

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | APRIL 13, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER

To address the Planning and Zoning 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 Planning and Zoning Commission as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Planning and Zoning Commission reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the March 09, 2023 Regular Meeting
- A. **PZ Case# 23-02: CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**
- B. **PZ Case# 23-03: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3, BLOCK 2 OF THE OLIVERS ACRES ADDITION INTO LOT 3R, BLOCK 2, LOCATED AT 206 COLLETT SUBLETT ROAD, KENNEDALE, TEXAS.**
- C. **PZ Case# 23-04: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 11, BLOCK A OF THE BOAZ' SUBDIVISION INTO LOTS 11R-2 & 11R-1, BLOCK A, LOCATED AT 608 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**
- D. **PZ Case# 23-05: CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE. THE PURPOSE OF THE PUBLIC HEARINGS IS TO CONSIDER REVISING THE DEVELOPMENT REGULATIONS APPLICABLE TO THE R-4 SINGLE-FAMILY RESIDENTIAL, MF MULTI-FAMILY RESIDENTIAL, TH TOWNHOME, NV NEIGHBORHOOD VILLAGE, AND UV URBAN VILLAGE ZONING DISTRICTS, AND THE APPROVAL PROCESS FOR DEVELOPMENTS.**

V. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE APRIL 13, 2023 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.


BOARD OR COMMISSION 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.



MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.1.

SUBJECT

Approval of the minutes from the March 09, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2023.03.09 PZ Minutes DRAFT	2023.03.09 PZ Minutes DRAFT.docx
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PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | MARCH 9, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER

To address the Planning and Zoning 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 Planning and Zoning Commission as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Planning and Zoning Commission reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

Chairman Michael Brown called the meeting to order at 6:02pm.

A. ROLL CALL

PRESENT: Michael Brown, Andrew Malkowski, Colby Cowan, Michael Morin, Perry Clementi, David Dickinson-Cuniff. **STAFF:** Nathan Gonzales, Permits Administrator Ariceli Lopez. **ABSENT:** Mark Perkins

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the January 19, 2023 Regular Meeting.

MOTION: Approve by Michael Morin. 2nd Perry Clementi. Motion passes unanimously.

IV. WORK SESSION

A. A. TOPIC FOR DISCUSSION

1. Update the Planning and Zoning Commission on the status of the Comprehensive Plan, Future Land Use Plan, and Unified Development Code work to be performed by Dunaway.

Community Development Director Nathan Gonzales presented the status of the Comprehensive and Future Land Use Plan along with the updates of the Unified Development Code by Dunaway.

V. ADJOURNMENT

Motion to Adjourn: Perry Clementi. 2nd: Michael Morin. Motion passed unanimously and meeting adjourned at 7:00 pm.

APPROVE:

ATTEST:

CHAIR, MICHAEL BROWN

BOARD SECRETARY, ARICELI LOPEZ

MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.A.

SUBJECT

PZ Case# 23-02: *CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.*

ORIGINATED BY: Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Preliminary Plat
Applicant	Hansen Nemat
Location	1200 Mansfield Cardinal Rd, Kennedale, TX, 76060
Surrounding Uses	Commercial to the northeast, Residential to the east and south, Industrial to the west.
Surrounding Zoning	I Industrial zoning to the west; R-3 to the south; R-2 to the east; C-2 to the northeast
Future Land Use Plan Designation	Neighborhoods/Neighborhood Corridor
Staff Recommendation	Approve

STAFF REVIEW

The property is zoned R-4 Single Family Residential District. This development will create 11 new lots, 10 of which will serve as single family residences, with the remaining lot to serve for an on-site detention pond. This development also includes the addition of a new 50' ROW cul-de-sac, being Eden Court, providing access for the new residential lots. Staff has reviewed the preliminary plat and determined it is compliance with all requirements for the City.

RECOMMENDATION

Based on the review of the city's Comprehensive Plan and Future Land Use Plan, staff has found this development consistent with the adopted plans and recommends approval.

ACTION BY THE PLANNING AND 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.

Approval with Conditions: 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 with the following conditions [list conditions].

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.

ATTACHMENTS: Preliminary Plat Application, Plat Survey, and Map.

City of Kennedale
Preliminary Plat Application

APPLICANT NAME: HANSEN NEMAT DATE: 10, 18, 2022

CURRENT LEGAL DESCRIPTION: 2.735 AC. Tract, B. Jopling Svy, Acat. 880

BEING PLATTED AS:

SUB-DIVISION NAME: MANFIELD Cardinal Addition

LOTS: 1-11 & 12-3 BLOCKS: 1 PHASES: 1

ACRES: 2.735 AC.

CURRENT ZONING:  R4 PROPOSED ZONING:  R4

PROJECT CONTACT INFORMATION

OWNER OF RECORD: RASOOL AGHLANI

ADDRESS: 13150 KETTLE CAMP DR PHONE: 469.682.3707

(mailing)
CITY: FRISCO STATE: TX ZIP: 75035

SURVEYOR: Peiser & Mankin Surveying, LLC // Timothy Mankin

ADDRESS: 1604 Hart Street PHONE: 817-481-1806 x4

(mailing)
CITY: Southlake STATE: TX ZIP: 76092

ENGINEER: OKM ENGINEERING, INC. / SHOLA MOROHUNFOLA

ADDRESS: 811 E. 9TH STREET PHONE: 214-941-9412

(mailing)
CITY: DALLAS STATE: TX ZIP: 75203

DEVELOPER: HANSEN NEMAT

ADDRESS: 25 SHOREHAVEN LN PHONE: 469-688-9800

(mailing)
CITY: HICKORY CREEK STATE: TX ZIP: 75065

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES
AND THEIR LOCATIONS:

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

select only ONE primary contact.

Owner	Phone _____	Email _____
✓ Developer	Phone <u>469.688.9800</u>	Email <u>HNEMAT@YAHOO.COM</u>
Surveyor	Phone _____	Email _____
Engineer	Phone <u>214-941-9412</u>	Email <u>Sho1am@OKM-engineering.com</u>

APPLICANT SIGNATURE: <u>H. Nemat</u>	DATE: <u>10, 18, 2022</u>
OWNER SIGNATURE: <u>[Signature]</u>	DATE: <u>10/18/22</u>
SURVEYOR SIGNATURE: <u>[Signature]</u>	DATE: <u>09/08/2022</u>
ENGINEER SIGNATURE: <u>[Signature]</u>	DATE: <u>10/18/22</u>
DEVELOPER SIGNATURE: <u>H. Nemat</u>	DATE: <u>10, 18/2022</u>

The application packet shall include all documents listed below, and no preliminary plat will be reviewed
by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works

Department to review the plan comments before resubmitting the plans for review

(1) **Preliminary plat application** (this document) – One copy shall be submitted. The application must include the
property owner's signature.

(2) **Preliminary plat drawing** – Six folded paper copies and a PDF version shall be submitted for review by city staff

The preliminary plat drawing shall contain required information listed in Section 26.12 of the Unified Development
Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the

Kennedale UDC.

(3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.

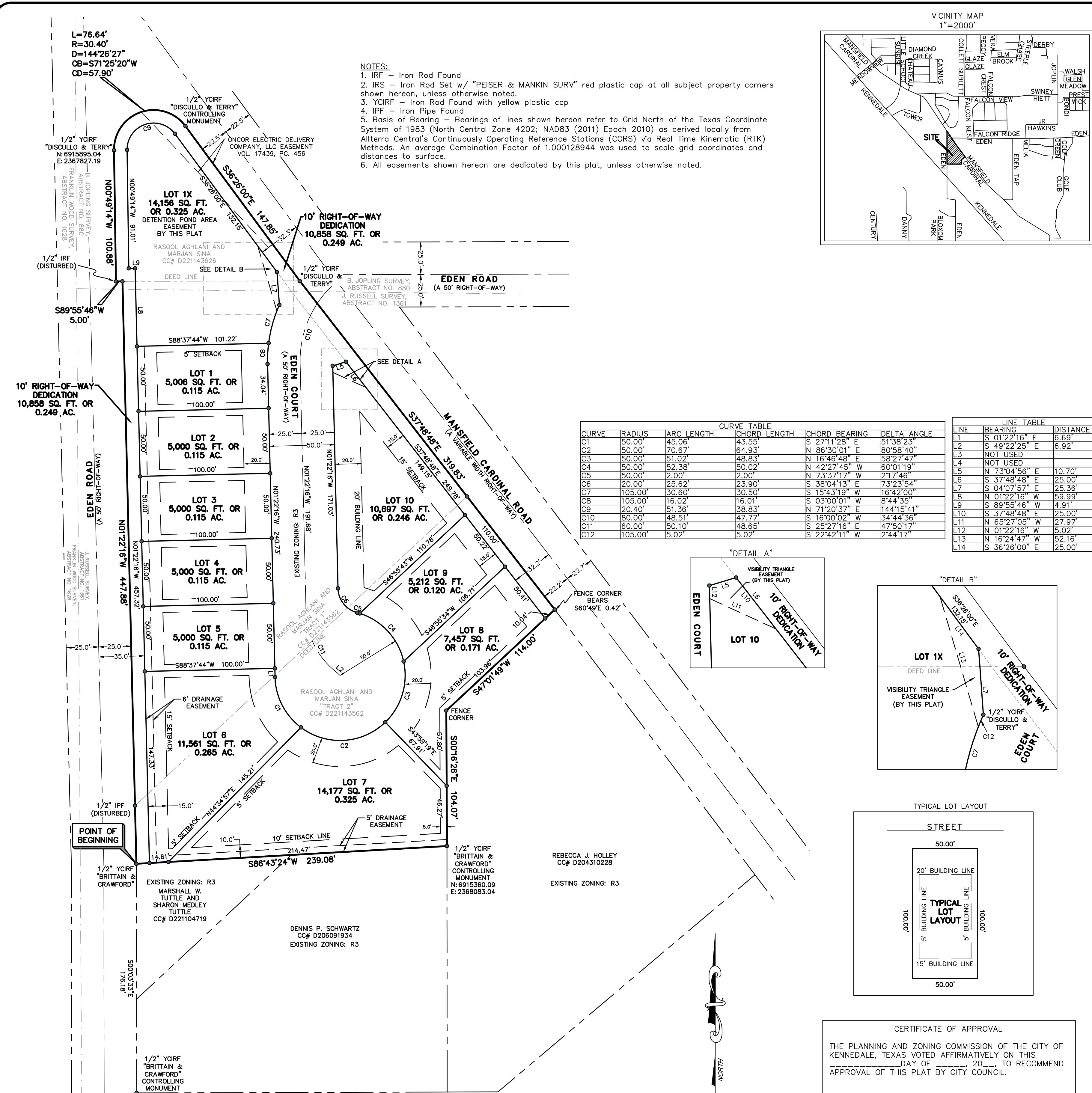
(4) **Preliminary Drainage Analysis** – The preliminary drainage study with engineering drawings shall conform to the requirements of Section 16.12 of the UDC. Sites with known drainage problems may have additional requirements for the study. Two paper copies and a PDF version of the drainage study should be submitted.

(5) **Preliminary Utility Layout** – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.

(6) **Description of proposed uses and layout.**

(7) **Tree Survey** – If a grading permit will be requested after preliminary plat approval (prior to final plat approval), a tree survey meeting the city's standards for a tree permit application is required (see Unified Development Code Article 20).

* NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.



OWNER'S CERTIFICATE:

STATE OF TEXAS)(COUNTY OF TARRANT)(

WHEREAS RASOOL AGHLANI AND MARJAN SINA are the sole owners of a 2.735 acre tract of land situated in the B. Jopling Survey, Abstract Number 880, City of Kennedale, Tarrant County, Texas, same being all that certain tract of land conveyed to Rasool Aghlani and Marjan Sina by deed recorded in Instrument Numbers D221143562 and D221143626, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow "Brittain & Crawford" plastic cap found for the southwest corner of said Aghlani tract, same being the northwest corner of that certain tract of land conveyed to Marshall W. Tuttle and Sharon Medley Tuttle, by deed recorded in Instrument Number D221104719, said Official Public Records, same being in the east right-of-way line of Eden Road (a 50 foot right-of-way);

THENCE along the common line of said Aghlani tract and said Eden Road as follows: North 01 deg. 22 min. 16 sec. West, a distance of 447.88 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for internal corner; South 89 deg. 55 min. 46 sec. West, a distance of 5.00 feet to a disturbed 1/2 inch iron rod found for the most westerly northwest corner of said Aghlani tract; North 00 deg. 49 min. 14 sec. West, a distance of 100.88 feet to a 1/2 inch iron rod with yellow "Discullo & Terry" plastic cap found for the beginning of a curve to the right, having a radius of 30.40 feet and a delta angle of 144 deg. 26 min. 27 sec., same being in the intersection of said Eden Road and Mansfield Cardinal Road (a variable width right-of-way);

THENCE along said curve to the right, and along the common line of said Aghlani tract and said intersection, an arc distance of 76.64 feet and a chord bearing and distance of South 71 deg. 25 min. 20 sec. West, 57.90 feet to a 1/2 inch iron rod with yellow "Discullo & Terry" plastic cap found for corner;

THENCE along the common line of said Aghlani tract and said Mansfield Cardinal Road as follows: South 36 deg. 26 min. 00 sec. East, a distance of 147.85 feet to a 1/2 inch iron rod with yellow "Discullo & Terry" plastic cap found for corner; South 37 deg. 48 min. 48 sec. East, a distance of 319.83 feet to a 1/2 inch iron rod set for the most easterly southeast corner of said Aghlani tract, from which a fence corner found bears South 60 deg. 49 min. East, 0.42 feet, same being the north corner of that certain tract of land conveyed to Rebecca J. Holley, by deed recorded in Instrument Number D204310228, aforesaid Official Public Records;

THENCE along the common line of said Aghlani tract and said Holley tract as follows: South 47 deg. 01 min. 49 sec. West, a distance of 114.00 feet to a fence corner found for angle point; South 00 deg. 16 min. 26 sec. East, a distance of 104.07 feet to a 1/2 inch iron rod with yellow "Brittain & Crawford" plastic cap found for the most southerly southeast corner of said Aghlani tract, same being the northeast corner of that certain tract of land conveyed to Dennis P. Schwartz, by deed recorded in Instrument Number D206091934, said Official Public Records;

THENCE South 86 deg. 43 min. 24 sec. West, along the common line of said Aghlani tract and said Schwartz tract, passing the most northerly northwest corner of said Schwartz tract, same being the northeast corner of aforesaid Tuttle tract, and continuing along the common line of said Aghlani tract and said Tuttle tract, a total distance of 239.08 feet to the POINT OF BEGINNING and containing 119,155 square feet or 2.735 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RASOOL AGHLANI AND MARJAN SINA, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MANSFIELD CARDINAL** ADDITION AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KENNEDALE, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2023.

BY: _____
RASOOL AGHLANI, OWNER

STATE OF TEXAS: _____
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RASOOL AGHLANI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR _____ COUNTY

WITNESS MY HAND THIS THE ____ DAY OF _____, 2023.

BY: _____
MARJAN SINA, OWNER

STATE OF TEXAS: _____
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARJAN SINA, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

PRELIMINARY PLAT
MANSFIELD CARDINAL ADDITION
LOTS 1-10, BLOCK 1
LOT 1X, BLOCK 1
A 2.735 ACRE TRACT OF LAND OUT OF THE
B. JOPLING SURVEY, ABSTRACT NO. 880 AND
J. RUSSELL SURVEY, ABSTRACT NO. 1361
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
FEBRUARY 2023

SURVEYOR:
PEISER & MANKIN SURVEYING
TIMOTHY MANKIN
817-481-1806
TMANKIN@PEISERSURVEYING.COM

OWNER/DEVELOPER:
RASOOL AGHLANI
MARJAN SINA
13150 KETTLE CAMP ROAD
FRISCO, TEXAS 75035

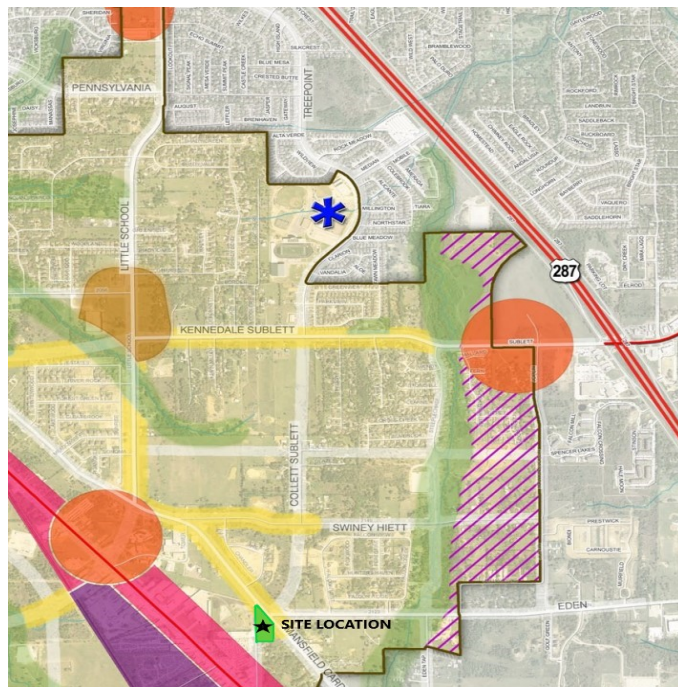
ENGINEER:
OKM ENGINEERING, INC.
SHOLA MOROHUNFOLA
817-657-7995
SHOLAM@OKM-ENGINEERING.COM

PREDEVELOPMENT MEETING
DATE: 03/22/2022

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 9/25/2009 Community Panel No. 48439C0340K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

PZ CASE 23-02 LOCATION MAP

1200 MANSFIELD CARDINAL RD



FUTURE LAND USE PLAN

CATEGORIES

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

MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.

SUBJECT

PZ Case# 23-03: *CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3, BLOCK 2 OF THE OLIVERS ACRES ADDITION INTO LOT 3R, BLOCK 2, LOCATED AT 206 COLLETT SUBLETT ROAD, KENNEDALE, TEXAS.*

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Replat
Applicant	Chris L. Blevins for owners Billy & Kristen Shaw
Location	206 Collett Sublett Rd, Kennedale, TX 76060
Surrounding Uses	Agricultural, Residential
Surrounding Zoning	AG Agricultural, R-1 Single Family, R-3 Single Family
Future Land Use Plan Designation	Neighborhoods
Staff Recommendation	Approve

STAFF REVIEW

The property is zoned AG Agricultural District. This replat will combine an existing lot with a lot to east recently purchased from the previous owner, Alex Alkhazshvilly. This will create a single lot, just over 2 acres. Staff has reviewed the preliminary plat and determined it is compliance with all requirements for the City.

RECOMMENDATION

Based on the review of the city's Comprehensive Plan and Future Land Use Plan, staff has found this development consistent with the adopted plans and recommends approval.

ACTION BY THE PLANNING AND 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.

Approval with Conditions: 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 with the following conditions [list conditions].

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.

ATTACHMENTS: Replat Application, Plat Survey, and Map.

City of Kennedale Replat Application

APPLICANT NAME: Chris L. Blevins, R.P.L.S. DATE: 03/29/2023
CURRENT LEGAL DESCRIPTION: Lot 3, Block 2, Oliver Acres ACRES: 2.015
CURRENT ZONING: AG PROPOSED ZONING: AG
BEING PLATTED AS: SUBDIVISION NAME Oliver Acres
LOTS: Lot 3R BLOCKS: Block 2 PHASES: _____
PROPERTY ADDRESS: 206 Collett Sublett Road, Kennedale, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Billy Shaw & Kristen Shaw
ADDRESS: 206 Collett Sublett Road, Kennedale, TX 76060 PHONE: _____
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

SURVEYOR: Brittain & Crawford, LLC Chris L. Blevins, R.P.L.S.
ADDRESS: 3908 S. Freeway PHONE: 817-926-0211
(mailing)
CITY: Fort Worth STATE: TX ZIP: 76110

ENGINEER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

DEVELOPER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- ☐ Owner Phone _____ Email _____
- ☐ Developer Phone _____ Email _____
- ☒ Surveyor Phone 817-926-0211 Email clb@brittain-crawford.com
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Replat to combine two portions of a platted Lot to create one platted Lot.

No further development proposed at this time.

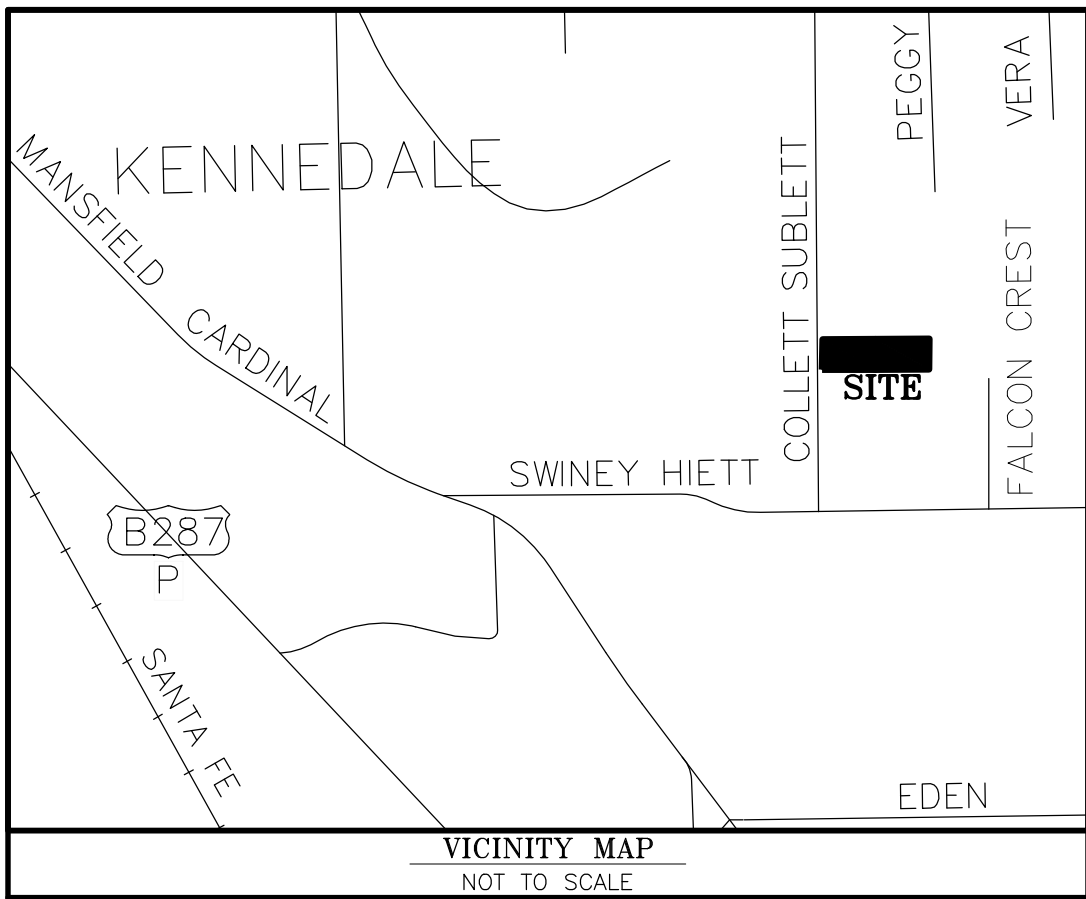
APPLICANT SIGNATURE: Chris L. Blum DATE: 03/20/2023

OWNER SIGNATURE: X Gusten Shaw DATE: 3/30/23

SURVEYOR SIGNATURE: Chris L. Blum DATE: 03/20/2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____



BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0340 K, MAP REVISED SEPTEMBER 25, 2009

**STATE OF TEXAS
COUNTY OF TARRANT**

KNOW ALL MEN BY THESE PRESENTS:

That I, CHRIS L. BLEVINS, 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 an actual survey made under my supervision on the ground.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

Date: 03/20/2023

Phone Number: (817) 926-0211



MAGNOLIA BUSINESS ENTERPRISES, LLC
CC# D217176099
O.P.R.T.C.T.

PORTION OF
LOT 3, BLOCK 2
OLIVER ACRES
VOL. 1383, PG. 586
D.R.T.C.T.

LOT 1R, BLOCK A
BOWERMAN ADDITION
CC# D212279531
O.P.R.T.C.T.

REMAINDER OF
ALEX AND DEBBIE
ALKHAZSVILLY
CC# D218141924
O.P.R.T.C.T.

PORTION OF
LOT 3, BLOCK 2
OLIVER ACRES
VOL. 1383, PG. 586
D.R.T.C.T.

30' WIDE PERMANENT PIPELINE EASEMENT
CC# D210035223
O.P.R.T.C.T.

TEMPORARY TURNAROUND
EASEMENT
CC# D217034675
O.P.R.T.C.T.

BEN JOPLING SURVEY
ABSTRACT NO. 980

BLOCK 1
FALCON CREST ESTATES
CC# D217034675
O.P.R.T.C.T.

LOT 4

LOT 6

LOT 7

MICHAEL MARK McCLURE AND
AMY KAY McCLURE
CC# D222099919
O.P.R.T.C.T.

LOT 4AR2, BLOCK 2
OLIVER ACRES
D222113173
O.P.R.T.C.T.

35' GAS EASEMENT
CC# D208445610
O.P.R.T.C.T.

7.5' WIDE UTILITY EASEMENT, CC# D217180187, O.P.R.T.C.T.

LOT 5AR1, BLOCK 2
OLIVER ACRES ADDITION
CC# D217180187
O.P.R.T.C.T.

LOT 5AR2, BLOCK 2
OLIVER ACRES ADDITION
CC# D217180187
O.P.R.T.C.T.

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 2023, 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 _____, 2023, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary

SURVEYOR:

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000

**STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS, **BILLY SHAW and wife, KRISTEN SHAW**, are the sole owners of two tracts of land situated in the J.M. LILLY SURVEY, Abstract No. 985, and the J.M. LILLY SURVEY, Abstract No. 980, City of Kennedale, Tarrant County, Texas, according to their respective deeds recorded in County Clerk's File No. D222132260 and D222241414, of the Official Public Records of Tarrant County, Texas.

LEGAL DESCRIPTION

BEING 2.015 acres of land situated in the J.M. LILLY SURVEY, Abstract No. 985, and the J.M. LILLY SURVEY, Abstract No. 980, City of Kennedale, Tarrant County, Texas, and being comprised of the two tracts of land conveyed to Billy Shaw and wife, Kristen Shaw, by the deeds recorded in County Clerk's File No. D222132260 and D222241414, of the Official Public Records of Tarrant County, Texas, and also being a portion of Lot 3, Block 2, Oliver Acres, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1383, Page 586, of the Deed Records of Tarrant County, Texas. Said 2.015 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the Northwest corner of said Shaw Tract (D222132260) and the Southwest corner of a tract of land conveyed to Magnolia Business Enterprises, LLC, by the deed recorded in County Clerk's File No. D217176099, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the East right-of-way line of Collett Sublet Road (a 60 foot wide public right-of-way);

THENCE N 89° 47' 18" E 555.21 feet, along the North boundary line of said Shaw Tracts and the South boundary line of said Magnolia Business Enterprises, LLC Tract, to a ½" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Shaw Tract (D222241414);

THENCE S 00° 23' 11" W 158.28 feet, along the East boundary line of said Shaw Tract (D222241414) and severing a tract of land conveyed to Alex and Debbie Alkhazshvilly, by the deed recorded in County Clerk's File No. D218141924, of the Deed Records of Tarrant County, Texas, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Shaw Tract (D222241414), and said point lying in the North boundary line of Lot 4AR2, Block 2, Oliver Acres, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Instrument No. D222113173, of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 52' 28" W 556.76 feet, along the South boundary line of said Shaw Tracts and the North boundary line of Lots 4AR2 and 4AR1, of the aforesaid Oliver Acres Addition (D222113173), to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Shaw Tract (D222132260) and the Northwest corner of said Lot 4AR1, Oliver Acres (D222113173), and said point also lying in the East right-of-way line of the aforesaid Collett Sublet Road;

THENCE N 00° 57' 12" E 157.46 feet, along the West boundary line of said Shaw Tract (D222132260) and the East right-of-way line of said Collett Sublet Road, to the POINT OF BEGINNING containing 2.015 acres (87,763 square feet) of land.

KNOW ALL MEN BY THESE PRESENTS:

That, WE, **BILLY SHAW and wife, KRISTEN SHAW**, do hereby certify that we are the legal owners of the above described tract of land and do hereby designate the foregoing property as **LOT 3R, BLOCK 2, OLIVER ACRES**, an addition to the City of Kennedale, Tarrant County, Texas, and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

WITNESS OUR HANDS at Kennedale, Tarrant County, Texas, this the _____ day of _____, 2023.

BILLY SHAW, OWNER

KRISTEN SHAW, OWNER

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared **BILLY SHAW**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for Tarrant County, Texas

My commission expires: _____/_____/_____

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared **KRISTEN SHAW**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for Tarrant County, Texas

My commission expires: _____/_____/_____

**REPLAT OF
LOT 3R, BLOCK 2
OLIVER ACRES ADDITION**

BEING A REVISION OF LOT 3, BLOCK 2, OLIVER ACRES ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 1383, PAGE 586 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS

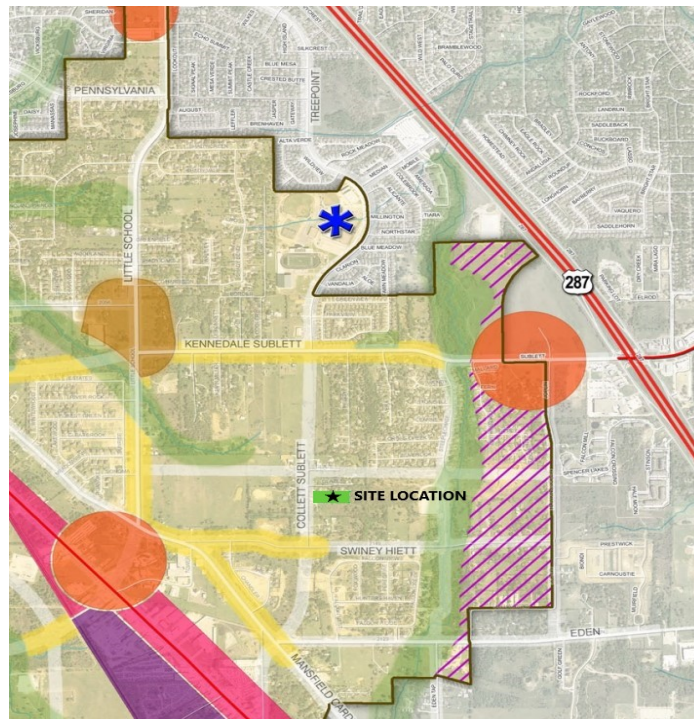
PREPARED: MARCH 2023
2.015 ACRES GROSS, 1 LOTS

THIS PLAT FILED IN INSTRUMENT No. _____, DATE _____.

SIN FIN #XXX

PZ CASE 23-03 LOCATION MAP

206 COLLETT SUBLETT RD



FUTURE LAND USE PLAN

CATEGORIES

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



MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.C.

SUBJECT

PZ Case# 23-04: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 11, BLOCK A OF THE BOAZ' SUBDIVISION INTO LOTS 11R-2 & 11R-1, BLOCK A, LOCATED AT 608 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW

Request	Replat
Applicant	Lucas Robinson
Location	608 Mansfield Cardinal Rd & 617 E Kennedale Parkway
Surrounding Uses	Residential, Commercial
Surrounding Zoning	C-2 Commercial to the west, R-3 Single Family Residential to the north and south, R-2 Single Family to the east
Future Land Use Plan Designation	Neighborhoods/Commercial
Staff Recommendation	Approve

STAFF REVIEW

The property at 608 Mansfield Cardinal is zoned R-3 Single Family Residential. The property at 617 E Kennedale Parkway is zoned C-2 Commercial District. Both properties will retain their existing zoning. This replat will combine a small sliver of land recently purchased by Robinson from the owner of 617 E Kennedale Parkway. This replat will also combine lots 11A, 11C, and 11A1 into a single lot at 617 E Kennedale Parkway. Staff has reviewed the preliminary plat and determined it is compliance with all requirements for the City.

RECOMMENDATION

Based on the review of the city's Comprehensive Plan and Future Land Use Plan, staff has found this development consistent with the adopted plans and recommends approval.

ACTION BY THE PLANNING AND 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.

Approval with Conditions: 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 with the following conditions [list conditions].

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.

ATTACHMENTS: Replat Application, Survey, and Map.

City of Kennedale Replat Application

APPLICANT NAME: Lucas Robinson DATE: 4/2/2023
CURRENT LEGAL DESCRIPTION: A portion of Lot 11, Boaz's Subdivision, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Vol. 1299, Pg. 6, P.R.T.C.T. ACRES: 3.229 Acres
CURRENT ZONING: R3 - Single Family Residential & C2 - General Commercial PROPOSED ZONING: R3 & C2
BEING PLATTED AS: SUBDIVISION NAME BOAZ'S SUBDIVISION
LOTS: LOTS 11R-1 AND 11R-2 BLOCKS: BLOCK 1 PHASES: N/A
PROPERTY ADDRESS: 608 Mansfield Cardinal Rd, Kennedale, TX & 617 Kennedale Pkwy, Kennedale, TX
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Lucas Robinson
ADDRESS: 608 Mansfield Cardinal Rd PHONE: 817-308-8122
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

SURVEYOR: TEXTERRA SURVEYING
ADDRESS: P.O. BOX 202165 PHONE: 817-235-7326
(mailing)
CITY: ARLINGTON STATE: TX ZIP: 76006

ENGINEER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

DEVELOPER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- ☒ Owner Phone 817-308-8122 Email lucasjrobinson@gmail.com
- ☐ Developer Phone _____ Email _____
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Purchased a section of lot 11-R-2 to be included in Lot 11R-1.

APPLICANT SIGNATURE:  DATE: 04/02/2023

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE:  DATE: 04/02/2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, Jose B. Najarro III, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III
Registered Professional Land Surveyor No. 6736
texterrasurveying@gmail.com
DATE:TBD

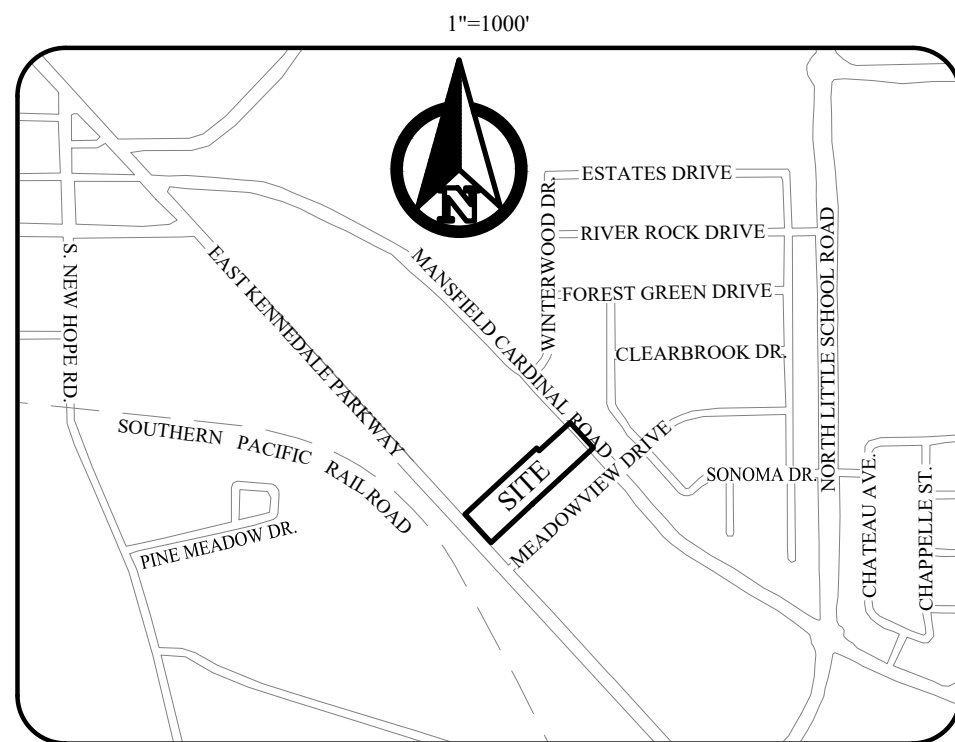
STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned, a Notary public in and for said County and State, on this day personally appeared Jose B. Najarro III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity there in expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

VICINITY MAP



NOTES:

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.

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. 48439C0330K, dated September 25, 2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Lucas Jeffrey Robinson and 4C's L&G, L.P., are the owners of that certain tract situated in the Jesse B. Renfro Survey, Abstract No. 1260, being a portion of Lot 11, **Boaz's Subdivision**, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1299, Page 6, Plat Records, Tarrant County, Texas (P.R.T.C.T.); said tract being described in the deeds to Lucas Jeffrey Robinson, recorded under Instrument Number (Inst. No.) D220262069 & Inst. No. D222269911, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and a portion of the tract being described in the deed to 4C's L&P, L.P., recorded under Inst. No. D221278875, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the south lot corner of said Lot 11, being the west lot corner of Lot 8R-2, Block 12, of **Boaz's Subdivision**, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded under Inst. No. D217110261, O.P.R.T.C.T., said Point of Beginning being on the monumented northeast right-of-way line of East Kennedale Parkway (U.S. Highway 287 Business), being a called 100 foot wide right-of-way;

THENCE NORTH 42° 35' 47" WEST, with the southwest lot line of Lot 11 and with the said right-of-way line, a distance of 200.00 feet to a steel fence post found at the west lot corner of Lot 11, and being the south lot corner of Lot 10-R-2, of **Boaz's Subdivision**, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded under Cabinet B, Page 2926, P.R.T.C.T.;

THENCE NORTH 47° 04' 17" EAST, departing the said right-of-way line, with the northwest lot line of Lot 11, and with the southeast lot line of said Lot 10-R-2, a distance of 265.90 feet to a 1/2 inch rebar found at the east lot corner of Lot 10-R-2, being the south lot corner of Lot 10-R-1 of said **Boaz's Subdivision** (Cabinet B, Page 2926);

THENCE NORTH 47° 26' 22" EAST, continuing with the said northwest lot line of Lot 11, and with the southeast lot line of said Lot 10-R-1, a distance of 242.30 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the west property corner the tract being described in the deed to Bobby Roberts and Phyllis Roberts, recorded in Volume 9449, Page 2361, Deed Records, Tarrant County, Texas;

THENCE SOUTH 42° 38' 55" EAST, departing the said lot lines, through the interior of Lot 11, with the southwest property line of the said Roberts tract, a distance of 19.00 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the south property corner of the Roberts tract;

THENCE NORTH 47° 43' 25" EAST, continuing through the interior of Lot 11, with the southeast property line of the Roberts tract, at a distance of 194.11 feet passing 3/8 inch rebar found for reference, continuing for a total distance of 217.50 feet to a point on the northeast lot line of Lot 11, being in the right-of-way of Mansfield Cardinal Road, (also known as County Road No. 2033), being a called variable width right-of-way;

THENCE SOUTH 42° 38' 55" EAST, with the said lot line and along the said right-of-way of Mansfield Cardinal Road, a distance of 178.68 feet to a point for corner;

THENCE SOUTH 47° 16' 55" WEST, with the southeast lot line of Lot 11, at a distance of 23.34 feet passing a 1/2 inch rebar found at the north lot corner of Lot 1R, Block 12, of **Boaz's Subdivision**, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded in Volume 388-144, Page 90, P.R.T.C.T., continuing with the northwest lot line of said Lot 1R, at a distance passing the west lot corner of Lot 1R, same being the north lot corner of Lot 4, Block 12, of **Boaz's Subdivision**, an addition in the City of Kennedale, Tarrant County, Texas according to the plat thereof recorded in Volume 388-23, Page 29, P.R.T.C.T., continuing with the northwest lot lines of Lots 4,5,6 & 7 of the said **Boaz's Subdivision** (Vol. 388-23, Pg. 29), for a total distance of 431.56 feet to a 1/2 inch capped rebar stamped "TEXTERRA SURVEYING" set at the west lot corner of Lot 7 of the said **Boaz's Subdivision** (Vol. 388-23, Pg. 29), same being the north lot corner of Lot 8R-1, Block 12 of the aforementioned **Boaz's Subdivision** (Inst. No. D217110261);

THENCE SOUTH 47° 05' 53" WEST, with the northwest lot lines of said Lot 8R-1 and Lot 8R-2, Block 12, **Boaz's Subdivision** (Inst. No. D217110261), a distance of 294.32 feet to the **POINT OF BEGINNING** and enclosing 3.229 acres (±140,644 square feet).

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Lucas Jeffrey Robinson does hereby designate the foregoing property as Lot 11R-1, Block A, BOAZ'S SUBDIVISION, to the City of Kennedale, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this the _____ day of _____, 2023.

LUCAS JEFFREY ROBINSON

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 4C's L&G, L.P., does hereby designate the foregoing property as Lot 11R-2, Block A, BOAZ'S SUBDIVISION, to the City of Kennedale, Tarrant County, Texas, and does hereby dedicate to the public's use, the right of way's and easements shown hereon.

IN WITNESS THEREFORE, I have hereunto set my hand this the _____ day of _____, 2023.

4C's L&G, L.P.

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared 4C's L&G, L.P., the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

CITY MANAGER CERTIFICATE OF APPROVAL

THIS MINOR PLAT IS APPROVED BY THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2022, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CITY MANAGER, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

ACREAGE DATA

TOTAL GROSS ACREAGE:	3.2287 ACRES
STREET DEDICATION:	0.0959 ACRES
NET ACREAGE:	3.1328 ACRES

LOT 11-R-2, BLOCK A

96,615 s.f.
2.218 ACRES

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.D.C.T. Plat Records of Tarrant County, Texas
O.P.R.D.C.T. Official Public Records of Tarrant County, Texas
D.R.D.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

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "TEXTERRA SURVEYING" set
MNS ○ Mag nail & washer stamped "TEXTERRA SURVEYING" set
TBM ○ Site benchmark (see vicinity map for general location)
○ 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)

OWNERS:

LUCAS JEFFREY ROBINSON
608 MANSFIELD CARDINAL ROAD
KENNEDELE, TEXAS 76060

AND

4C's L & G, L.P.
1032 SUBLETT ROAD
KENNEDELE, TEXAS 76060

SURVEYOR:

TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TEXAS 76006
PHONE: (817) 235-7326



TEXTERRA SURVEYING
P.O. BOX 202165
ARLINGTON, TX 76006
Telephone (817) 235-7326
TBPELS Firm # 10194685
www.texterrasurveying.com

REPLAT

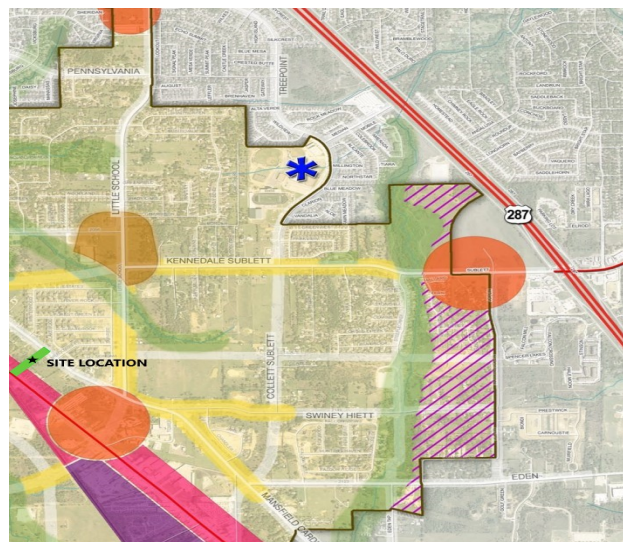
of
LOT 11R-1 AND 11R-2, BLOCK 1
BOAZ'S SUBDIVISION

BEING A REPLAT OF LOT 11,
BOAZ'S SUBDIVISION
AN ADDITION TO THE CITY OF KENNEDALE
TARRANT COUNTY, TEXAS
BEING 3.229 ACRES OF LAND
SITUATED IN THE JESSE B. RENFRO SURVEY,
ABSTRACT NO. 1260
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

DATE : April, 2023
Scale : 1" = 40'

PZ CASE 23-04 LOCATION MAP

608 Mansfield Cardinal Rd & 617 E Kennedale Parkway



FUTURE LAND USE PLAN

CATEGORIES

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

MEETING DATE: APRIL 13, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.D.

SUBJECT

PZ Case# 23-05: CONSIDER Proposed amendments to the Unified Development Code. The purpose of the public hearings is to consider revising the development regulations applicable to the R-4 Single-Family Residential, MF Multi-Family Residential, TH Townhome, NV Neighborhood Village and UV Urban Village zoning districts, and the approval process for developments.

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Amend UDC
Applicant	Nathan Gonzales, Director of Community Development
Staff Recommendation	Approve

BACKGROUND AND OVERVIEW

In January, City Council noted its approval to begin the long-overdue updates to our Comprehensive Plan, Future Land Use Plan, and UDC. Dunaway was selected to assist with this project. As this will be a year-long endeavor, staff began looking at what changes to the UDC could be implemented in the interim. Additionally, City Council directed staff to propose amendments to the Unified Development Code during last month's regular meeting to address density, spatial requirements, and consider other tools aimed at retaining Kennedale's small town feel and character. The Planning and Zoning Commission indicated similar sentiments during its regular meeting in March. The following provides an overview of the proposed UDC text amendments:

- Revised spatial requirements for the R-4 District
- Reduce the max story height for MF Multi-Family District from 3 stories and 38' to 2 stories, 35' max
- Reduce density of MF Multi-Family District from 16 units per acre to 8 units per acre
- Reduce the max story of TH Townhome District from 3 stories and 38', to 2 stories, 35' max
- Added density and spatial requirements for TH Townhome District (revised Table 3.3)
- Added Site Plan Approval requirements to Village Districts (revised Section 5.2)
- Added Phased Development requirements to Village Districts (created Section 5.6)
- Added Site Plan Approval by City Council (revised Article 22, Table 22.2A)
- Added PD Site Plan Approval by City Council (revised Article 22, Table 22.2A)
- Revised text language to Section 23.2
- Removal of zoning permit requirements in Article 23 due to redundancy
- Added Site Plan Approval procedures to Section 23.3

STAFF REVIEW

Changes to Spatial Requirements and Density

The proposed changes to the spatial requirements for the R-4 District include a widening of the minimum lot width from 50' to 70', as well as widening the side yard setbacks from 5' and 2' to 10' on each side. The minimum lot area has also been increased from 5,000 SF to 7,250 SF.

Staff proposes reducing the stories height allotment from 3 stories to 2 stories for both MF Multi-Family and TH

Townhome Districts. Staff also found it would be beneficial to include spatial requirements for the TH Townhome District. Currently, the UDC does not specify minimum lot area, setbacks, or density for townhomes. This has left developers unclear on how to design their projects and unsure what would be acceptable to the city. Similarly, density has also been reduced for MF Multi-Family Districts from 16 units per acre to 8 units per acre. The proposed changes to R-4, MF, and TH spatial requirements are aimed at reducing density, a concern that has been brought to staff's attention.

Changes to Village Districts

Proposed changes to the Village District include the addition of site plan approval and phased development requirements. For example, Neighborhood and Urban Villages should be developed with a village center and include a mixed-use commercial component. At times, the residential component is built first, with the commercial/mixed-use component left out or delayed for an unknown amount of time. A similar instance has occurred in Kennedale and this is a concern many members of the community have raised. By implementing site plan approval and phased development requirements, the city can ensure what is presented to the Planning and Zoning Commission and City Council comes to fruition.

Changes to Site Plan Approval

Currently, all site plans are approved administratively by staff. While this may provide a benefit with respect to review time and the start of construction, it does not allow for the city's elected and appointed community leaders, as well as the public, to weigh in on development or have their voices heard. The proposed changes to site plan approval would pertain to Residential, Commercial, MF, TH, Village, Planned Development, and Industrial site developments over 2,500 SF. This threshold has not changed. Additionally, any changes to an approved site plan would require additional review by the Planning and Zoning Commission and approval by City Council prior to implementation.

Notice of Public Hearing was sent April 1, 2023, and published April 2, 2023 in the Star-Telegram.

Attached are the proposed UDC text amendments highlighted in green text, in addition to the draft ordinance reflecting these changes.

RECOMMENDATION

Based on the direction from the Planning and Zoning Commission and City Council, as well as the reasoning provided, staff recommends approval.

ACTION BY THE PLANNING AND 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.

Approval with Conditions: 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 with the following conditions [list conditions].

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.

ATTACHMENTS: Replat Application, Survey, and Map.

APRIL 1, 2023

LEGAL NOTICE OF PUBLIC HEARING

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON APRIL 13, 2023 AT 6PM P.M. AND BY THE KENNEDALE CITY COUNCIL ON APRIL 18, 2023 AT 5:30 P.M. FOR THE FOLLOWING:

PZ CASE# 23-02: *CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.*

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BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES OR AMENDMENTS CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNDAL.COM.



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19300	404242	Print Legal Ad-IPL01167720 - IPL0116772		\$118.16	1	60 L

Attention: City Secretary
CITY OF KENNEDALE
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APRIL 1, 2023 LEGAL NOTICE OF PUBLIC HEARING

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IPL0116772
Apr 2 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

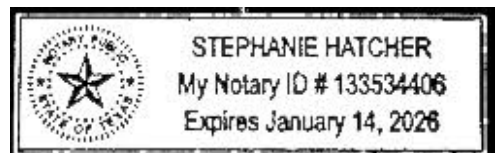
1 insertion(s) published on:
04/02/23

Stefani Beard

Sworn to and subscribed before me this 3rd day of April in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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CAR TALK

To add or not to add (lead additive) — that is the question

BY RAY MAGLIOZZI



Dear Car Talk: I love your column and your NPR show. I have a 1973 Ford Mustang convertible (I am the original owner). I drive it about 20 miles a week, and it has about 75,000 miles on it now. Of course, it was designed to be used with leaded gasoline. For a while, I used a lead additive. But then I just switched to using the highest-octane gas I could get.

Now I'm getting conflicting advice on whether or not to use the lead additive. The car runs the same with or without it. What is your advice regarding using it or not? Thanks very much. — Allan

I wouldn't bother at this point, Allan. Gasoline companies used to put lead in fuel to boost octane. As a side benefit, they learned that the lead also cushioned the blow of the hot exhaust valves as they slammed against their valve seats. So, when the Environmental Protection Agency figured out that the lead in gasoline was causing us to all grow four chins — OK, I already had two, but you

SOME YEARS LATER, WE NOTICED THAT SOME OLDER CARS WERE DEVELOPING A PROBLEM CALLED VALVE SEAT RECESSON. YOU MAY REMEMBER READING ABOUT THE GREAT VALVE SEAT RECESSON OF 1978 IN SCHOOL.

get my point — oil companies were forced to stop adding lead. Some years later, we noticed that some older cars were developing a problem called valve seat recession. You may remember reading about the great valve seat recession of 1978 in school. Anyway, to combat that problem, car makers started making their valve seats harder. Problem solved. Except for folks like you

who had cars made during the lead era. So, you can find a "lead substitute" (not real lead, obviously) on the market and add it to each tank of gas, but that's inconvenient and expensive. My advice would be to save the \$10 a tank and just drive the car. Eventually, it's possible your Mustang will need a valve job. And at that point, you can decide if you want to fix it, sell it, or torch it. If you fix it, the valve

job will cost you a couple of grand, and they'll use new, hardened valve seats. But at only 20 miles a week, it might be your heirs that do the valve job, Allan, not you. Or you may need major engine work for some other reason — engines didn't last as long in 1973 — and at that point, you'll get your hardened valve seats. By the way, the higher-octane fuel you're buying doesn't do anything to

protect those valve seats. Higher than recommended octane is only helpful if you have ping or pre-ignition. So, if your car doesn't ping on regular unleaded, take the 60 cents a gallon, plus the \$10 a tank you're saving on lead substitute, and put into a valve job cookie jar and pass it down to your kids, along with the Mustang. Got a question about cars? Write to Ray in care of King Features, 628 Virginia Drive, Orlando, FL 32803, or email by visiting the Car Talk website at www.cartalk.com. (c) 2023 by Ray Magliozzi and Doug Berman Distributed by King Features Syndicate, Inc.

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Fort Worth Star-Telegram

What does local mean to you?

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At the Fort Worth Star-Telegram, local news is more than breaking alerts. It's more than severe weather. It's more than election results.

Local news happens every day, all over our community. It's the feel-good family story you wouldn't have heard unless a journalist discovered it. It's the hardships mom and pop shops are facing that no one else will listen to. It's the behind-the-scenes look at keeping community leaders accountable.

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Legals

REQUEST FOR COMPETITIVE SEALED PROPOSALS (RFCSP)

1 st Advertisement: April 2, 2023
2 nd Advertisement: April 9, 2023

Sealed proposals addressed to:
Bryan Beck, PE., Director of Public Works
City of Grapevine, Texas
will be received at:
Physical Address: Grapevine City Hall
200 South Main Street
Grapevine, Texas 76051
Mailing Address: Grapevine City Hall
P.O. Box 95104
Grapevine, Texas 76099
until 2:00 PM, April 18, 2023 for the construction of:
2023 WATER IMPROVEMENTS FOR W. KIMBALL RD. AND LAKERIDGE DR.
1,136 LF of 8" Water Line and Related Appurtenances along W. Kimball Road and Lakeridge Drive
Immediately following the time for receipt, the proposals will be publicly opened and read aloud in the second floor conference room of the Grapevine City Hall, as addressed above. Any bid received after the above time and date will be returned unopened.
Contract Documents, including Plans and Specifications, may be examined without charge in the:
Public Works Dept./Engineering Division
City Hall
200 South Main Street
Grapevine, Texas 76051
Beginning April 3, 2023, further information regarding this project may be obtained by contacting John D. Robertson, PE., CFM at 817-410-3138.
Contract documents, including plans and specifications, may be procured from the Engineer:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
817-339-2287
Contact: Carl T. DeZee, PE.
beginning April 3, 2023, for a non-refundable fee of \$50 per set.
To be accepted, a bid must be accompanied by a bid security instrument payable to the City of Grapevine, Texas, in an amount not less than five (5%) percent of the total base bid, in the form of either (a) a cashier's check or certified check on a Texas bank or thrift with FDIC insurance or (b) an acceptable bidder's bond with a surety authorized to operate in the State of Texas.
Performance, Payment and Maintenance Bonds will be required.
In case of ambiguity or lack of clearness in stating bid/proposal prices, the City of Grapevine reserves the right to adopt the most advantageous construction thereof, to reject any or all bids, and to waive formalities. No bid may be withdrawn within ninety (90) days after the date on which bids are opened.
Best Value Bid Award Criteria
This bid will be awarded on the best value basis. Bids will be evaluated based on the Bidder's responses to the requirements of this RFCSP. Interviews with bidders are not anticipated but may be held at the option of the evaluation committee. The Owner reserves the right to obtain clarification or additional information with any firm regarding their bid. The Owner reserves the right to select a responsive, responsible firm on basis of best value that is most advantageous to the Owner. The following table provides more specific definitions for the weighted criteria that will be evaluated based on the bid and the information received that is requested in the Qualifications for Bidders section of the Instructions to Bidders.
90% max points will be awarded based on price. The Bidder submitting the lowest base price will receive the maximum allowable points. The other bidders will receive a percentage of the allowable points accordingly.
4% max points will be awarded based on bidder qualifications and proposed staff. The Bidder and Proposed Staff with the highest qualifications will receive the maximum allowable points. Has the bidder worked for the City of Grapevine on similar size projects? If yes, please provide information.
4% max points will be awarded on construction experience. The Bidder with the most relevant experience will receive the maximum allowable points.
1% max points will be awarded based on safety record and litigation history. Bidders with a favorable safety record and litigation history will receive the maximum allowable points. Please describe any litigation history for the past 5 years including court, case number, and party names and outcomes. Provide list of OSHA reportable accidents for the past 5 years.
1% max points will be awarded based on project closeout and warranty history. Bidders with the most favorable project close out and warranty history will receive the maximum allowable points. Please provide 3 projects that are similar in size and scope showing that issues were responded to in a timely manner and warranty work was completed in a timely manner.
CITY OF GRAPEVINE
Bryan Beck, PE.
Director of Public Works
IPL0116543
Apr 2,9 2023

PUBLIC HEARING NOTICE
CITY OF SOUTHLAKE, TEXAS
Notice is hereby given to all interested persons that the City of Southlake, Texas, will consider the following items in the Council Chambers at Town Hall, 1400 Main Street, Southlake, Texas for:
The City Council on Tuesday, April 18, 2023, at 5:30 p.m. will hold a public hearing and consider:
Ordinance No. 480-799 (ZA23-0005), 1st Reading, Zoning Change and Site Plan for Green Acres Nursery located on a property described as Tract 3D, W.R. Eaves Survey Abstract No. 500, Southlake, Tarrant County, Texas, and located at 1963 W. Southlake Blvd., Southlake, Texas. Current Zoning: "C-2" General Commercial District. Requested Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #10. All interested persons are urged to attend.
City of Southlake
Amy Shelley, TRMC
City Secretary
IPL0116755
Apr 2 2023

NOTICE
THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud.
SOLICITATION: 7007381 – Seat and Electrical Power Supply Maintenance
BID DUE DATE AND TIME: Monday, April 03, 2023 @ 2:00 PM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 15%
BID OPENING LOCATION: Refer to Solicitation for Delivery Location. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dfwairport.com or by calling 972-973-5600.
IPL0115757
Mar 26, Apr 2 2023

APRIL 1, 2023
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IPL0116772
Apr 2 2023

NOTICE
The Dallas Fort Worth International Airport Board will receive sealed bids for the following items at the location stated below until the due date and time stated:
SOLICITATION: 9500819 – Airfield Electrical Circuit Replacement 2023
BID DUE DATE AND TIME: Wednesday, May 3, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 17%
CONTACT: Contract Administrator, Abigail Burch 972-973-2323
BID SUBMITTAL: Bids must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.
Additional information is available on the DFW International Airport website at www.dfwairport.com/business/solicitations.
The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
IPL0115782
Mar 26, Apr 2 2023

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Modesto Bee
Raleigh News & Observer
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Page 1 of 1

CITY OF KENNEDALE
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Order No.:	404242
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Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

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Classification:

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Package:

FTW - Legal Ads

Final Cost:

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Payment Type:

Account Billed

User ID:

IPL0019782

PREVIEW FOR AD NUMBER IPL01167720**ACCOUNT INFORMATION**

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

TRANSACTION REPORT**Date**

March 31, 2023 1:29:54 PM EDT

Amount:

118.16

SCHEDULE FOR AD NUMBER IPL01167720

April 2, 2023

Fort Worth Star-Telegram

APRIL 1, 2023
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W00000000

Publication Dates

Section 3.3 Spatial Requirements

A. *Spatial Requirements.* All lots shall meet the spatial requirements of Table 3.3. New lots shall not be created, except in conformance with these requirements. All buildings and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 3.3.

Table 3.3 Spatial Requirements: Agricultural and Residential Districts										TH
Requirement		AG	R-1	R-2	R-3	R-4	D	MF	MH	
Lots										
Min. Area (s.f.)	Sewer	43,560	21,780	15,000	8,750	7,250	8,750	2,750/unit	5,000	3,000
	Septic	43,560	43,560	43,560	43,560	43,560	43,560	43,560	43,560	-
Max. Density (units per acre)		-	-	-	-		-	16-8	-	8
Min. Width (ft.)		80	100	100	80	70	70	75	50/lot	40
Min. Depth (ft.)		125	125	125	100	100	125	125	100/lot	80
Max Impervious (%)		50	50	50	50	50	50	50	50	75
Setbacks										
Min. Front (ft.) ¹	Primary	50	50	40	20	20	30	30	10/lot	20
	Secondary	20	20	20	15	15	15	15	10	10
Min. Side (ft.)	Total ²	30	30	30	20	10	16	16	8	10 at block ends
	Least	10	10	10	8	10	8	8	4	5 from alley/easement
Min. Rear (ft.) ³		45	30	30	15	15	15	15	10/lot	10
Principal Buildings										
Max. Height (ft.)		50	50	40	40	35	35	30	22.5	35
Max. Stories (number)		2.5	2.5	2.5	2.5	2.5	2.5	2	1.5	2
Min. GFA (s.f.)		1,500	1,500	1,500	1,250	1,250	1,000/unit	-	320	1,250
Min. Multi-Family Bedroom Area (s.f.) ⁴	Efficiency	-	-	-	-	-	-	600	-	
	One BR	-	-	-	-	-	-	800	-	
	Two BR	-	-	-	-	-	-	900	-	
	Three BR	-	-	-	-	-	-	1,000	-	
Min. Masonry (%)		80	80	80	80	-	80	80	-	
Accessory Buildings (100 s.f. +)										
Max. Number		-	3	2	1	1	2	-	1	1
Max. Size (% of rear yard)		20	10	10	10	10	10	10	10	10
Max. Height (ft.)		-	15	15	15	15	15	-	-	10
Max. Stories (number)		1	1	1	1	1	1	1	1	1
Min. Side Street Setback (ft.)		-	-	-	-	-	-	15	-	10
Min. Side Setback (ft.)		8	8	8	8	8	8	8	-	8
Min. Rear Setback (ft.)		8	8	8	8	8	8	25	-	8
Min. Setback from Principal (ft.)		5	5	5	5	5	5	15	-	5

¹ A corner lot has a primary and secondary front setback. The primary front setback is applied to the yard adjacent to the street in which the dwelling is oriented. The secondary front setback is applied to yard adjacent to the other street (See Figure 3-2).

² A total side setback does not apply to corner lots; the least side setback will apply.

³ Whenever any lot is located on a cul-de-sac, the rear yard setback shall be 15 feet.

⁴ The average living area for all apartments in an apartment building must be a minimum of 700 square feet.

- d. No private fences may be constructed forward of the RBL.
- e. A garden wall may be used to define the street edge, to secure a pedestrian passage, to enclose a courtyard space, on rear lot lines, or to screen building service elements.

Height	
Max Building	3 stories and 38' 2 stories, 35' max
Minimum ground floor clear height	9'
Minimum upper story clear height	9'
Max Garden Wall Height	10'
Max Privacy Fence Height	7'
Siting	
Min Build-To	75%
Min Parking Setback	30'
Side setbacks	None required
Min rear setback with alley	3'
Min rear setback with no ally	20'
Garden wall	Permitted on unbuilt RBL
Privacy fence	Permitted on common and rear lot lines only
Elements	
Min/Max Ground floor Façade Fenestration	33 to 80%
Min/Max Upper Story Fenestration	20 to 70%
Max Blank Wall Limitation	30'
Max Distance between Façade Entrances	60'
Balconies	Permitted

4. Parking.

- a. Parking may be located on the street, in a surface lot or in a structure.
- b. No parking shall be located between the building façade and the back of curb.
- c. All off-street parking shall be located behind the parking setback line, typically 25' feet or more behind the back of sidewalk.
- d. All surface parking (as well as loading areas) shall be placed to the rear or to the side of the buildings, but in no case shall more than 60 feet of the property frontage (along the required building line) be used for surface parking.
- e. All surface parking and loading areas shall be screened from public areas, public sidewalks, and abutting residentially zoned properties by landscaping and a four (4) foot solid wall or a combination masonry and a wrought iron or metal fence.
- f. When parking is above grade within a structure, a façade treatment that is consistent (in terms of materials and design) with the building façade shall be provided for the parking floors/levels.

a. Fenestration is regulated as a percentage of the façade between floor levels. Fenestration is measured as a glass area (including mullions, muntins, and similar window frame elements with a dimension less than one inch) and/or open area.

b. At least one (1) functioning entry door shall be provided along each ground story façade. The maximum distance between functioning façade entrances shall not be exceeded.

c. In no case shall a garage door be located at or face the RBL.

d. No private fences may be constructed forward of the RBL.

e. A garden wall may be used to define the street edge, to secure a pedestrian passage, to enclose a courtyard space, on rear lot lines, or to screen building service elements.

<u>Height</u>	
<u>Max Building</u>	3 stories and 38' 2 stories, 35' max
<u>Minimum ground floor clear height</u>	<u>9'</u>
<u>Minimum upper story clear height</u>	<u>9'</u>
<u>Max Garden Wall Height</u>	<u>10'</u>
<u>Max Privacy Fence Height</u>	<u>7'</u>
<u>Siting</u>	
<u>Min Build-To</u>	<u>75%</u>
<u>Min Parking Setback</u>	<u>30'</u>
<u>Side setbacks</u>	<u>None required</u>
<u>Min rear setback with alley</u>	<u>3'</u>
<u>Min rear setback with no ally</u>	<u>20'</u>
<u>Garden wall</u>	<u>Permitted on unbuilt RBL</u>
<u>Privacy fence</u>	<u>Permitted on common and rear lot lines only</u>
<u>Elements</u>	
<u>Min/Max Ground floor Façade Fenestration</u>	<u>33 to 80%</u>
<u>Min/Max Upper Story Fenestration</u>	<u>20 to 70%</u>
<u>Max Blank Wall Limitation</u>	<u>30'</u>

Section 5.1 Purpose

This article outlines the Urban and Neighborhood Village Zoning Districts. These districts are established in tandem to implement the 2012 Kennedale Comprehensive Plan's approach to future land use—with a focus on community character, through an emphasis on development character, intensity, and physical form and patterns, rather than solely on land uses. The village districts are to be planned and configured/constructed in order to be integrated with the larger community and accessible by all modes of transportation—private automobile, future public transit, bicycle, and pedestrian.

- A. *Urban Village (UV)*. The UV District is established to provide an area with an intense mix of uses in a compact, walkable urban form, transitioning down in intensity toward (and complementing) surrounding residential neighborhoods.
- B. *Neighborhood Village (NV)*. The NV District is established to provide an area with a mix of uses to fulfill the daily needs of residents within a short walking distance of the surrounding neighborhoods.

The Urban Village District is generally of greater intensity, with a larger scale in geographic area and individual building sizes than the Neighborhood Village, and the expectation is that it will provide a destination for goods and services for residents from across the city. The Neighborhood Village will be of less intensity, smaller area, and building size, with an emphasis on locally serving uses. Both Village District types will provide a range of housing options.

This section contains the basic rules for the physical form and character of the private development of individual lots, the relationship to (and standards for) the public realm, and broad parameters for uses in the village districts.

Section 5.2 Site Plan Approval Required

Neighborhood Village and Urban Village developments shall require site plan approval from City Council, following a recommendation from the Planning and Zoning Commission. Additionally, any changes to an approved site plan shall be reviewed and approved by City Council prior to implementation.

Section 5.2-3 Schedule of Uses

Buildings or land shall not be used, and buildings shall not be erected, except for the following specified uses, unless otherwise provided for in the UDC.

- A. *Permitted Uses*. Permitted uses for land and/or buildings in the Village District Sub-Areas are shown in *Table 5.2*. The categories in the use table are listed in *Section 5.2 G* and additional development and performance standards are provided in *Section 5.2 H*.
- B. *Use Determination*. The Administrator is responsible for categorizing all uses in accordance with *Table 5.2* and *Section 2.7*.
- C. *Conditional Uses*. There are no conditional uses within the Village Districts.
- D. *Special Exceptions*. If specifically noted in this article, land and/or buildings are subject to review and permitting in accordance with *Article 25*.
- E. *Not Permitted*. Blank cells indicate that a use is not permitted within the zoning district.

- d. Tandem spaces shall be assigned to the same dwelling unit. Tandem parking shall not be used to provide guest parking.
- G. *Loading Facilities.* If provided, loading zones shall be located to the rear and/or alley side of buildings.
- H. *Parking Lot Plantings for New Development.*
 - 1. Trees. For any surface parking lot not separated from the street or public realm by a building, the space between the RBL and the parking setback line shall be planted with canopy shade trees. Trees shall be planted at an average distance not to exceed 30 feet on center and aligned parallel three (3) to seven (7) feet behind the RBL or garden wall.
 - 2. Edge. The edge of any Village District surface parking lot adjacent to a single family lot shall:
 - a. Be planted with canopy shade trees placed at an average distance not to exceed 40 feet on center and aligned parallel three (3) to seven (7) feet behind the common lot line; and
 - b. Have a garden wall or privacy fence along the common lot line at least three (3) feet in height.

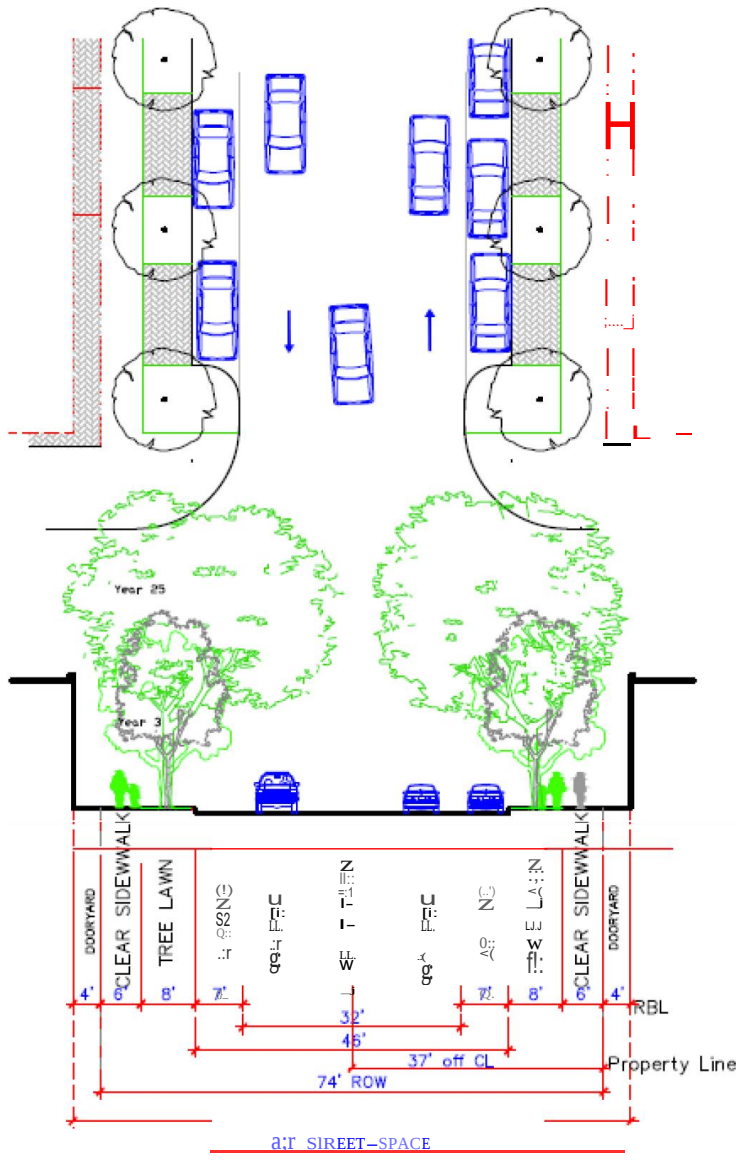
Section 5.5 Streets & Streetscape- Public Realm

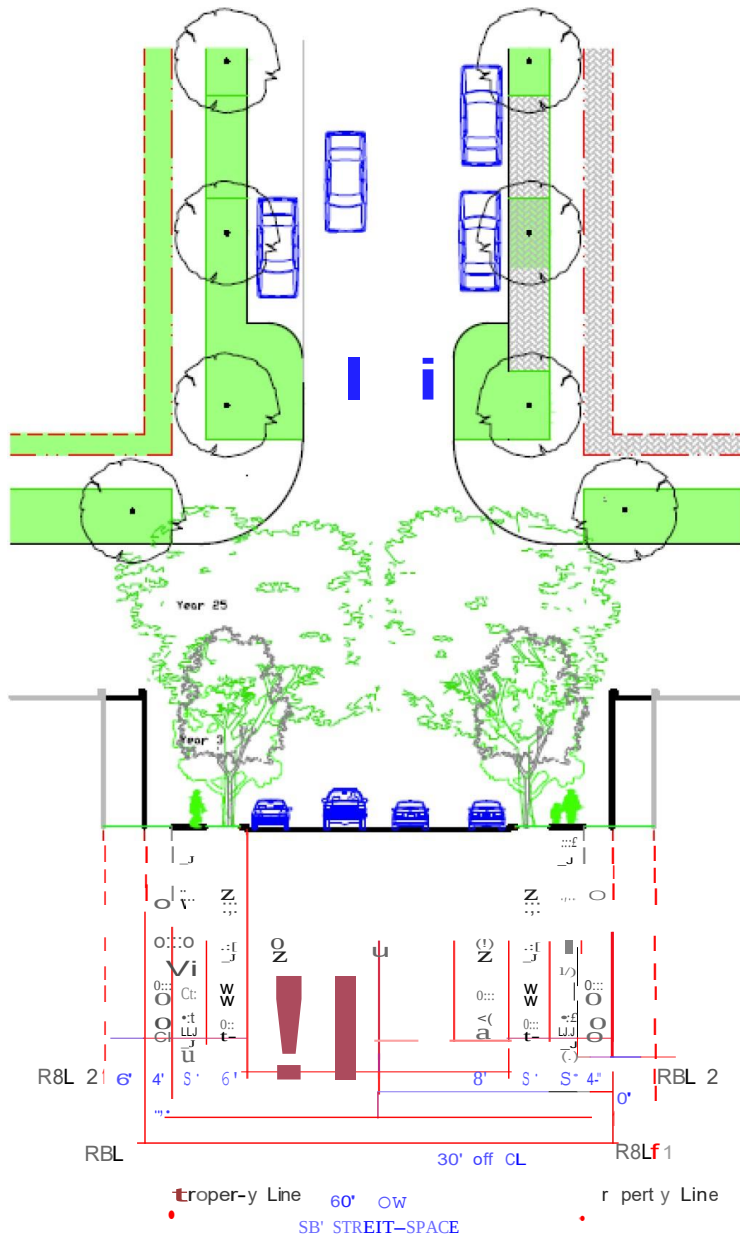
- A. *Purpose and Intent.*
 - 1. The Street Types illustrate the recommended typical configurations for street spaces within the Village Districts. The plans and sections specify ideal vehicular travel lane widths, curb radii, sidewalks, tree planting areas, and on-street parking configurations. The streets within a Village District must work in conjunction with the building form standards to create the type of walkable, mixed-use place envisioned by the Comprehensive Plan.
 - 2. Streets are a community's first and foremost public spaces and should be just as carefully designed and planned as any park or public building. The character of the street space—both its scale and its details—determines the pedestrian quality of a given location.
 - 3. Streets must balance the needs of all forms of traffic—auto, future transit, bicycle and pedestrian—to maximize mobility and convenience for all residents and users. Their character will vary depending on their location: some streets will carry a large volume of traffic and provide a more active and intense pedestrian experience while others will provide a less active and more intimately scaled street-space.
 - 4. These are city streets—not highways or roads—and must be developed as such to create people-oriented places balancing all transportation modes. The village streets are designed primarily for walkability and pedestrian comfort, with automobile movement as a secondary focus.
 - 5. Adapting these public realm standards for existing public streets will grant more to the free movements of vehicles, while maintaining fair walkability.
- B. *Recommended Standard Village Street Types.* There are two (2) recommended street types for the Village Districts: Main Streets and Neighborhood Streets.
 - 1. Main Street. The Main Street should be used for the Village Center Sub-Areas, where a mix of uses and high level of pedestrian traffic is anticipated (the full section with dedicated turn lane should only be used when required). The Main Street may also be used for any commercial or mixed-use areas within a Village General Sub-Area. In general, Main Streets should be configured with a wide clear sidewalk and may include paving or hardscape in the dooryard and between tree pits.
 - 2. Neighborhood Street. Neighborhood Streets should be used for the Village Transition Sub-Areas and may also be appropriate for any portions of a Village General Sub-Area that are

predominantly residential. In general, Neighborhood Streets are of a more intimate scale with a greener edge. They may have a slightly narrower clear sidewalk, with plantings in the dooryard and continuous tree lawns (rather than separate individual tree pits). In some locations, the properties along Neighborhood Streets may have small front yards.

C. Recommended Standard Village Street Type Diagrams.

1. Village Main Street.





Section 5.6 Phased Development

- A. In Neighborhood Village and Urban Village developments that include phases, the mixed-use or commercial phase shall be developed as the first initial phase or component of the project. Single-family, two-family, town-home, and multi-family phases shall be developed only after substantial completion of the first mixed-use or commercial phase.
- B. In Neighborhood Village and Urban Village development that do not include phases, the mixed-use or commercial component of the development shall be constructed at the same time as the residential component. No building permit shall be issued until both the mixed-use or commercial and residential structures have been submitted, reviewed, and approved.

General Procedures and Amendments

Article 22

Section 22.1 Purpose

This article describes the procedures for review of all applications for land use and development activity in the City of Kennedale.

Section 22.2 Summary of Procedures

A. *Authorities.* Tables 22.2 A and 22.2 B summarize the land use and development procedures in this UDC and identifies the bodies that have review and decision-making responsibilities for each procedure. Other agencies and outside authorities may be asked by the Administrator, Planning and Zoning Commission, or City Council to review certain applications.

1. R = Review. Responsible for a review and a recommendation.
2. D = Decision. Responsible for the final decision on matter, approval or denial.
3. A = Appeal. Authority to hear and decide upon appeal requests.
4. PH = Public Hearing. A public hearing is required at this step.

Procedure	Section	Staff	P&Z	City Council	Board of Adjustment
Village Districts Streets and Blocks	Article 5.3 B	R (Admin.)	D	-	-
Signs	Article 14	D (Admin.)	-	-	A/PH
SWPPP	Article 16	D (Director of Public Works) A (City Manager)	-	-	-
Erosion and Sediment Control Plan	Article 17	D (Director of Public Works)	-	-	-
Post-Construction Runoff	Article 18	D (Director of Public Works)	-	-	-
Floodplain Plan	Article 19	D (Floodplain Admin.)	-	-	A/PH
Tree Removal	Article 20	D (Admin.)	-	A (2 nd)	A (1 st)

General Procedures and Ammendments

Article 22

Wellhead	Article 21	D (Director of Public Works)	-	-	
UDC Text Amendment	Section 22.10	R (Admin.)	R/PH	D/PH	-
Zoning Map Amendment	Section 22.10	R (Admin.)	R/PH	D/PH	-
Zoning Permit, Use and Building Compliance	Section 23.2	D (Admin.)	-	-	A/PH
Site Plan	Article 23.2	R (Admin.)	R	D	A/PH
Conditional Use Permit	Article 24	R	R/PH	D/PH	-
Special Exception	Article 25	R (Admin.)	-	-	D/PH
PD Rezoning and Concept Plan	Section 27.5	R (Admin.)	R/PH	D/PH	-

Table 22.2 A Summary Table of Procedures: Zoning and Development Provisions and Design Standards					
Procedure	Section	Staff	P&Z	City Council	Board of Adjustment
PD Major Change	Section 27.8 C	R (Admin.)	R/PH	D/PH	-
Final PD Site Plan	Section 27.6	R (Admin.)	R	D	A/PH
Signs- Special Sign Plan	Section 28.5 C	R (Admin.)	-	A/PH	D/PH

Table 22.2 B Summary Table of Procedures: Subdivisions					
Procedure	Section	Staff	P&Z	City Council	Board of Adjustment
Preliminary Plat	Section 26.11	R (Admin., Engineer, Public Works, Fire Dept.)	D/PH	-	-
Construction Plans and Compliance Inspections	Section 26.13	D (Director of Public Works, Admin.)	-	-	-
Warranty	Section 26.13 G	D (Director of Public Works)	-	-	-
Construction Surety	Section 26.14	D (Director of Public Works)	-	-	-
Final Plats, Dedications	Section 26.16	R (Admin.)	R	D	-
Replats	Section 26.17	R (Admin.)	R/PH	D	-
Minor Plats	Section 26.18	R (Admin.)	R	D	-
Amending Plats	Section 26.19	R (Admin.)	R (if referred by City Council)	D	0
Rough Proportionality Appeal	Section 28.7 A	R (Director of Public Works, Admin.)	-	D/PH	-
Variance	Section 28.7 B	R (Admin.)	R/PH	D	-

Section 22.3 Application Submission, Contents, and Fees

- A. *Applications.* Information concerning submittal requirements, contents, and fees are available at the Community Development Department. All applications required by this section shall be submitted to the Community Development Department, unless otherwise specified.
- B. *Authority to File Applications.* The person having legal authority to take action according to the approval sought shall file an application for development review or approval under the UDC. The person is presumed to be the record owner, purchaser under a sale or option to purchase, or the duly authorized agent of the record owner. Agents may only submit applications where the owner indicates consent in writing.
- C. *Contact Person.*
1. Contact. The applicant shall designate one person on the application as the primary contact person.

Site Plans and Zoning Permits

Article 23

Section 23.1 Purpose

The purpose of the site plan review process is to ensure compliance with the development and design standards and provisions of the UDC. It is designed to encourage quality development reflective of the goals, policies, and objectives of the Kennedale Comprehensive Plan and adopted planning and policy documents.

Section 23.2 Applicability

- A. *Building Permits and Establishment of Use.* No building permit shall be issued until a site plan, *when required*, has been approved and any required performance guarantees have been received or conditions satisfied. A development permit shall be issued after the site plan has been approved.
- B. *Permits.*
1. ~~Zoning Permit- Building Compliance:~~
 - a. ~~Applicability. All structural alterations (except for wholly interior alterations), single-family dwellings, two-family dwellings, and residential accessory buildings must be issued a zoning permit for building compliance by the Administrator.~~
 - b. ~~Requirement. A permit issued by the Administrator is nontransferable and must be obtained before any construction or land development may begin.~~
 2. ~~Zoning Permit- Use Compliance:~~
 - a. ~~Applicability. All change of use or establishment of a new use is subject to use compliance review. A use shall not be changed or established without a Zoning Permit for Use Compliance.~~
 - b. ~~Requirement. A permit issued by the Administrator is nontransferable and must be obtained before the use is established.~~
 3. Site and Sketch Plans. A site plan shall be required for any permitted use involving site development in excess of the thresholds identified in this section other than a single-family or two-family residential dwelling or residential accessory building.
 - a. Site Plan. All new and expanded structures except very small or accessory structures as exempted by the Administrator; and any proposed redevelopment that is:
 - i. A minimum of 2,500 square feet; or
 - ii. Meets or exceeds 20 percent increase in existing gross square footage, calculated cumulatively over a five (5) year period.
 - b. Sketch Plan. Any proposal not meeting the thresholds for Site Plan review.

Article 23

Section 23.3 Procedures

- A. *Pre-Application Meeting.* The applicant is encouraged to schedule a pre-application meeting with the Administrator to discuss the process, requirements, and conditions of approval.
- B. *Application and Review.* Application and review shall be conducted in accordance with Sections 22.3, 22.4, 22.5, and 22.6 and reviewed against the criteria of Section 22.7.
- C. *Site Plan Approval.* Site plans shall be reviewed by the Administrator for zoning compliance. Site plans shall then be submitted to the Planning and Zoning Commission for review and recommendation to City Council. Following a recommendation from the Planning and Zoning Commission, site plans shall be forwarded to City Council for consideration of approval. Additionally, any changes to an approved site plan shall be reviewed and approved by City Council prior to implementation.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY REVISING DEVELOPMENT REGULATIONS FOR THE “R-4” SINGLE-FAMILY RESIDENTIAL, “TH” TOWNHOME, “NV” NEIGHBORHOOD VILLAGE, AND “UV” URBAN VILLAGE ZONING DISTRICTS; REVISING THE PROCEDURES FOR APPROVAL OF CERTAIN DEVELOPMENT APPLICATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has adopted the City of Kennedale Unified Development Code (“Unified Development Code”) that regulates the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan and that otherwise regulates the development and use of properties within the city limits of the City; and

WHEREAS, the City has experienced a significant amount of new housing and multi-family growth over the past three years which has not been synchronized with the provision of adequate public facilities and services based on the increase in population growth from the new development; and

WHEREAS, the City Council has determined that existing regulations in the Unified Development Code and other applicable development ordinances and regulations are inadequate to prevent impending new single-family, multi-family and townhome development in the City from being detrimental to the public health, safety, and welfare of the residents of the City; and

WHEREAS, the City Council deems it necessary and in the best interest of the public health, safety and welfare to adopt new density, height and spatial regulations for the “R-4” Single-Family Residential, “TH” Townhome, “NV” Neighborhood Village, and “UV” Urban Village zoning districts, with appropriate procedures for approval; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on March ___, 2023, and the City Council of the City held a public hearing on April ___, 2023, with respect to the amendments described herein; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

Table 3.3 “Spatial Requirements” of Section 3.3 “Spatial Requirements” of Article 3 “Agricultural and Residential Districts” of Part II “Zoning Districts and Use Regulations” of the Unified Development Code is hereby to read as follows:

[illegible]

Min. Side Setback (ft.)	8	8	8	8	8	8	8	-	8
Min. Rear Setback (ft.)	8	8	8	8	8	8	25	-	8
Min. Setback from Principal (ft.)	5	5	5	5	5	5	15	-	5

SECTION 2.

Subsection C of Section 3.6. “Additional Multi-Family Regulations” of Article 3 “Agricultural and Residential Zoning Districts” of Part II “Zoning Districts and Use Regulations” of the Unified Development Code is hereby amended by revising the table to read as follows:

Height	
Max Building	2 stories, 35’ max
Minimum ground floor clear height	9’
Minimum upper story clear height	9’
Max Garden Wall Height	10’
Max Privacy Fence Height	7’
Siting	
Min Build-To	75%
Min Parking Setback	30’
Side setbacks	None required
Min rear setback with alley	3’
Min rear setback with no alley	20’
Garden wall	Permitted on unbuilt RBL
Privacy fence	Permitted on common and rear lot lines only
Elements	
Min/Max Ground floor Façade Fenestration	33 to 80%
Min/Max Upper Story Fenestration	20 to 70%
Max Blank Wall Limitation	30’
Max Distance between Façade Entrances	60’
Balconies	Permitted

SECTION 3.

Subsection C of Section 3.7. “Townhome Regulations” of Article 3 “Agricultural and Residential Zoning Districts” of Part II “Zoning Districts and Use Regulations” of the Unified Development Code is hereby amended by revising the table to read as follows:

Height	
Max Building	2 stories, 35’ max
Minimum ground floor clear height	9’
Minimum upper story clear height	9’
Max Garden Wall Height	10’
Max Privacy Fence Height	7’
Siting	

Min Build-To	75%
Min Parking Setback	30'
Side setbacks	None required
Min rear setback with alley	3'
Min rear setback with no ally	20'
Garden wall	Permitted on unbuilt RBL
Privacy fence	Permitted on common and rear lot lines only
Elements	
Min/Max Ground floor Façade Fenestration	33 to 80%
Min/Max Upper Story Fenestration	20 to 70%
Max Blank Wall Limitation	30'
Max Distance between Façade Entrances	60'
Balconies	Permitted

SECTION 4.

Article 5 “Village Districts” of Part II “Zoning Districts and Use Regulation” of the Unified Development Code is hereby amended by adding a new Section 5.2 to read as follows, and renumbering the current Sections 5.2, 5.3, 5.4, and 5.5 as Sections 5.3, 5.4, 5.5, and 5.6, respectively:

“Section 5.2. Site Plan Approval Required

Neighborhood Village and Urban Village developments shall require site plan approval from the City Council following a recommendation from the Planning and Zoning Commission. Additionally, any changes to an approved site plan shall be reviewed by the Planning and Zoning Commission and approved by the City Council prior to implementation.”

SECTION 5.

Article 5 “Village Districts” of Part II “Zoning Districts and Use Regulation” of the Unified Development Code is hereby amended by adding a new Section 5.6 to read as follows:

“Section 5.6. Phased Development

- A. In Neighborhood Village and Urban Village developments that include phases, the mixed-use or commercial phase shall be developed as the first initial phase or component of the project. Single-family, two-family, townhome, and multi-family phases shall be developed only after substantial completion of the first mixed-use or commercial phase.
- B. In Neighborhood Village and Urban Village developments that do not include phases, the mixed-use or commercial component of the development shall be constructed at the same time as the residential component. No building permits shall be issued until both the mixed-use or commercial and residential structures have been submitted, reviewed, and approved.”

SECTION 6.

Table 22.2 A of Section 22.2 “Summary of Procedures” of Article 22 “General Procedures and Amendments” of Part IV “Review of Procedures and Requirements” of the Unified Development Code is hereby amended to read as follows:

Table 22.2 A Summary Table of Procedures: Zoning and Development Provisions and Design Standards					
Procedure	Section	Staff	P&Z	City Council	Board of Adjustment
Village Districts Streets and Blocks	<i>Article 5.3 B</i>	R (Admin.)	D	-	-
Signs	<i>Article 14</i>	D (Admin.)	-	-	A/PH
SWPPP	<i>Article 16</i>	D (Director of Public Works) A (City Manager)	-	-	-
Erosion and Sediment Control Plan	<i>Article 17</i>	D (Director of Public Works)	-	-	-
Post-Construction Runoff	<i>Article 18</i>	D (Director of Public Works)	-	-	-
Floodplain Plan	<i>Article 19</i>	D (Floodplain Admin.)	-	-	A/PH
Tree Removal	<i>Article 20</i>	D (Admin.)	-	A (2 nd)	A (1 st)
Wellhead	<i>Article 21</i>	D (Director of Public Works)	-	-	
UDC Text Amendment	<i>Section 22.10</i>	R (Admin.)	R/PH	D/PH	-
Zoning Map Amendment	<i>Section 22.10</i>	R (Admin.)	R/PH	D/PH	-
Zoning Permit, Use and Building Compliance	<i>Section 23.2</i>	D (Admin.)	-	-	A/PH
Site Plan	<i>Article 23.2</i>	R (Admin.)	R	D	A/PH
Conditional Use Permit	<i>Article 24</i>	R	R/PH	D/PH	-
Special Exception	<i>Article 25</i>	R (Admin.)	-	-	D/PH
PD Rezoning and Concept Plan	<i>Section 27.5</i>	R (Admin.)	R/PH	D/PH	-
PD Major Change	<i>Section 27.8 C</i>	R (Admin.)	R/PH	D/PH	-
Final PD Site Plan	<i>Section 27.6</i>	R (Admin.)	R	D	A/PH
Signs- Special Sign Plan	<i>Section 28.5 C</i>	R (Admin.)	-	A/PH	D/PH

SECTION 7.

Article 23 “Site Plans and Zoning Permits” of Part IV “Review of Procedures and Requirements” of the Unified Development Code is hereby amended to read as follows:

“Article 23 Site Plans

Section 23.1 Purpose

The purpose of the site plan review process is to ensure compliance with the development and design standards and provisions of the UDC. It is designed to encourage quality development reflective of the goals, policies, and objectives of the Kennedale Comprehensive Plan and adopted planning and policy documents.

Section 23.2 Applicability

A. *Building Permits and Establishment of Use.* No building permit shall be issued until a site plan, when required, has been approved and any required performance guarantees have been received or conditions satisfied. A development permit shall be issued after the site plan has been approved.

B. *Site and Sketch Plans.* A site plan shall be required for any permitted use involving site development in excess of the thresholds identified in this section other than a single-family or two-family residential dwelling or residential accessory building.

1. Site Plan. All new and expanded structures except very small or accessory structures as exempted by the Administrator; and any proposed redevelopment that is:
 - a. A minimum of 2,500 square feet; or
 - b. Meets or exceeds 20 percent increase in existing gross square footage, calculated cumulatively over a five (5) year period.
2. Sketch Plan. Any proposal not meeting the thresholds for Site Plan review.

Section 23.3 Procedures

A. *Pre-Application Meeting.* The applicant is encouraged to schedule a pre-application meeting with the Administrator to discuss the process, requirements, and conditions of approval.

B. *Application and Review.* Application and review shall be conducted in accordance with Sections 22.3, 22.4, 22.5, and 22.6 and reviewed against the criteria of Section 22.7.

C. *Site Plan Approval.* Site plans shall be reviewed by the Administrator for zoning compliance. Site plans shall then be submitted to the Planning and Zoning Commission for review and recommendation to City Council. Following a recommendation from the Planning and Zoning Commission, site plans shall be forwarded to City Council for consideration of approval. Additionally, any changes to an approved site plan shall be reviewed by the Planning and Zoning Commission and approved by City Council prior to implementation.”

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Unified Development Code of the City of Kennedale, Texas (2016), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 9.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be severable and should any section, paragraph, sentence, clause, or phrase of this Ordinance declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 10.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 11.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing development that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 12.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, the penalty clause, the publication clause, and the effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 13.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2023.

MAYOR JAN JOPLIN

ATTEST:

CITY SECRETARY, RAEANNE BYINGTON

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY