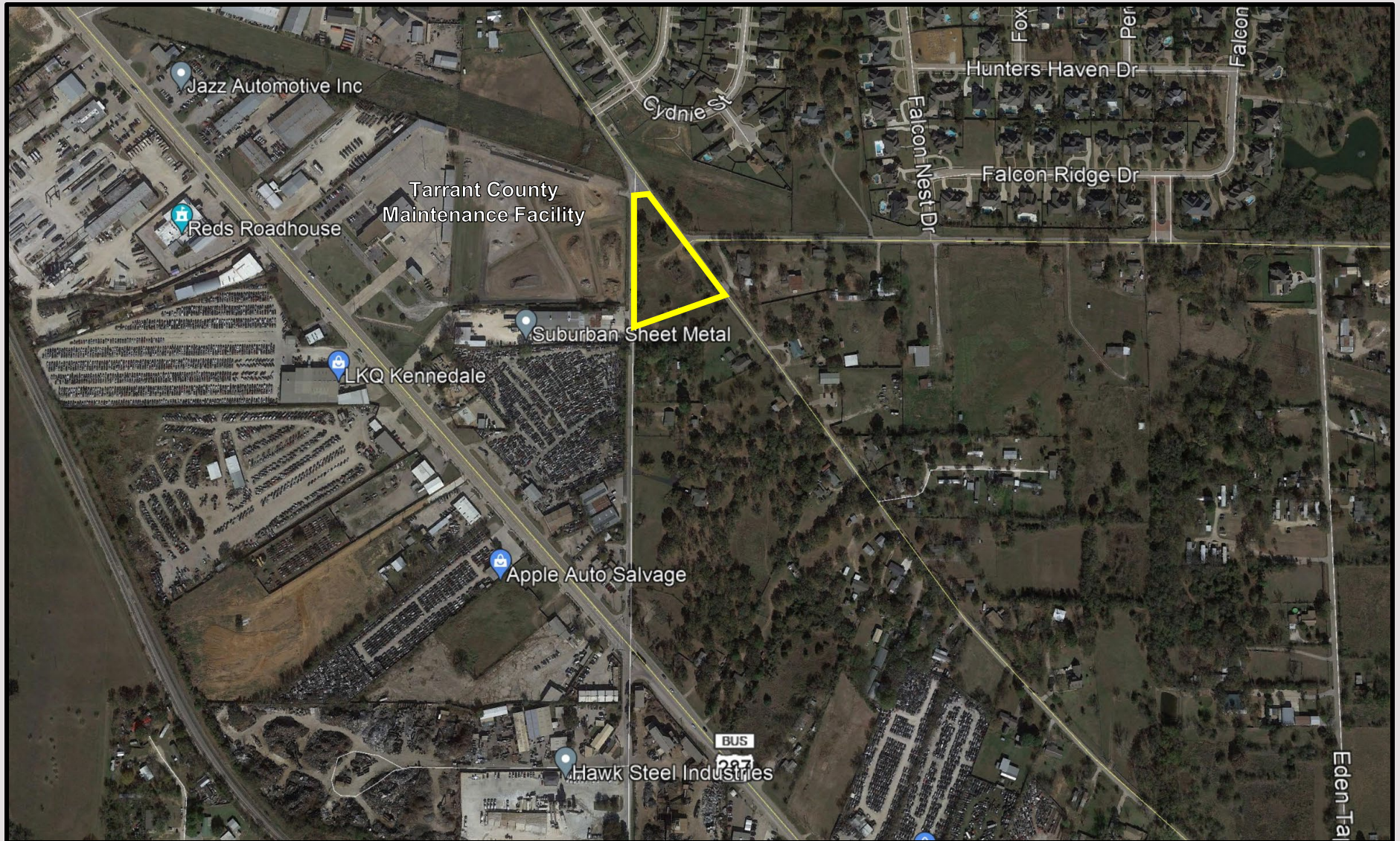
ACTION BY COMMISSION

- **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 recommend approval of the request for rezoning to the City Council.
- **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 recommend denial of the request to the City Council.

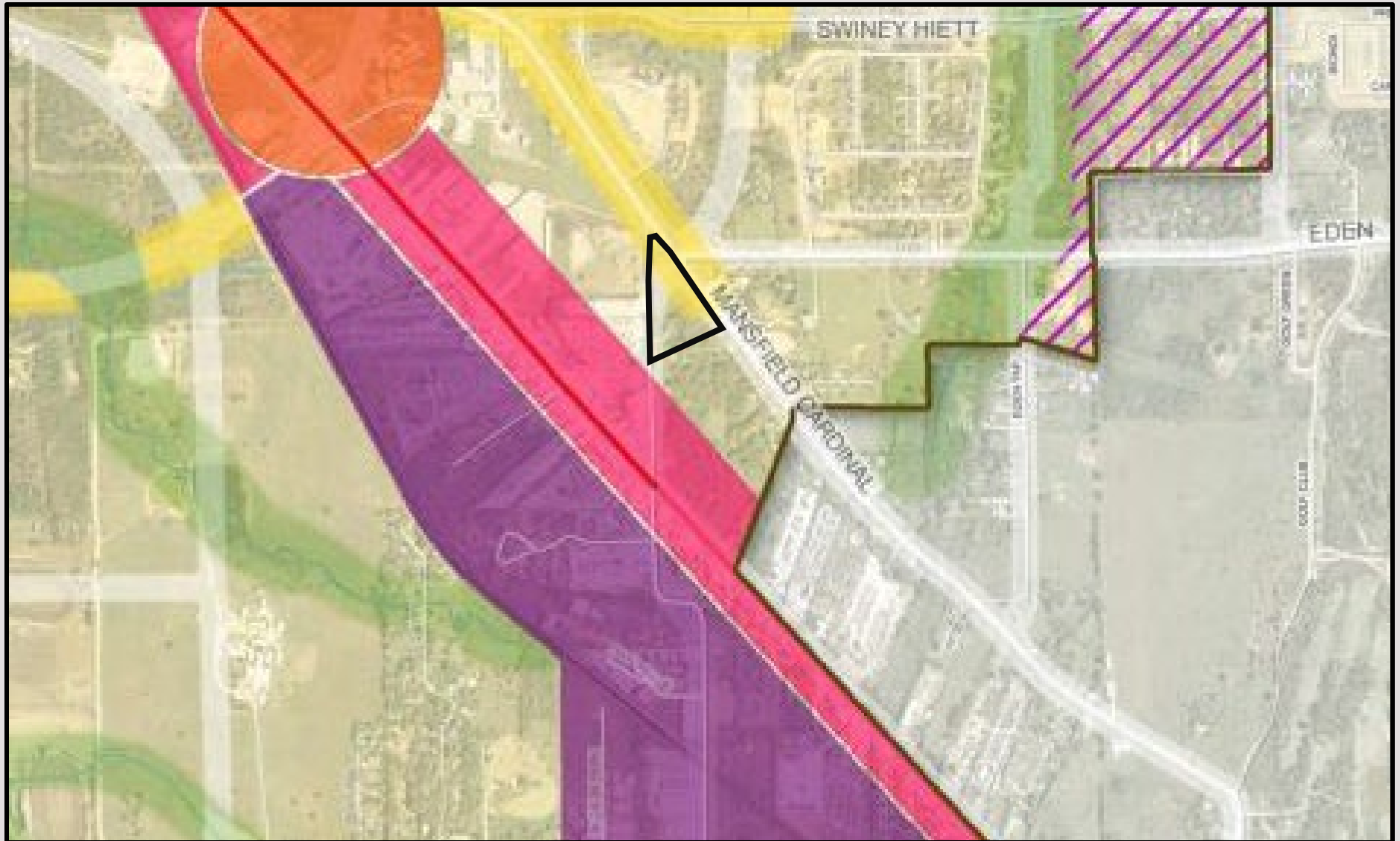
ATTACHMENTS

1.	1200 Cardial Aerial	1200 Cardial Aerial.pdf
2.	1200 Cardinal FLU	1200 Cardinal FLU.pdf
3.	1200 Cardinal Zoning	1200 Cardinal Zoning.pdf

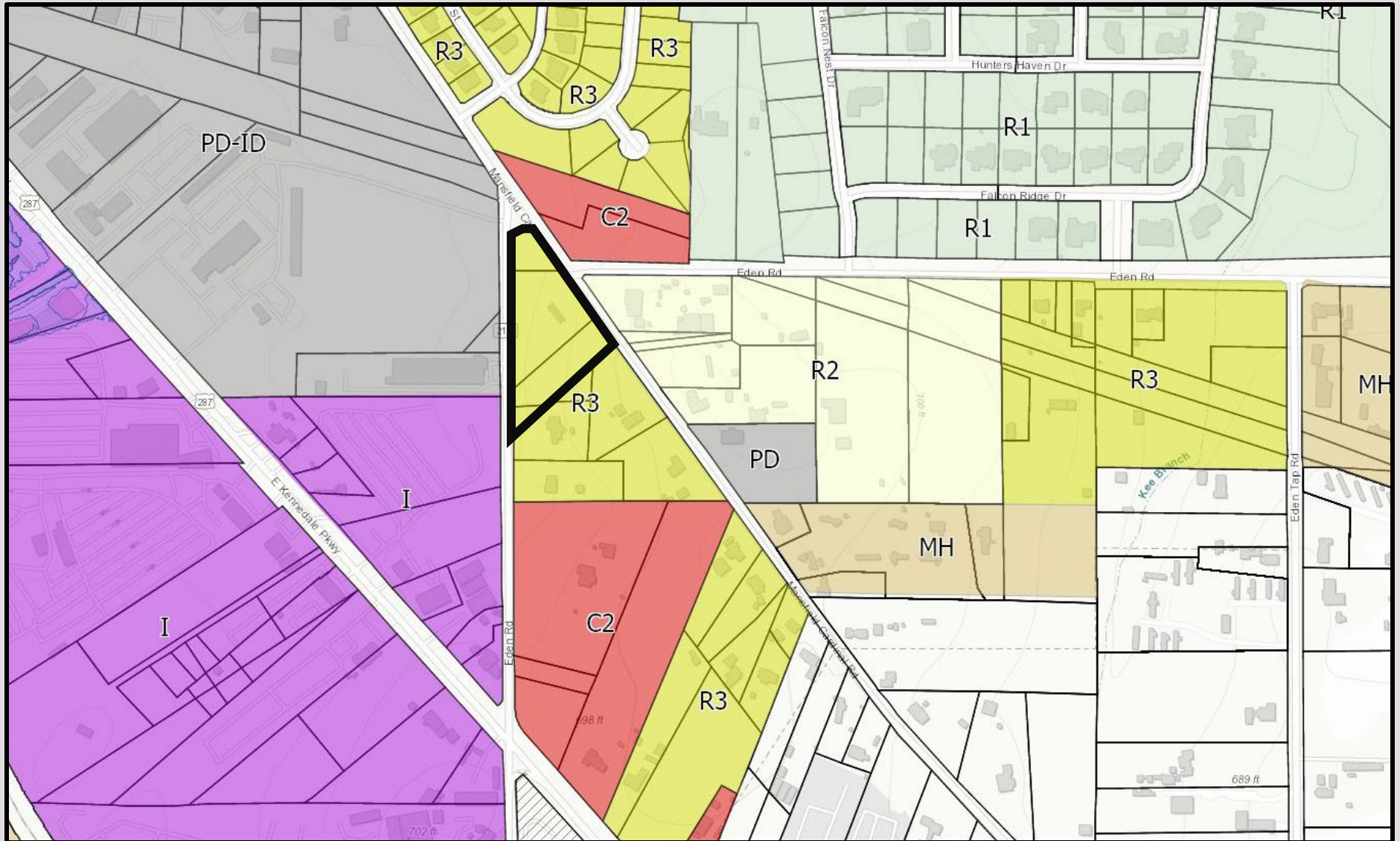
1200, 1220 & 1224 MANSFIELD CARDINAL RD.



MANSFIELD CARDINAL RD FUTURE LAND USE



MANSFIELD CARDINAL RD. ZONING MAP



MEETING DATE: FEBRUARY 10, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM VI.C.

SUBJECT

CASE #PZ 22-08 — Conduct a public hearing to receive public comments and consider approval of a request by Vaquero Kennedale Partners, LP for a replat of approximately 4.735 acres at 5314 Kennedale Sublett Rd, being a replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R-1, 3, 4 & 5

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	Replat 1 lot into 4 lots
Applicant	Vaquero Kennedale Partners, LP
Location	SW Corner at the intersection of Kennedale Sublett & Joplin Rd
Surrounding Uses	Single-family residential, multi-family residential, commercial retail
Surrounding Zoning	R3 Residential & Multi-Family Residential
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is currently under construction.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The properties to the west are single-family residential homes, with apartments under construction directly south. To the east of the property is the commercial Sublett Center located in the city limits of Arlington.

PLATTING HISTORY

The property was platted as Vaquero Coker Addition Block 1 Lot 1 in 2019.

STAFF REVIEW

The City Council shall approve a plat if it conforms to the comprehensive land use plan and platting regulations.

COMPREHENSIVE LAND USE PLAN

The Future Land Use Plan shows this area as part of the Urban Village district. The comprehensive plan states that the Urban Village district should include a relatively dense mix of residences and businesses.

The street which the proposed lots front, Kennedale Sublett Road, is in compliance with the future transportation plan portion of the comprehensive land use plan. The proposed lots are for commercial purposes, which also conforms to the comprehensive plan. The requested replat complies with the comprehensive land use plan.

CITY DEVELOPMENT REQUIREMENTS

In addition to compliance with the comprehensive land use plan, plats must also be in compliance with applicable city

regulations in order to be approved.

Planning Requirements

- **TECHNICAL SPECIFICATIONS FOR PLAT DRAWINGS:** The plat drawing meets the technical requirements for replats.
- **ZONING DISTRICT LOT REQUIREMENTS:** The proposed plat meets the requirements of the C2 Commercial zoning district.

Subdivision Regulations and Public Works Design Manual

- **PLANS REQUIRED:** Plans were required by the Public Works Department or the city engineers.

RECOMMENDATION

Based on the above analysis, staff recommends approval of the replat. The City Council will hear this case during a meeting on Tuesday, February 15, 2022, which begins at 5:30 p.m.

ACTION BY COMMISSION

The Planning & Zoning Commission may recommend approval, approval with conditions, or denial of the replat. Sample motions are provided below, but it is not required that one of these motions is used.

- **Approval:** Based on the information presented, I find that the replant meets city requirements and is in compliance with the comprehensive land use plan and make a motion to recommend approval of CASE # PZ 21-08.
- **Approve with Conditions:** Based on the information presented, I find that the request meets city requirements except for (list standards or requirements not met) and is in compliance with the comprehensive land use plan. I make a motion to approve CASE PZ #22-08 with the following conditions (list conditions).
- **Deny:** Based on the information presented, I find that the proposed use does not meet and make a motion to deny CASE # PZ 22-08.

ATTACHMENTS

1.	5314 Kennedale Sublet Re Plat	5314 Kennedale Sublet Re Plat.pdf
2.	5314 Kennedale Sublet FLU	5314 Kennedale Sublet FLU.pdf

Drafter: ML
Revision: ML 2021-02-09
Revision: ML 2021-06-28
Revision: ML 2021-11-04
Revision: ML 2021-12-07
Revision:
Revision:

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0340K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS;'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS;'83,NCZ)

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS;'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
D.E. Drainage Easement
W.E. Water Easement
F.L.E. Fire Lane Easement

SURVEYOR'S NOTES:
1. This survey was conducted in conjunction with Title Commitments GF No. LT-2030-2000301900049-JA; GF No. FT-44122-9001221902655-AG; and GF No. FT-44122-9001221902922-AG. Schedule B exemptions of said Title Commitments are not listed hereon.
2. The fieldwork was completed on November 27, 2019.

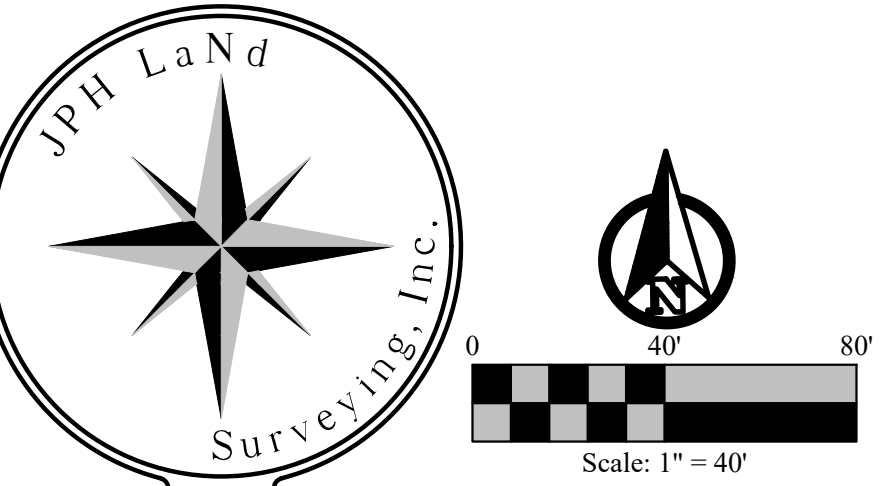
GENERAL NOTES:
1. Visibility triangles shall be provided at the intersections of all public and private streets in accordance with City of Arlington Ordinances. All landscaping within visibility triangles shall comply with the City of Arlington visibility triangle ordinance.
2. This property may be subject to charges related to impact fees and the applicant should contact the City of Arlington regarding any applicable fees due.
3. The City of Kennedale shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/ exercise/ buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Kennedale, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.
4. Predevelopment meeting Date: January 14, 2020.

DEVELOPER:
Vaquero Ventures Management, LLC
2900 Wingate Street, Suite 200
Fort Worth, Texas 76107
Phone: (512) 983-1793

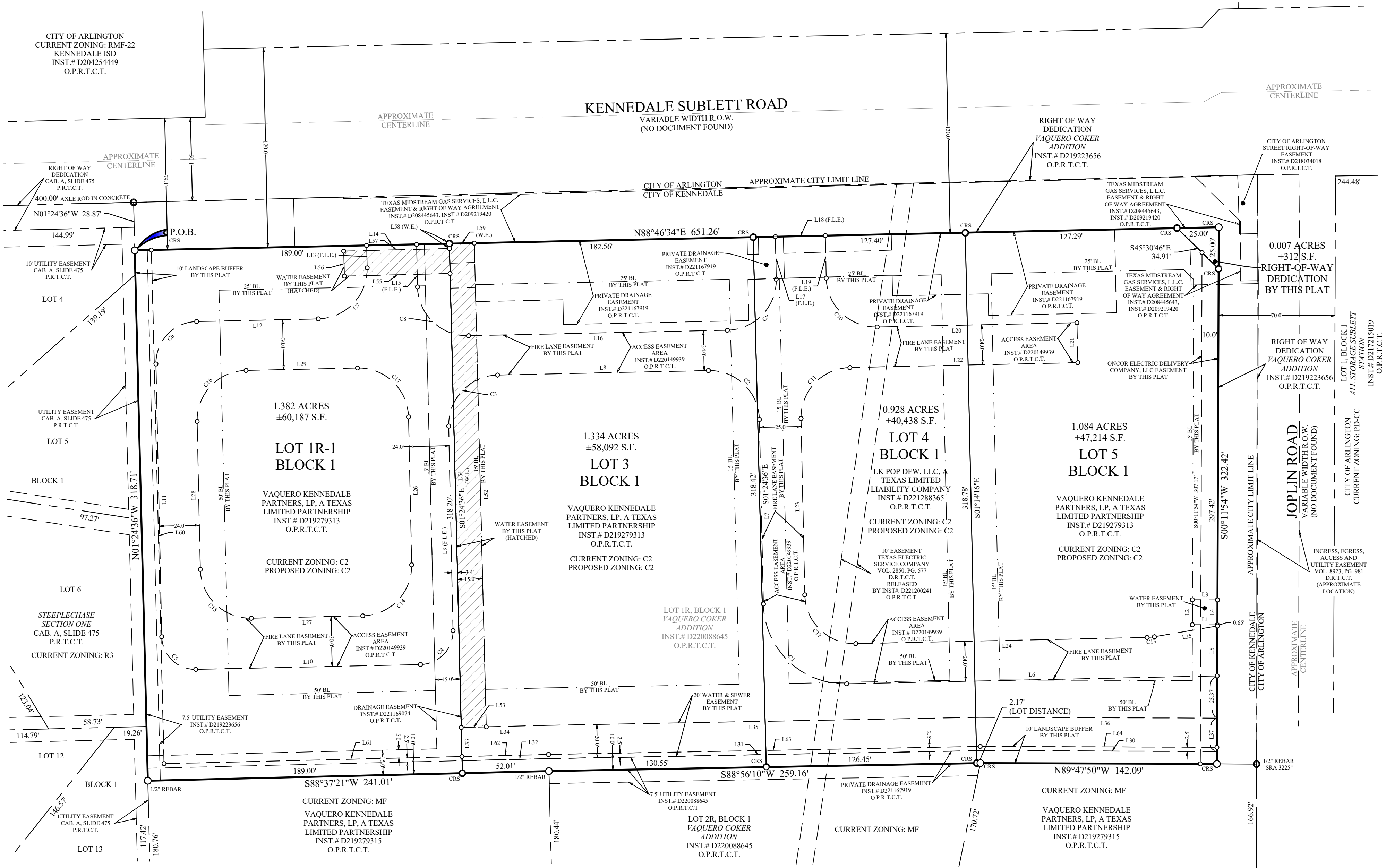
OWNER:
Vaquero Kennedale Partners, LP
2900 Wingate Street, Suite 200
Fort Worth, Texas 76107
Phone: (512) 983-1793

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

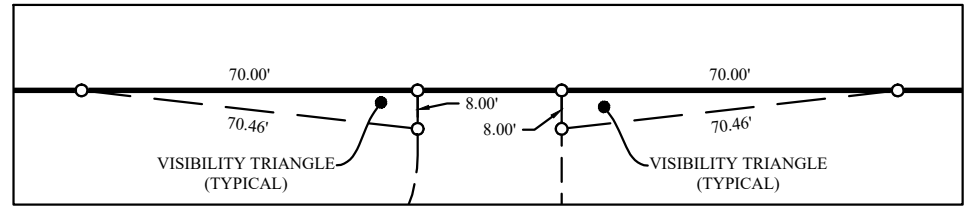
OWNER:
LK POP DFW, L.L.C., a Texas limited liability company
10190 Katy Freeway, Suite 350
Houston, TX 77043



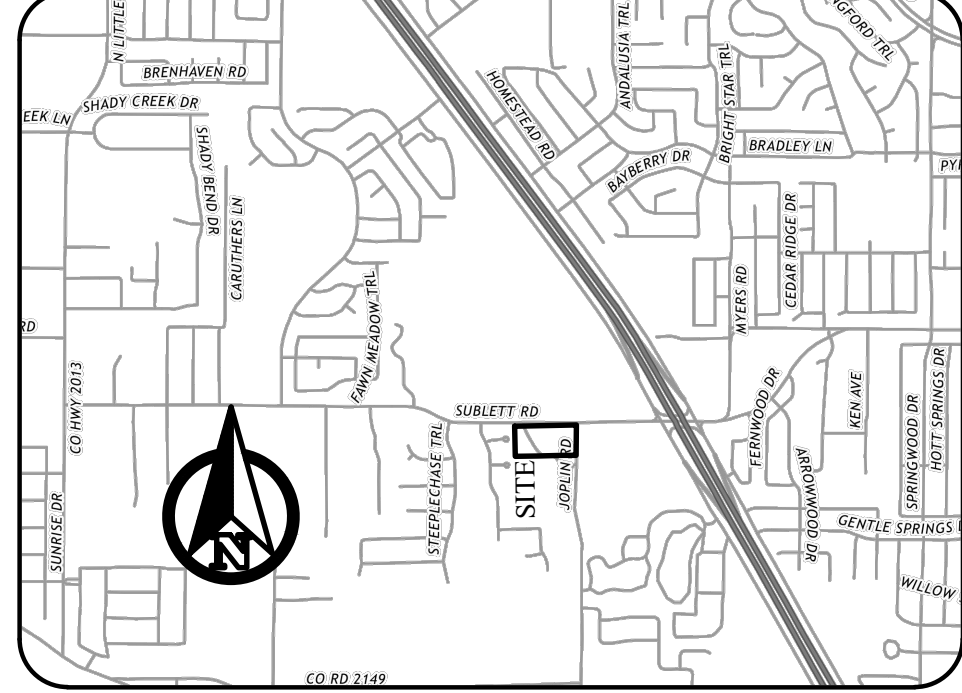
JPH Job/Drawing No. (see below)
2019.022.049 Sublett Road, Kennedale, Tarrant Co., Tx- Final PLAT.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW | Austin | West Texas



VISIBILITY TRIANGLE DETAIL
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



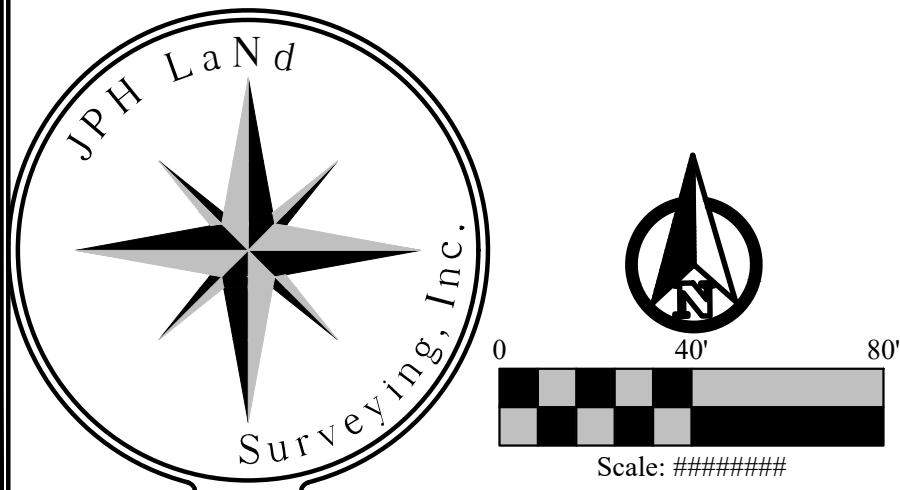
FINAL PLAT
LOTS 1R-1, 3, 4 & 5, BLOCK 1
VAQUERO COKER ADDITION
4.735 ACRES
BEING A REPLAT OF
THE AMENDING PLAT OF
LOT 1R, BLOCK 1
VAQUERO COKER ADDITION
TARRANT COUNTY, TEXAS
PREPARED IN JANUARY 2021

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE: _____

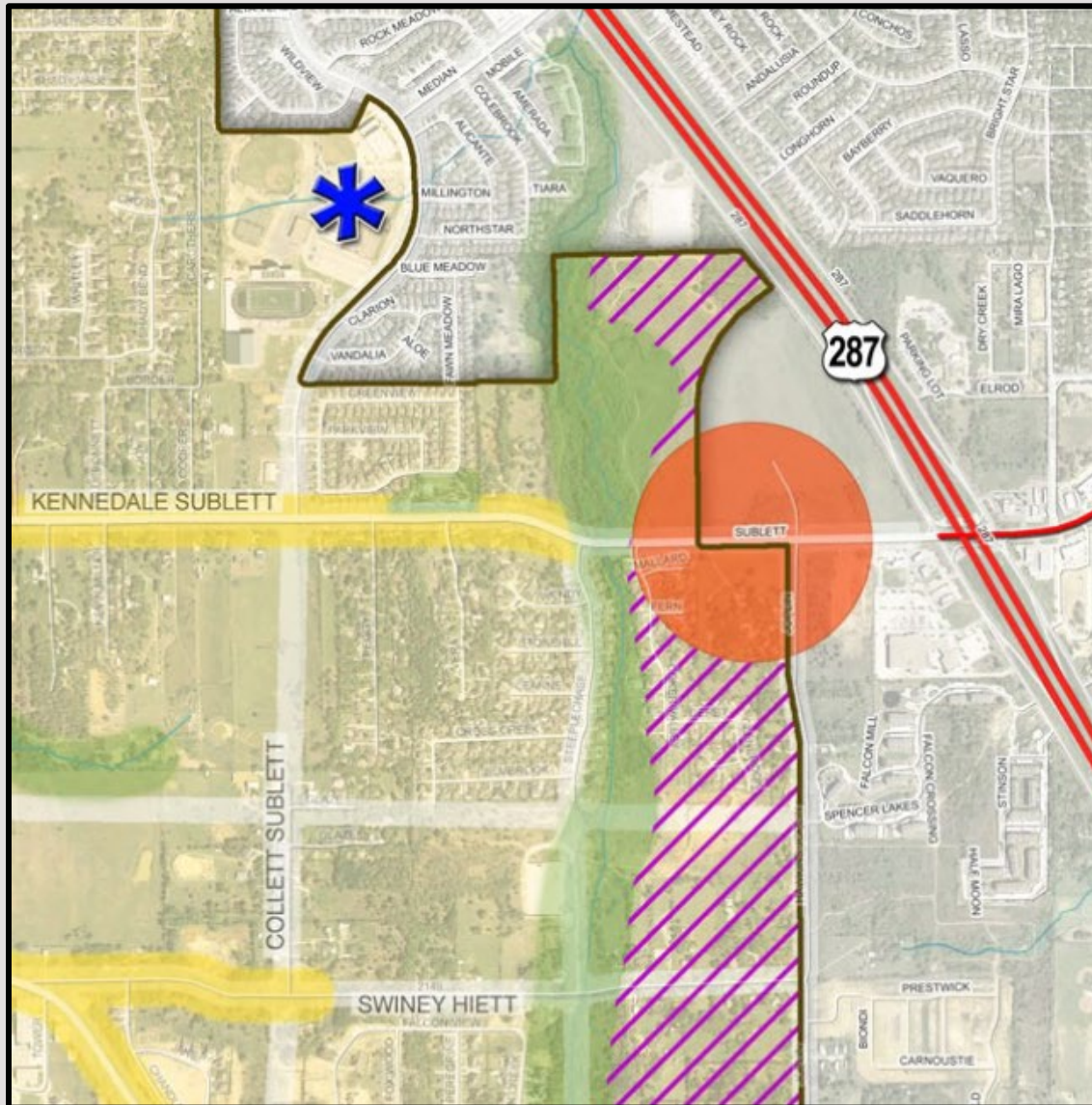
FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0340K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,NCZ)

US/SYF	United States Survey Feet
TXCS/83,N/CZ	Texas Coordinate System of 1983, North Central Zone
NAVD/88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records of Tarrant County, Texas
D.R.T.C.T.	Deed Records of Tarrant County, Texas
OL/PGB/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
D.E.	Drainage Easement
W.E.	Water Easement
F.L.E.	Fire Lane Easement



5314 KENNEDALE SUBLETT REPLAT FUTURE LAND USE MAP



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	



MEETING DATE: FEBRUARY 10, 2022

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM VI.D.

SUBJECT

CASE #PZ 22-09 — Conduct a public hearing to receive public comments and consider approval of a request by Data Point Surveying & Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R

ORIGINATED BY

Chance LeBlanc, Planning Consultant with Dunaway

SUMMARY

BACKGROUND AND OVERVIEW

Request	Replat 4 lots into 2 lots
Applicant	Data Point Surveying & Mapping
Location	124 & 130 West 5th Street
Surrounding Uses	Single family residential and vacant lot
Surrounding Zoning	Old Town zoning OT-1 & OT-2
Future Land Use Plan Designation	Downtown Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

Situated on a portion of the 0.597 acres is a single-family residence with the remainder of the property being vacant.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The properties surrounding it are primarily single-family residential, but there are duplex and quadplex residences located nearby. Old Town is an older neighborhood, with many of the nearby lots meeting the spatial regulations required by the OT zoning districts.

PLATTING HISTORY

Not available.

STAFF REVIEW

The City Council shall approve a plat if it conforms to the comprehensive land use plan and platting regulations.

COMPREHENSIVE LAND USE PLAN

The Future Land Use Plan shows this area as part of the Downtown Village district.

The comprehensive plan states that the Downtown Village character district should be based on the original downtown street grid and block pattern. Uses should include a relatively dense mix of residences and businesses. The village should be easily accessible by pedestrians from the Towncenter and nearby.

The proposed replat preserves the existing block pattern. The street on which the proposed lots front, 5th Street, has a 50-foot right-of-way, in compliance with the future transportation plan portion of the comprehensive land use plan. The proposed lots are for residential purposes, which also conforms to the comprehensive plan.

The replat complies with the comprehensive land use plan.

CITY DEVELOPMENT REQUIREMENTS

In addition to compliance with the comprehensive land use plan, plats must also be in compliance with applicable city regulations in order to be approved.

Planning Requirements

- **TECHNICAL SPECIFICATIONS FOR PLAT DRAWINGS:** The plat drawing meets the technical requirements for replats.
- **ZONING DISTRICT LOT REQUIREMENTS:** The proposed plat meets the requirements of the OT-1 zoning district.

Subdivision Regulations and Public Works Design Manual

- **PLANS REQUIRED:** Plans were not required by the Public Works Department or the city engineers.

RECOMMENDATION

Based on the above analysis, staff recommends approval of the replat. The City Council will hear this case during a meeting on Tuesday, February 15, 2022, which begins at 5:30 p.m.

ACTION BY COMMISSION

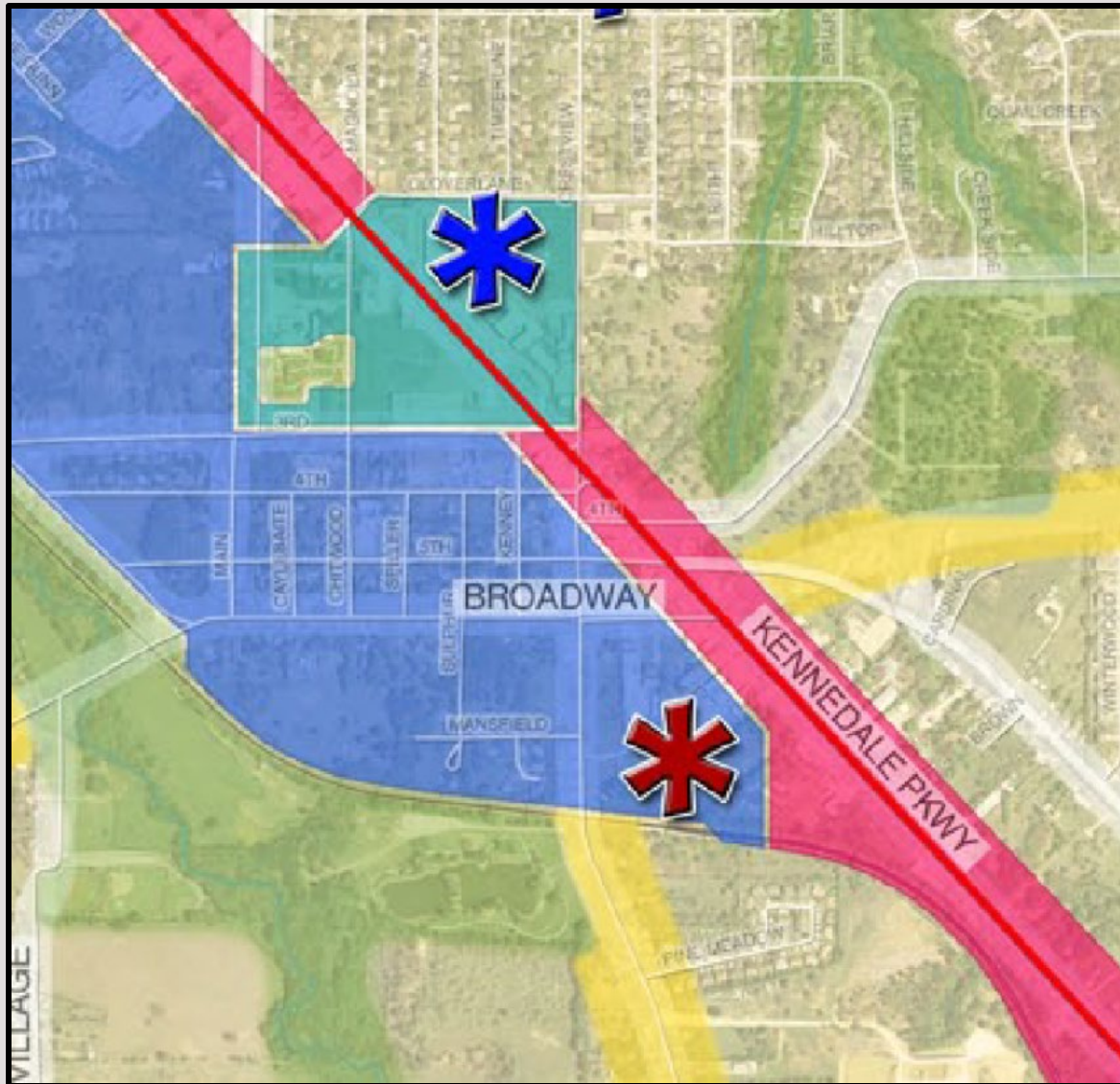
The Planning & Zoning Commission may recommend approval, approval with conditions, or denial of the replat. Sample motions are provided below, but it is not required that one of these motions is used.

- **Approval:** Based on the information presented, I find that the replat meets city requirements and is in compliance with the comprehensive land use plan and make a motion to recommend approval of CASE # PZ 21-08.
- **Approve with Conditions:** Based on the information presented, I find that the request meets city requirements except for (list standards or requirements not met) and is in compliance with the comprehensive land use plan. I make a motion to approve CASE PZ #22-08 with the following conditions (list conditions).
- **Deny:** Based on the information presented, I find that the proposed use does not meet and make a motion to deny CASE # PZ 22-08.

ATTACHMENTS

1.	124 & 130 W 5th FLU	124 & 130 W 5th FLU.pdf
2.	124 W 5th St including 130 W 5th St Replat	124 W 5th St including 130 W 5th St Replat.pdf

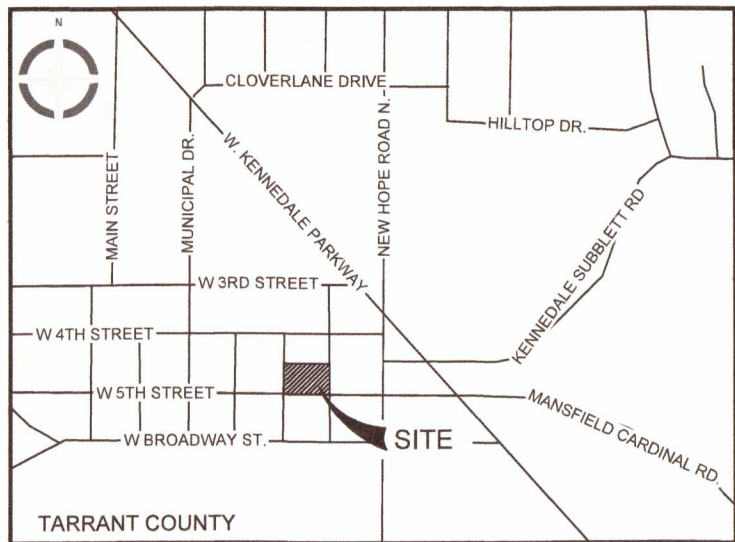
124 & 130 W 5th REPLAT FUTURE LAND USE MAP



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	





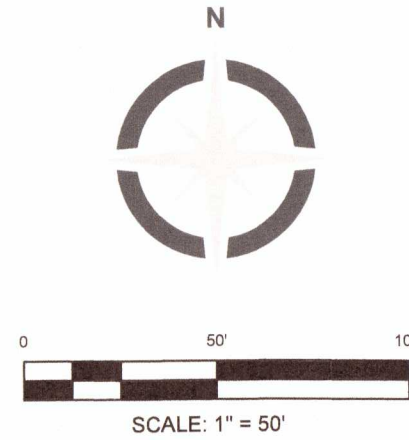
LOCATION MAP
SCALE: NTS

FLOOD NOTE:

According to the national flood insurance program firm map No. 48439C0340K effective date September 25, 2009 this property appears to lie within Zone 'V', and is **NOT** located within a 100-year flood zone. the reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the flood insurance rate map and should not be interpreted as a study or determination of the flooding propensities of this property.

SURVEY NOTES:

1. ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
3. ALL DIMENSIONS SHOWN HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED OCTOBER, 2020.
4. THIS PLAT DOES NOT IN ANYWAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RESTRICTIONS OR COVENANTS SET FORTH BY THE ORIGINAL PLAT OF THE ORIGINAL TOWN OF KENNEDALE, AS RECORDED VOLUME 46, PAGE 223, TARRANT COUNTY PLAT RECORDS.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



REPLAT OF
LOT 6R & 7R, BLOCK 43

ORIGINAL TOWN OF KENNEDALE

Being a revision of Lots 1 through 4, Block 43, Original Town of Kennedale, according to the Plat recorded in Volume 46, Page 223, Deed Records, Tarrant County, Texas; Together with the South one-half of a Twenty feet (20') alley vacated by City Ordinance 85-8 as recorded in Volume 4118, Page 8 Deed Records, Tarrant County, Texas.
To the City of Kennedale, Tarrant County, Texas

0.597 Acres - 26,000 Sq.Ft.

PLAT PREPARED: 10/22/2021
LAST REVISED: 10/22/2021

OWNERS CERTIFICATE

WHEREAS, Peggie Eggert, is the owner of 0.597 acres situated in the CANZADA ROSE SURVEY, ABSTRACT NO. 1285, and being all of Lots 1 through 4, Block 43, Original Town of Kennedale, according to the plat recorded in Volume 46, Page 223, Deed Records, Tarrant County, Texas; Together with the South one-half of a Twenty feet (20') alley vacated by City Ordinance No. 65-8, as recorded in Volume 4118, Page 8, of the Official Public Records, 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 Northeast intersection of W 5th Street, a Sixty foot (60') Right-of-Way, and Sulphur Street, a Sixty foot (60') Right-of-Way, for the Southwest corner of said Block 43, same being the Southwest corner of said Lot 1;

THENCE North 00 degrees 05 minutes 37 seconds West, along the East Right-of-Way line of said Sulphur Street, a distance of 130.00 feet to a 5/8 inch iron rod found for the Southwest corner of Lot 5R, Block 43, Original Town of Kennedale, Tarrant County, Texas, according to the Replat thereof as recorded in Document Number D208207606 Plat Records, Tarrant County, Texas, same being the Northwest corner of this tract;

THENCE South 89 degrees 58 minutes 46 seconds East, along the common line of said Lot 5R, a distance of 200.00 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585, on the West Right-of-Way line of Kenney Street, a Sixty foot (60') Right-of-Way, for the Northeast corner of this tract;

THENCE South 00 degrees 05 minutes 37 seconds East, along the West Right-of-Way line of said Kenney Street, a distance of 130.00 feet to a 1/2 inch iron rod found for the Southeast corner of said Block 43 and the Northwest intersection of said Kenney Street and said W 5th Street, same being the Southeast corner of said Lot 4;

THENCE North 89 degrees 58 minutes 46 seconds West, along the North Right-of-Way line of said W 5th Street, a distance of 200.00 feet to the POINT OF BEGINNING, containing 26,000 square feet and/or 0.597 of an acre of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PERSENTS, THAT Peggy Eggert, does here by adopt this plat of Lot 6R and 7R, Block 43, Original Town of Kennedale, to the City of Kennedale, Texas and does hereby dedicat to the public use forever the right-Of-way and easements shown hereon.

OWNER: Peggy Eggert
124 W. 5th Street
Kennedale, Texas 76060

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority on this day personally appeared Peggy Eggert known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2021

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS:

That I _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from asn actual survey made under my supervision on the ground.

**PRELIMINARY
(NOT TO BE RECORDED)**

Signature

DATE _____/_____/_____

PHONE NUMBER: 726-777-4240

OWNER:
PEGGY EGGERT
124 W 5TH STREET
KENNEDEALE, TEXAS 76060

SURVEYOR:
DATAPOINT SURVEYING & MAPPING
12450 NETWORK BLVD, STE. 300
SAN ANTONIO, TEXAS 78249
Ph: 726-777-4240
Email: info@datapointsurveying.com

The Planning and Zoning commision of the City of Kennedale, Texas voted affirmatively on this ____ Day of _____, 20____ 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 the City of Kennedale, Texas voted affirmatively on this ____ Day of _____, 20____ to approve this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary

