

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | MAY 11, 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 April 13, 2023 Regular Meeting

B. PUBLIC HEARINGS

1. **PZ Case# 23-06:** CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
2. **PZ Case# 23-07:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

IV. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 11, 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: MAY 11, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 11, 2023

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

SUBJECT

Approval of the minutes from the April 13,2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes PZ 4.13.23 ALO	Minutes PZ 4.13.23 ALO.docx
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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 6:00PM

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 6:02pm

PRESENT: ANDREW MALKOWSKI, COLBY COWAN, MICHAEL MORAIN, PERRY CLEMINTI, DAVID DICKENSON-CUNIFF.

ABSENT: MARK PERKINS

**STAFF: NATHAN GONZALES (COMMUNITY DEVELOPMENT DIRECTOR)
ARICELI LOPEZ (BOARD SECRETARY)**

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the March 09, 2023 Regular Meeting
 - **6:02PM MOTION TO APPROVE (1) MICHAEL MORIN
(2) ANDREW MALKOWSKI**
 - **MOTION PASSED UNANOMOUSLY**
- 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.**

6:02PM STAFF: N. GONZALES PRESENTED STAFF REPORT

- PERRY CLEMENTI AND MICHAEL MORIN INQUIRED ABOUT "SPACIAL REQUIREMENTS"
- ANDREW MALKOWSKI INQUIRED ABOUT DEVELOPMENT AND BUILDING WITH REGARDS TO "RETENTION PONDS"
- OPEN PUBLIC HEARING AT 6:12PM
- NO COMMENTS RECEIVED
- CLOSED PUBLIC HEARING AT 6:12PM
- MOTION TO APPROVE: (1) ANDREW MALKOWSKI, (2) MICHAEL MORIN
- **MOTION PASSED UNANOMOUSLLY**

- 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.*

6:13PM STAFF: N. GONZALES PRESENTED STAFF REPORT

- **OPEN PUBLIC HEARING AT 6:15PM**
- **MICHAEL MORIN DISCUSSED ABOUT "LOCATION & ACREAGE"**
- **CLOSED PUBLIC HEARING AT 6:16PM**
- **6:15PM MOTION TO APPROVE: (1) MICHAEL MORIN, (2) COLBY COWIN.**
- **MOTION PASSED UNANIMOUSLY.**

- 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.*

6:17 STAFF: N. GONZALES PRESENTED STAFF REPORT.

- **OPEN PUBLIC HEARING AT 6:22PM**
- **PERRY CLEMENTI DISCUSSED ABOUT "COMMERCIAL LOT LAYOUT"**
- **6:22PM MOTION TO APPROVE (1) MICHAEL MORIN, (2) PERRY CLEMENTI**
- **CLOSED PUBLIC HEARING AT 6:22PM**
- **MOTION PASSED UNANIMOUSLY**

- 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.*

6:23PM STAFF: N. GONZALES PRESENTED STAFF REPORT.

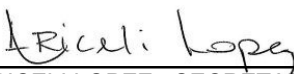
- **PERRY CLEMENTI DISCUSSED ABOUT "UDC/SPATIAL REQUIREMENTS".**
- **ANDREW MALKOWSKI DISCUSSED ABOUT "LOT DEPTH REQUIREMENTS FOR R3 VS. R4".**
- **ANDREW MALKOWSKI DISCUSSED ABOUT DIFFERENCES BETWEEN OVERALL "R3 VS. R4 REQUIREMENTS".**
- **PERRY CLEMENTI DISCUSSED HOW WILL THIS EFFECT THE "PRICE POINT AND RESALE OPTIONS".**
- **OPEN PUBLIC HEARING AT 7:06PM**
- **HARRY BROWNE, 1102 KENNEDALE SUBLETT RD, KENNEDALE TEXAS 76060 DISCUSSED ABOUT UPDATE ON COMP PLAN, STAFF RESPONDED WITH UPDATE – NO OTHER COMMENTS RECEIVED.**
- **CLOSED PUBLIC HEARING AT 7:10PM.**
- **7:06PM MOTION TO APPROVE (1) MICHAEL MORIN, (2) COLBY COWAN.**
- **MOTION PASSED UNANIMOUSLY**

IV. ADJOURNMENT

- **7:12PM MOTION FOR ADJOURNMENT: (1) ANDREW MALKOWSKI, (2) COLBY COWIN.**
- **MOTION PASSED UNANOMOUSLY**

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.



ARICELI LOPEZ - SECRETARY

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MEETING DATE: MAY 11, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 11, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.A.1.

SUBJECT

PZ Case# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Leonardo D. Pena
Location	Lot 3, C.C. Swiney's Subdivision, also known as 1233 Swiney Hiatt Rd.
Surrounding Uses	Residential, Agriculture
Surrounding Zoning	R-3 to the East and West, R-1 to the South, AG to the north
Future Land Use Plan Designation	Neighborhoods, Parks and Open Space
Staff Recommendation	Approve

STAFF REVIEW

Lot 3 is currently an unoccupied lot with single accessory structure. The applicant is the new owner of 1233 Swiney Hiatt Rd has plans to split the lot in two to build a single-family home on each lot for himself and a family member. His wish is to rezone the property from its current R-3 zoning to AG Agricultural District so that he may keep livestock and build additional accessory structures to support such if needed. The current R-3 zoning limits the number of accessory structures to one whereas AG zoned property does not have a limit. The applicant has expressed his desire to retain the green open space character of the community. The applicant has provided a project narrative which details how he plans to utilize the lots and has included sample elevations of the proposed single-family homes.

The property was posted on April 25, 2023. Notice of Public Hearing was published in the Star-Telegram on April 27, 2023, with notification letters mailed to property owners within 200 FT of this location

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 a zoning change from R-3 Single-Family District to AG Agricultural District.

ATTACHMENTS

Application

Letter of Intent & Supporting Documents

Warranty Deed

Zoning Change Photos

Public Hearing Letter & Addresses

Public Hearing Notification in Star Telegram

APPLICATION

ZONING CHANGE

Requirements

Please review the following requirements. Your application **will not be accepted** if any of the below items are missing or incomplete.

- ☒ Legal description of property identified by metes and bounds as determined by a registered surveyor
- ☒ Map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines
- ☒ Payment of rezoning fee: \$500.00 for properties less than 10 acres and \$1,500.00 for 10 or more acres
- ☒ All materials and application must be received by Planning Department at least 35 days prior to the scheduled Planning and Zoning Commission meeting date

Applicant Information

Applicant Name: Leonardo Pena

Applicant Title: Property Owner

Applicant Address: 902 Wabash Ct, Arlington, Texas 76014

Applicant Phone: (214) 335-1345 Applicant Email: LDPena30@gmail.com

Owner Information (If applicant is not the owner, an affidavit must be submitted by owner)

Owner Name: Leonardo Pena

Owner Address: 902 Wabash Ct, Arlington, Texas 76014

Owner Phone: (214) 335-1345 Owner Email: LDPena30@gmail.com

Property Information

Property Address: 1233 Swiney Hiatt Road, Kennedale, Texas 76060

Property Legal Description: Lot 3, C.C. SWINEY'S SUBDIVISION

Present Use of Property: Vacant Land - Previous owner's mobile trailer has been removed

Present Zoning of Property: Single Family Residential (R-3)

Desired Zoning of Property: Agricultural District (AG)

Applicant Agreement

By signing below, I acknowledge that I have read and completed all applicable requirements. I understand that if I have submitted an incomplete application or false/inaccurate information, my application may be rejected and any fees may not be refunded.

Signature of Applicant: Leonardo Pena Date: 04/12/2023

For Office Use Only		
Completeness Check		
Application form completely filled and signed?	☐ Yes	☐ No
Attached site plan?	☐ Yes	☐ No
Attached legal description of property?	☐ Yes	☐ No
Fee paid?	☐ Yes	☐ No
Sign _____	Date _____	
Preliminary Planning and Zoning Review		
Current zoning: _____	Proposed zoning: _____	
Required attachments are complete and correct?	☐ Yes	☐ No
Is proposed use permitted under requested zoning?	☐ Yes	☐ No
Sign _____	Date _____	

City of Kennedale
Community Development, Planning & Zoning and City Council
405 Municipal Drive
Kennedale, Texas 76060
Via: Email

April 12, 2023

**Re: Lot 3, C.C. SWINEY'S SUBDIVISION | 1233 Swiney Hiatt Road, Kennedale, TX
76060**

To the members of Community Development, Planning & Zoning and City Council,

My name is Leonardo Peña, one of the owners of the above referenced property. My partners and I recently purchased the above referenced property on March 10, 2023. We purchased the subject property with the intention to build our future homes in this community.

Our property consists of 5.076 Acres of land with approximately 300 feet of frontage along Swiney Hiatt Road. Our plan is to Replat this property into two (2) lots, each having 150 feet of frontage along Swiney Hiatt Road. We plan to build two houses total, one on each proposed lot along with future proposed accessory structures in the rear yard area.

We are submitting a Replat application for the subject property and would also like propose a Zoning Change Request from R-3 to Agricultural District (AG).

The current zoning of **Lot 3, C.C. SWINEY'S SUBDIVISION** is Single-Family Residential District (R-3).

Per the Kennedale UDC, the R-3 District permits dwellings on smaller lots allowing for affordable housing for residents and is intended to accommodate development in existing subdivisions and new development.

Per the Kennedale UDC, the AG District is established to be used primarily in areas where agricultural uses or open space currently exist and are planned to be preserved.

The subject property is surrounded by AG vacant lots to the north and east, a mobile home to the east, a 5-acre property preserving open space with livestock to the west and single-family housing R1 to the south.

Although the current zoning allows for a higher density use, we would like to take the opportunity to rezone to a lower density use and preserve land.

The 2012 Comprehensive Plan designates the subject property Neighborhood Residential and is adjacent to Park and Open Space on the Future Land Use Plan.

We have prepared the attached Exhibit consisting on the following information for your departments to review.

1. Aerial view of property
2. City of Kennedale Zoning Map identifying subject property
3. City of Kennedale Future Land Use Plan identifying subject property
4. Replat of LOTS 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION
5. Conceptual Site Plan of LOTS 3R-1 & 3R-2
6. Conceptual Elevations of LOT 3R-1
7. Conceptual Elevations of LOT 3R-2

We look forward to working with the city of Kennedale regarding our proposed Replat and Zoning Change Request.

Should you have any questions or concerns, please do not hesitate in contacting me.

Sincerely,

Leonardo D. Peña
Property Owner
(214) 335-1345
Ldpena30@gmail.com

Cc:

Mayor, Jan Joplin, jjoplin@cityofkennedale.com
Council Member Place 1, Rockie Gilley, rgilley@cityofkennedale.com
Council Member Place 2, Brad Horton, bhorton@cityofkennedale.com
Council Member Place 3, Kenneth Michels, kmichels@cityofkennedale.com
Council Member Place 4, Austin Degenhart, adegenhart@cityofkennedale.com
Council Member Place 5, James Connor, jconnor@cityofkennedale.com
Director of Community Development, Nathan Gonzalez, ngonzales@cityofkennedale.com
AICP Planner, Chance LeBlanc, CLeBlanc@dunaway.com

1233 Swiney Hiatt Rd, Kennedale, TX



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

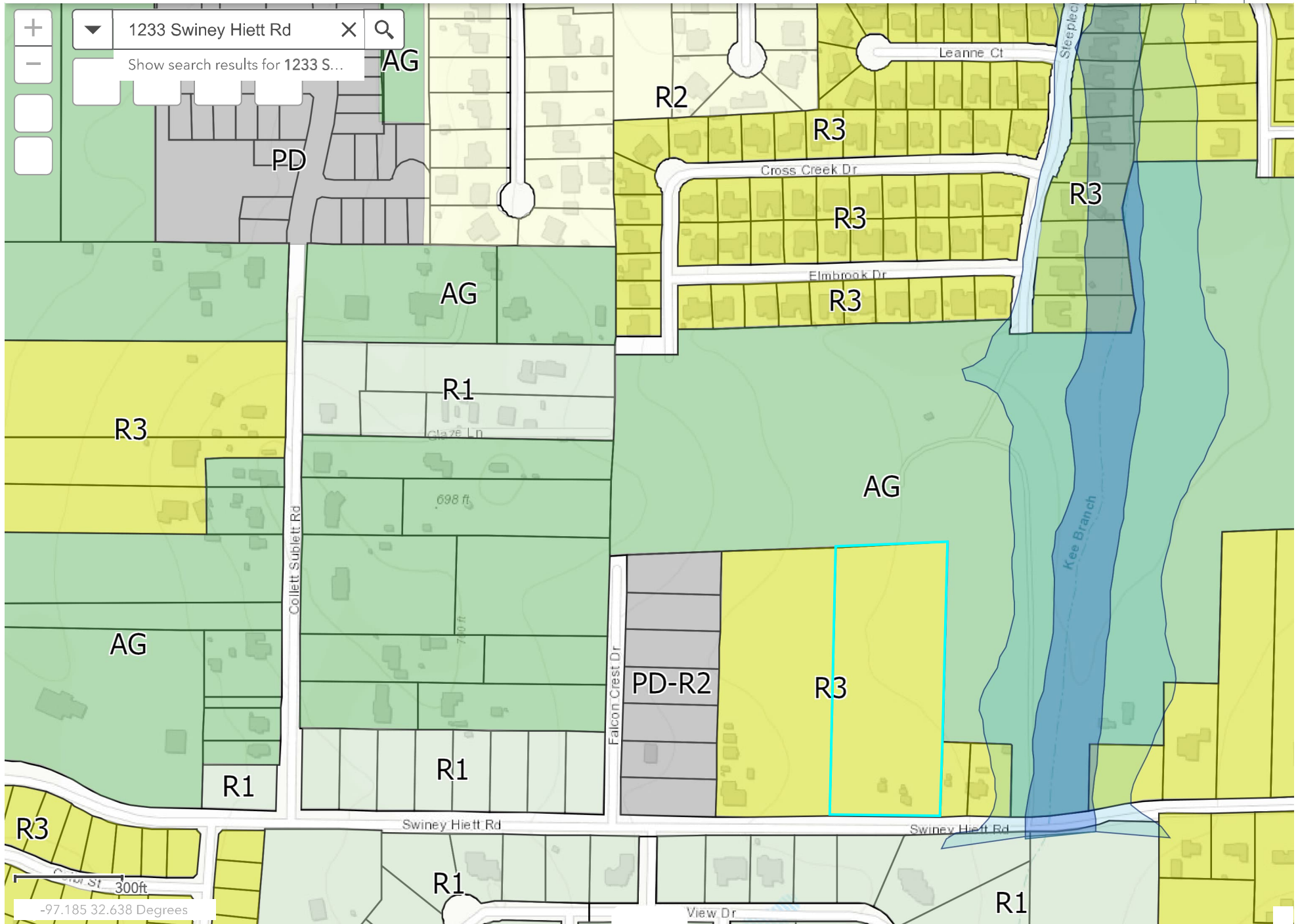


1233 Swiney Hiatt Rd, Kennedale, TX

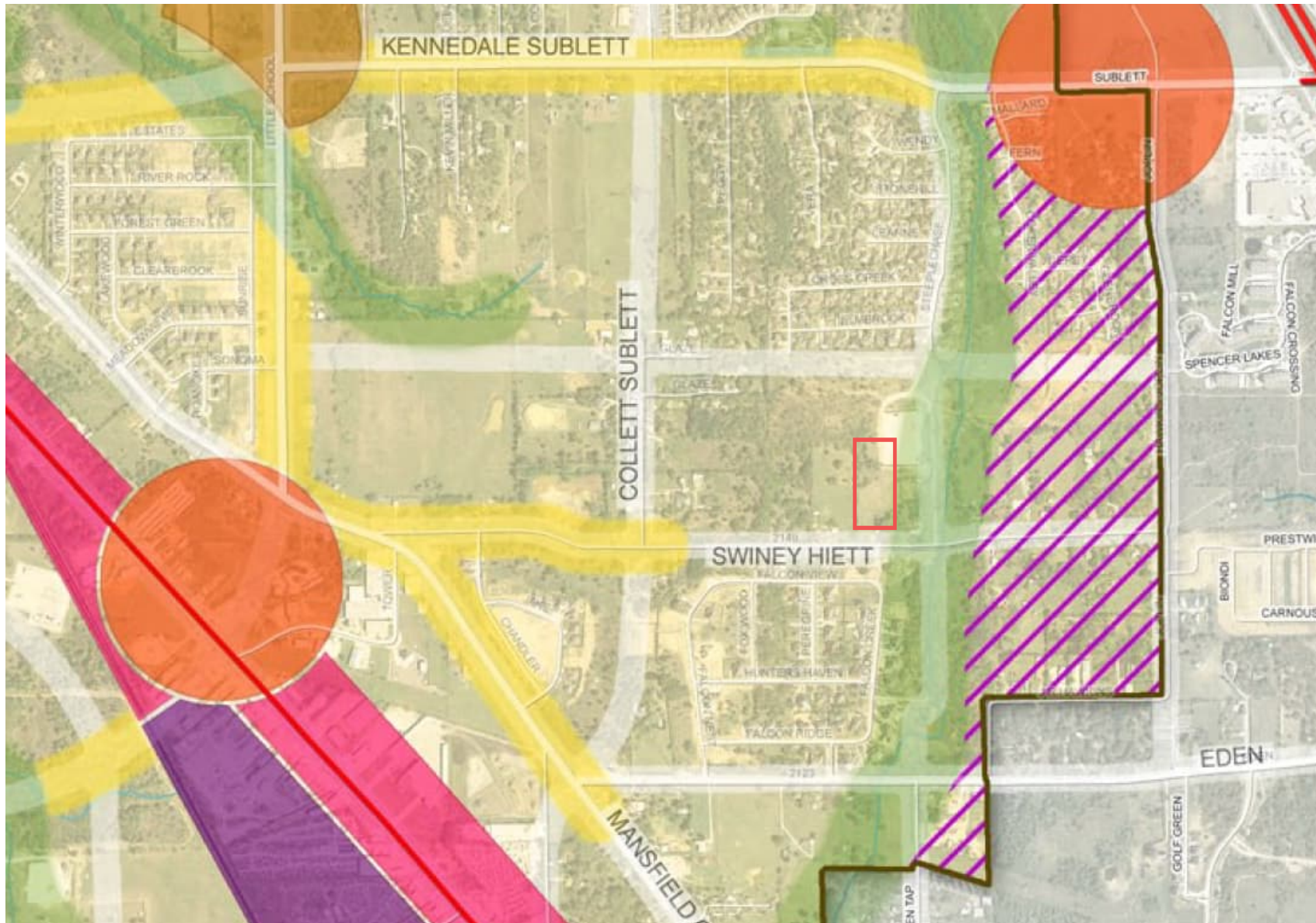


City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



1233 Swiney Hiatt Rd, Kennedale, TX



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

0 1,000 2,000 4,000 Feet
March 8, 2012



KENNEDALE
You're Here, Your Home



LOT 1B, BLOCK A
LOT 1C, BLOCK A BOWENMAN ADDITION &
LOT 1C C.C. SWINEY'S SUBDIVISION
INST.# D12279531, O.P.R.T.C.T.

ZONING: AG - AGRICULTURAL DISTRICT

APPROXIMATE LOCATION OF
W/ RIGHT-OF-WAY EASEMENT
VOL. # 1443 PG. 121, D.R.T.C.T.

(AS WELL SITE)

LIMITS OF DRAINAGE DIST.
INST.# D121032864, O.P.R.T.C.T.

LOT 3R-1
2.526 ACRES
±110,029 SQUARE FEET
LEONARDO PENA, AND YESENIA OLIVAS
HUSBAND AND WIFE
LUIS OLIVAS, A MARIED PERSON
INST.# D223042019, O.P.R.T.C.T.
CORRECTED BY
INST.# D223042019, O.P.R.T.C.T.

ZONING: R3 SINGLE FAMILY
RESIDENTIAL DISTRICT
PROPOSED ZONING:
AG - AGRICULTURAL

APPROXIMATE LOCATION OF
W/ RIGHT-OF-WAY EASEMENT
INST.# D12127880, O.P.R.T.C.T.
INST.# D12127880, O.P.R.T.C.T.

LOT 3R-2
2.550 ACRES
±111,091 SQUARE FEET

LOT 2
C.C. SWINEY'S SUBDIVISION
VOL. 1776, PG. 33, P.R.T.C.T.

ZONING: R3 - SINGLE FAMILY
RESIDENTIAL DISTRICT

FALCONWOOD ESTATES PHASE ONE
INST.# D12186451, O.P.R.T.C.T.

ZONING: R3 - SINGLE FAMILY
RESIDENTIAL DISTRICT

LOT 3
C.C. SWINEY'S SUBDIVISION
VOL. 1776, PG. 33, P.R.T.C.T.

LIVESTOCK STABLES
50'x60'

DETACHED GARAGE
40'x60'

DETACHED GARAGE
20'x20'

5.075 ACRES ±
±221,120 SQUARE FEET

RESIDENCE

RESIDENCE

W/ R.O.W. PLAT

REMAINDER OF LOT 4
C.C. SWINEY'S SUBDIVISION
VOL. 1776, PG. 33, P.R.T.C.T.

ZONING: R3 - SINGLE FAMILY
RESIDENTIAL DISTRICT

TARRANT COUNTY HIGHWAY DEPARTMENT
RIGHT-OF-WAY EASEMENT
VOL. 1443, PG. 121, D.R.T.C.T.

COUNTY ROAD NO. 2149
(A.K.A. SWINEY HIETT ROAD)
20' P.O.W.

TARRANT COUNTY HIGHWAY DEPARTMENT
RIGHT-OF-WAY EASEMENT
VOL. 1445, PG. 171, D.R.T.C.T.

S.R.O.W. DEDICATION
CABINET A, SLIDE 9624, P.R.T.C.T.

FALCONWOOD ESTATES PHASE ONE
CABINET A, SLIDE 9624, P.R.T.C.T.

ZONING: R1 - SINGLE FAMILY
RESIDENTIAL DISTRICT

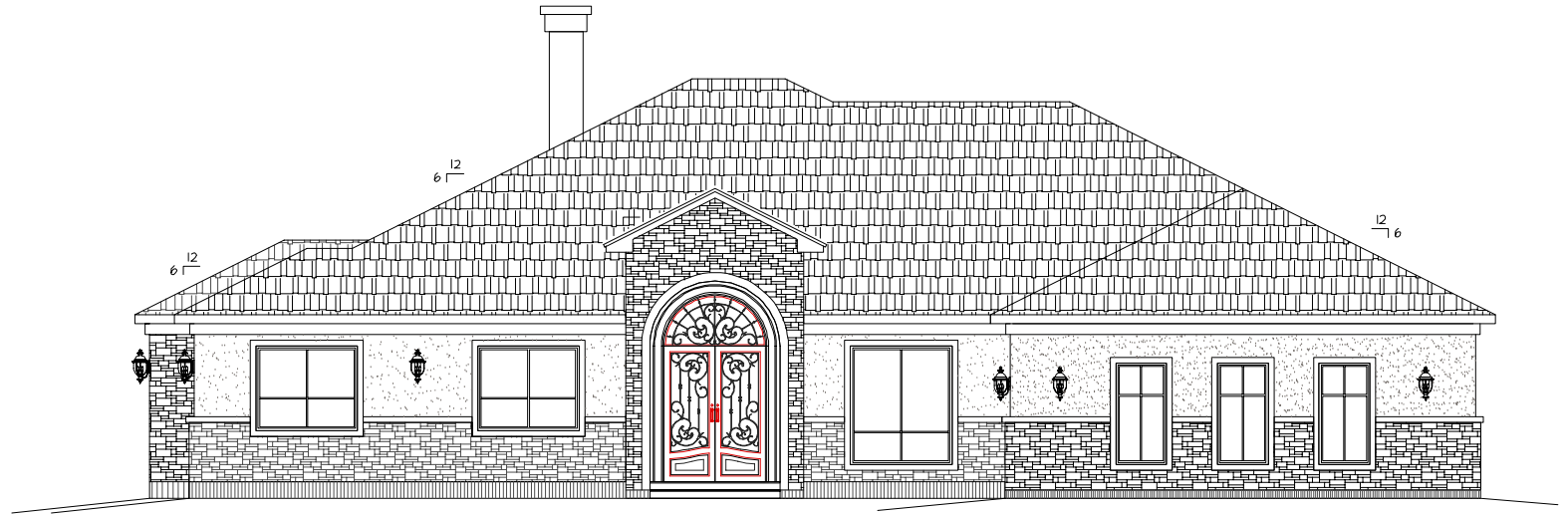
CALCULATED NORTHEAST
CORNER OF FALCONWOOD
ESTATES



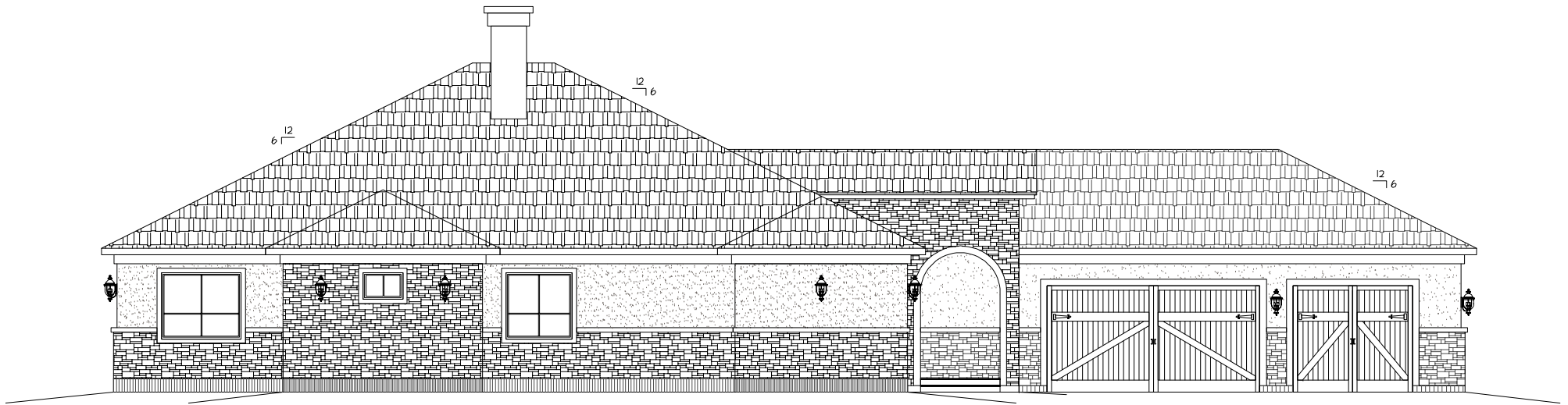
① CONCEPT SITE PLAN

SCALE: 1'-0" = 60'-0"

1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-1

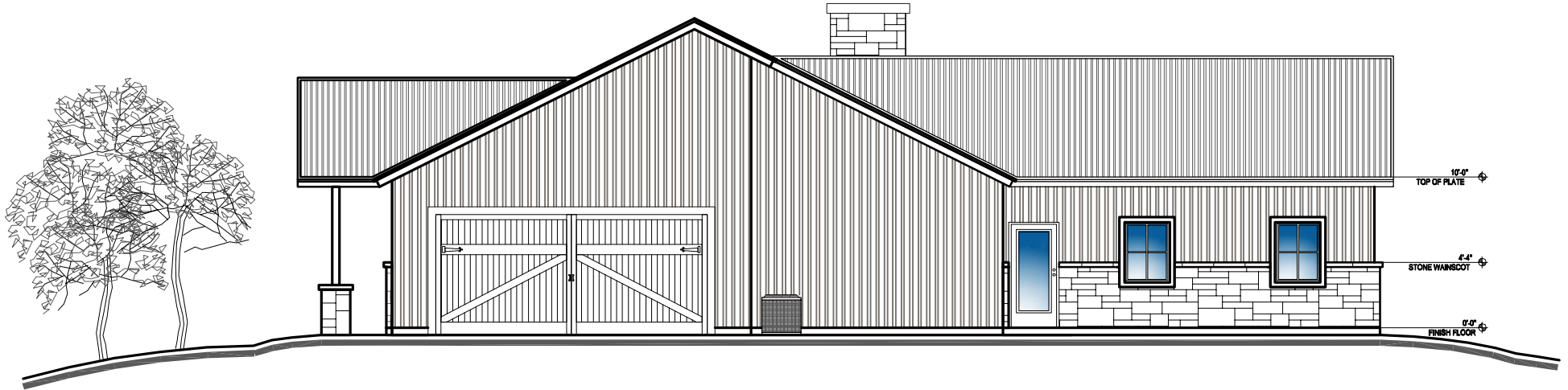


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

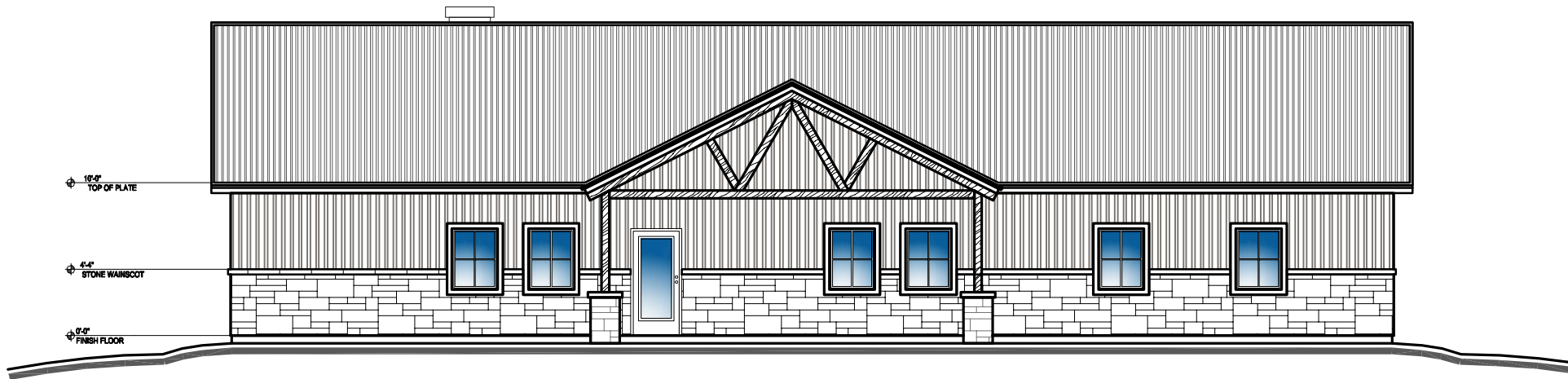


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-2



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

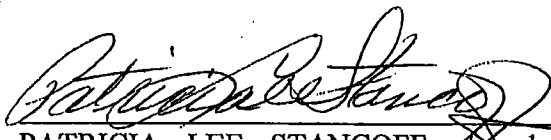
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

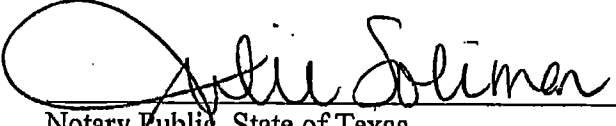
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.


PATRICIA LEE STANCOFF also known as
PATRICIA SMITH STANCOFF, Independent
Executrix of the Estate of Eleanor K. Smith also
known as Eleanor Koch Smith, deceased

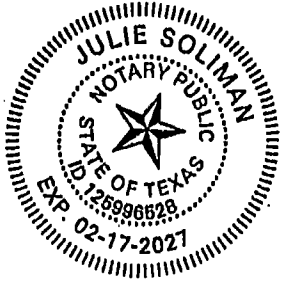
STATE OF TEXAS)

COUNTY OF TARRANT)

 This instrument was acknowledged before me on March 10, 2023, by
PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent
Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased.



Notary Public, State of Texas
My commission expires: _____



BUYER'S ACCEPTANCE:

LEONARDO PENA

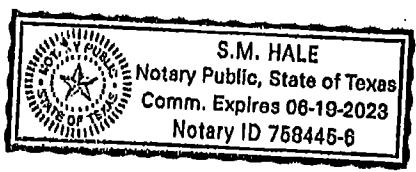
YESENIA OLIVAS

LUIS OLIVAS

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on March 10th, 2023, by
LEONARDO PENA, YESENIA OLIVAS, and LUIS OLIVAS.



S.M. Hale

Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

AFTER RECORDING RETURN TO:

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres (± 221,120 square feet).

SITE POSTED 04/25/2023

1233 SWINEY HIETT RD



APRIL 26, 2023

NOTICE OF PUBLIC HEARING

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM “R3 SINGLE FAMILY RESIDENTIAL DISTRICT” TO “AG AGRICULTURAL DISTRICT” FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY’S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY’S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR **PZ CASE #23-06** WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

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 CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENDDALE.COM.



SITE LOCATION

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-17RA1
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

41080--3
SMITH ELEANOR
PO BOX 14847
HALTOM CITY, TX 76117

41080--4-11
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060

41080--2A
FAULKNER DENNIS L
1217 SWINEY HIETT RD
KENNEDEALE, TX 76060

13570A-1-5
SCHAFER ANDREW
1233 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A-1-7
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

13570A-1-6
PIERSON JERRY
1235 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A--A-04
FALCON WOOD ESTATES INC
1308 CANTERBURY CT
ARLINGTON, TX 76013

13570A-1-4
STEVENS KENNETH B
5825 MONTERREY DR
FORT WORTH, TX 76112

3124-A-1R
BOWERMAN OIL & GAS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-3
JOINES MARTIN B
1217 FALCON VIEW DR
KENNEDEALE, TX 76060

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-2
WATSON RICK A
1211 FALCON VIEW DR
KENNEDEALE, TX 76060

41080--4-12
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	414372	Print Legal Ad-IPL01203020 - IPL0120302		\$74.33	1	42 L

Attention: City Secretary
CITY OF KENNEDALE
405 MUNICIPAL DR

rericson@cityofkenneale.com

City of Kenneale

NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD
BY THE KENNEDALE PLANNING AND
ZONING COMMISSION ON MAY 11,
2023 AT 6PM P.M. FOR THE FOLLOW-
ING:

PZ CASE# 23-06: CONSIDER A RE-
QUEST FOR A ZONING CHANGE
FROM "R3 SINGLE FAMILY RESIDEN-
TIAL DISTRICT" TO "AG AGRICULTUR-
AL DISTRICT" FOR APPROXIMATELY
5.076 ACRES AT 1233 SWINEY HIETT
RD, LOT 3, C.C. SWINEY'S SUBDIVI-
SION, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER AP-
PROVAL OF A PROPOSED REPLAT
OF LOT 3R-1 & 3R-2, C.C. SWINEY'S
SUBDIVISION, APPROXIMATELY 5.076
ACRES, LOCATED AT 1233 SWINEY
HIETT RD, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR
PZ CASE #23-06 WILL BE HELD BY
CITY COUNCIL ON MAY 16, 2023, AT
5:30 PM.

BOTH PUBLIC HEARINGS WILL BE
CONDUCTED IN THE CITY COUNCIL
CHAMBERS AT CITY HALL, 405 MU-
NICIPAL DRIVE, KENNEDALE, TEXAS
76060. ALL INTERESTED PERSONS
ARE ENCOURAGED TO ATTEND.
MORE INFORMATION REGARDING
THE PROPOSED CASES CAN BE OB-
TAINED BY CONTACTING THE DIREC-
TOR OF COMMUNITY DEVELOPMENT,
NATHAN GONZALES, AT (817)985-
2135 OR NGONZALES@CITYOFKEN-
NEALE.COM.
IPL0120302
Apr 27 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:

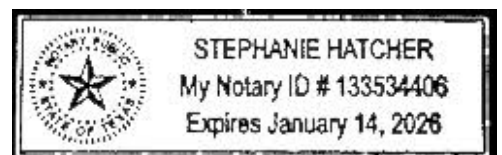
1 insertion(s) published on:
04/27/23

Stefani Beard

Sworn to and subscribed before me this 27th day of
April in the year of 2023

Stephanie Hatcher

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



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Memo Date:	04/27/2023
Bill-To Account:	19300
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
04/27/2023 - 04/27/2023	414372	Print Legal Ad-IPL01203020 IPL0120302	FTW-Star-Telegram Legal Legals & Public Notices CLS	1 x 42 L	42 L	1	\$74.33

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Account No.:	19300
Account Name:	CITY OF KENNEDALE
Order Amount:	\$74.33

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

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.

ORDER DETAILS**Order Number:**

IPL0120302

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

FTW - Legal Ads

Final Cost:

74.33

Payment Type:

Account Billed

User ID:

IPL0019782

PREVIEW FOR AD NUMBER IPL01203020**ACCOUNT INFORMATION**

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDEALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

TRANSACTION REPORT**Date**

April 26, 2023 12:04:08 PM EDT

Amount:

74.33

SCHEDULE FOR AD NUMBER IPL01203020

April 27, 2023

Fort Worth Star-Telegram

City of Kennedale**NOTICE OF PUBLIC HEARING**

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

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 CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

Legals

NOTICE OF PRIVATE SALE
The following property will be sold by written bid by 9:00 a.m. MST on 5/9/2023
2020 Freightliner CASCADIA 126 3AKJH0R8K5JH8883
To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
4185 Harrison Blvd Ogden, UT 84403
IPL0120173
Apr 26-27 2023

LEGAL NOTICE
Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit (BG) by Little Lilly Inc dba Little Lilly Sushi Too, to be located at 1006 Keller Parkway, Suite 104, Keller, Tarrant, Texas. Officers of said corporation are Chih Liu, Owner.
IPL0120010
Apr 26-27 2023

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Water and Sanitary Sewer Replacements, Contract 2019 WSM-O Part 1 CPN 103381 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
In lieu of delivering completed Business Equity (MWBE) forms for the project to the Purchasing Office, bidders shall e-mail the completed Business Equity forms to the City Project Manager no later than 2:00 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
Water:
• 2,515 LF of 16" Waterline (DIP)
• 30 LF of 16" Waterline (DIP B.O.T.O.C.)
• 90 LF of 12" Waterline (PVC)
• 1,450 LF of 8" Waterline (PVC)
• 50 LF of 6" Waterline (PVC)
Sewer:
• 500 LF of 12" Sanitary Sewer (DIP)
• 425 LF of 8" Sanitary Sewer (SDR-26)
• 1,420 LF of 8" Sanitary Sewer (DIP)
Paving:
• 9,000 SY of Pavement Replacement by Milling and Overlay
• 3,515 SY of Pavement Replacement by Pulverization and Overlay
• 200 LF of Curb & Gutter Replacement
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Pratima Poudyal, PE., City of Fort Worth, Water Department
Email: pratima.poudyal@FortWorth-Texas.gov
Phone: 817-392-6149
AND/OR
Attn: Alex Srur, PE., ANA Consultants LLC.
Email: ASRUR@ANALLC.COM
Phone: 817-335-9900 Ext. 104
IPL0120273
Apr 27, May 4 2023

City of Mansfield
PUBLIC HEARING NOTICE
Public hearings will be held by Mansfield Planning & Zoning Commission on 5/1/2023 at 6:00PM in City Council Chambers at 1200 E Broad St, Mansfield TX and by Mansfield City Council on 5/22/2023 and 6/12/2023 at 7:00PM at the same location to consider: ZC#23-011: Change of zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway.
IPL0120242
Apr 27 2023

CITY OF MANSFIELD
CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON EXTENSION OF A
REINVESTMENT ZONE
THE CITY COUNCIL OF THE CITY OF MANSFIELD WILL HOLD A PUBLIC HEARING ON MAY 8, 2023 AT 7:00 PM. IN THE CITY COUNCIL CHAMBERS LOCATED AT CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, ON A REINVESTMENT ZONE EXTENSION AND ITS BENEFITS TO THE CITY OF MANSFIELD AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE EXTENSION TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE EXTENSION, WHICH PROPOSED ZONE EXTENSION CONTAINS APPROXIMATELY 71 ADDITIONAL ACRES OF LAND GENERALLY LOCATED SOUTH OF WALNUT CREEK, EAST AND WEST OF HWY 287, NORTH OF PALM, AND WEST OF CARLIN ROAD, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE EXTENSION IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE EXTENSION OF THE REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CITY COUNCIL OF THE MANSFIELD WILL CONSIDER ADOPTION OF AN ORDINANCE EXTENDING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.
IPL0120323
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2023 Chip Seal Contract, City Project No. 104366 will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, MAY 18, 2023) as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

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The cost of Bidding and Contract Documents is:
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Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Iretomiwa Otuyelu, City of Fort Worth
Email: iretomiwa.otuyelu@fortworth-texas.gov
Phone: 682-444-8921
IPL0118779
Apr 20,27 2023

City of Arlington
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
1 LS Railroad Coordination
10 WD Railroad Flagmen
56 LF 36" RCP, Class III
21 LF 42" RCP, Class III
68 LF 6'X5' Box Culvert
1 EA 8' Storm Junction Structure
2 EA 36" SET, 1 Pipe
1 EA Remove Headwall/SET
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Star-Telegram
STAR-TELEGRAM.COM

CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
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GENERAL DESCRIPTION OF WORK
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Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

City of Grand Prairie
LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-23-04-0006 - Comprehensive Plan Amendment - Zone Change - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane ZON-23-03-0012 - Zoning Change - Zone Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Out-Door Kennel, Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 8, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 6, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0120151
Apr 27, May 7 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
The City of Grapevine is soliciting proposals from qualified consultants (herein referred to as "consultant") to perform a review and suggested amendments to the City of Grapevine's Zoning Ordinance (herein referred to as "Ordinance") relative to state land use legislation passed during the 86th, 87th, and 88th Texas State Legislative sessions. This includes only zoning and land use related regulations. The bid will be awarded to the lowest responsible/responsive bidder meeting or exceeding specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook Drive. All bid openings will be completed on schedule and witnessed by Purchasing staff to ensure all procurement statutes, policies and state laws are followed. Please email a request for a bid tab or a list of proposers. The City of Grapevine Purchasing Department appreciates your cooperation and understanding during this difficult time. The RFP documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>
The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Grapevine
RFP 58-23
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IPL0120268
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City of Grapevine
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IPL0120268
Apr 27, May 4 2023

City of Grapevine
RFP 58-23
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IPL0120268
Apr 27, May 4 2023

Star-Telegram
STAR-TELEGRAM.COM

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider a change in zoning on 16.430 Acres out of Tract 2A1 & 6A1 & Part CL Street, Abstract 122, John Bursey Survey from Community Commercial (CC) to Heavy Industrial (HI). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 16, 2023 to consider the above-mentioned request for a zoning change, contingent upon the receipt of a report regarding the zoning change from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Planning Manager, 817-230-0440.
IPL0120309
Apr 27 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider amending the Code of Ordinances, Appendix A "Zoning", Article 8 "Supplemental District Regulations", amending the regulations for Section 8-9 "Off-Street Parking and Loading Requirements" by updating on premise parking requirements and residential and non-residential parking standards. A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on May 16, 2023, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Interim Planning Manager, 817-230-0440
IPL0120310
Apr 27 2023

CITY OF GRAND PRAIRIE
LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-23-04-0006 - Comprehensive Plan Amendment - Zone Change - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane ZON-23-03-0012 - Zoning Change - Zone Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Out-Door Kennel, Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161

For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 8, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 6, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0120151
Apr 27, May 7 2023

City of Grapevine
RFP 58-23
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The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Grapevine
RFP 58-23
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The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook

MEETING DATE: MAY 11, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.A.2.

SUBJECT

PZ Case# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Replat
Applicant	Leonardo D. Pena
Location	Lot 3, C.C. Swiney's Subdivision, also known as 1233 Swiney Hiett Rd.
Surrounding Uses	Residential, Agriculture
Surrounding Zoning	R-3 to the East and West, R-1 to the South, AG to the north
Future Land Use Plan Designation	Neighborhoods, Parks and Open Space
Staff Recommendation	Approve

STAFF REVIEW

As noted in PZ Case#23-06, Lot 3 is currently an unoccupied lot with single accessory structure. The applicant wishes to create two lots at 1233 Swiney Hiett Rd and has plans to build a single-family home on each lot for himself and a family member.

Staff has reviewed the replat for zoning compliance and has found it meets all minimum requirements.

Notice of Public Hearing was published in the Star-Telegram on April 27, 2023.

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 CITY COUNCIL

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
Warranty Deed
Zoning Change Photos
Public Hearing Notice and Addresses
Publication in Star Telegram

City of Kennedale Replat Application

APPLICANT NAME: Leonardo D. Pena DATE: 04/05/2022
CURRENT LEGAL DESCRIPTION: Lot 3, C.C. Swiney's Subdivision ACRES: 5.076
CURRENT ZONING: R3 PROPOSED ZONING: AG
BEING PLATTED AS: SUBDIVISION NAME C.C. Swiney's Subdivision
LOTS: 3R-1 & 3R-2 BLOCKS: _____ PHASES: _____
PROPERTY ADDRESS: 1233 Swiney Hiatt Road, Kennedale, Texas 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____
902 Wabash Ct, Arlington, Texas 76014

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Leonardo D. Pena
ADDRESS: 902 Wabash Court PHONE: 214-335-1345
(mailing)
CITY: Arlington STATE: Texas ZIP: 76014

SURVEYOR: Jewel Chadd - JPH Land Surveying, Inc.
ADDRESS: 785 Lonesome Dove Trail PHONE: 817-461-4971
(mailing)
CITY: Hurst STATE: Texas ZIP: 76054

ENGINEER: N/A
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

DEVELOPER: N/A
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 214-335-1345 Email LDAPena30@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:

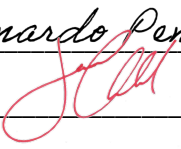
The property in reference is a 5.076 Acre unimproved land lot currently zoned R-3 single family residential.

We are proposing to subdivide this 5.076 Acre lot into Two 2.5 +/- Acre lots for the uses of single family

We are proposing to replatt from R-3 to AG.

APPLICANT SIGNATURE: Leonardo Pena DATE: 04/05/2023

OWNER SIGNATURE: Leonardo Pena DATE: 04/05/2023

SURVEYOR SIGNATURE:  DATE: 04/05/2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

The application packet shall include all documents listed below, and no final 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.

	Items to be submitted
	1) Final plat application (this document) – <u>One copy shall be submitted.</u> The application must include the property owner's signature.
	2) Final plat drawing – Six folded paper copies and a PDF version shall be submitted for review by city staff. The final plat drawing shall contain required information listed in Article 26 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. <u>NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.</u>
	4) Drainage study – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. <u>Two paper copies and a PDF version of the drainage study should be submitted.</u>
	5) Engineering/construction drawings – 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) City-developer agreement, if required – This agreement shall be negotiated between the city and the developer.
	7) Sign-off from Oncor and Atmos – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	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.

City of Kennedale Replat Check List

GENERAL INFORMATION

☒ **Map Sheet Size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

☒ **Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

☒ **North Arrow & graphic scale in close proximity**

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

☒ **Vicinity Map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

☒ **Title includes City, County, State, Survey Name, Total Gross Acreage**

☒ **Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

☒ **Appropriate Title, i.e. "Replat of ..."**

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

☒ **Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner**

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

☐ **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

☒ **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

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

Signature

_____/_____/_____
Date

Phone Number _____/_____/_____

(Affix Seal)

 X **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

 X **Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

 X **Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

Permanent structure encroachments.

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

X Existing Street Right of Way dimensioned

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

PROPOSED INFORMATION

X Sub-division boundary in heavy lines

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

X Drainage & Utility Easements labeled and dimensioned

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

X Lot and Blocks labeled in consecutive order

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

X Setback lines labeled or noted

N/A Flood Plain Features shown

ADDITIONAL INFORMATION

x **Plat notes and conditions.**

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

N/A **Public Use Areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

x **Street names.**

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

x **Metes and bounds description.**

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

x **Lot dimensions.**

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

x **Lot areas.**

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

x **Irregular side lot lines.**

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

TBD **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

TBD **County certification.**

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

x **Dedication certificate.**

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land 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.

Signature of 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 _____, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires: _____ / _____ / _____

 x **City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003061981
AD NUMBER: 41080 3
CERTIFICATE NO : 93272143

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
LEONARDO D PENA

PO BOX 14847
HALTOM CITY TX 76117

DATE : 4/11/2023

FEE : \$10.00

PROPERTY DESCRIPTION

SWINEY SUBDIVISION LOT 3 1955
8 X 27 ID#

0001233 SWINEY HIETT RD
5.1 ACRES

PROPERTY OWNER

SMITH ELEANOR

PO BOX 14847
HALTOM CITY TX 76117

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : LEONARDO D PENA

ACCOUNT NUMBER: 00003061981

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy



Leo Pena <ldpena30@gmail.com>

Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

Breckenridge, Stan <Stan.Breckenridge@atmosenergy.com>

Thu, Apr 6, 2023 at 6:30 AM

To: Leo Pena <ldpena30@gmail.com>, "Joshua.Brown2@oncor.com" <Joshua.Brown2@oncor.com>

Cc: Carlos Olivas <olivas682@gmail.com>, "ngonzales@cityofkennedale.com" <ngonzales@cityofkennedale.com>

Good morning Leo,

Atmos Energy has no objections to the proposed replat. Please contact me directly if you have any questions.

Stan Breckenridge

Atmos Energy Corporation

Mid-Tex Division

817-375-7921 Office

Stan.Breckenridge@atmosenergy.com

From: Leo Pena <ldpena30@gmail.com>

Sent: Wednesday, April 5, 2023 1:45 PM

To: Joshua.Brown2@oncor.com; Breckenridge, Stan <Stan.Breckenridge@atmosenergy.com>

Cc: Carlos Olivas <olivas682@gmail.com>; ngonzales@cityofkennedale.com

Subject: [EXT] Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Gentlemen,

I am currently working on replating the following property for which the city plat application requested that I get a sign off from Atmos and Oncor:

1233 Swiney Hiatt Rd, Kennedale, TX 76060

7) **Sign-off from Oncor and Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

Attached please find a preliminary plat which we will be submitting to the city of Kennedale for review and approval.

Essentially what we are doing is taking a 5 Acre lot and dividing it in half (splitting right down the middle) into two (2) 2.5 Acre lots.

The property frontage is along Swiney Hiatt Rd. There are currently no easements that encroach into these properties from either Oncor or Atmos.

The proposed use of these lots would be to construct a single family house on each lot.

Please review the attached Plat and let me know if you have any questions or concerns regarding this matter. If all looks good, we would appreciate a written and signed statements as requested by the city of Kennedale:

7) **Sign-off from Oncor and Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

[Quoted text hidden]



2023-04-04 2023.367.001 1233 Swiney Hiatt , Kennedale, Tx - Plat.pdf
432K



Leo Pena <ldpena30@gmail.com>

Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

Brown, Josh <Joshua.Brown2@oncor.com>
To: Leo Pena <ldpena30@gmail.com>

Thu, Apr 6, 2023 at 7:38 AM

Leo,

Oncor does not object to the replat of the property.

Thanks,

Josh Brown

Oncor | PMDS West Metro Design

Cell: 682-226-8977

My Supervisor: Jeremy Miller

Cell: 682-220-0101 Email: Jeremy.Miller@oncor.com

From: Leo Pena [<mailto:ldpena30@gmail.com>]

Sent: Wednesday, April 5, 2023 1:45 PM

To: Brown, Josh <Joshua.Brown2@oncor.com>; stan.breckenridge@atmosenergy.com

Cc: Carlos Olivas <olivas682@gmail.com>; ngonzales@cityofkennedale.com

[Quoted text hidden]

[Quoted text hidden]

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

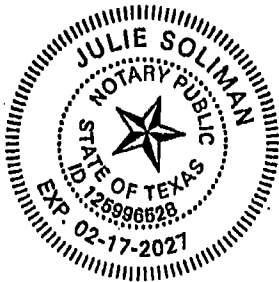
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

Patricia E. Lund

STATE OF TEXAS)

COUNTY OF TARRANT)

Notary Public, State of Texas
My commission expires: _____




LEONARDO PENA


YESENIA OLIVAS



LUIS OLIVAS

COUNTY OF TARRANT)

 S.M. HALE
Notary Public, State of Texas
Comm. Expires 06-19-2023
Notary ID 758445-6



 Notary Public, State of Texas
 My commission expires: _____

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres ($\pm$ 221,120 square feet).

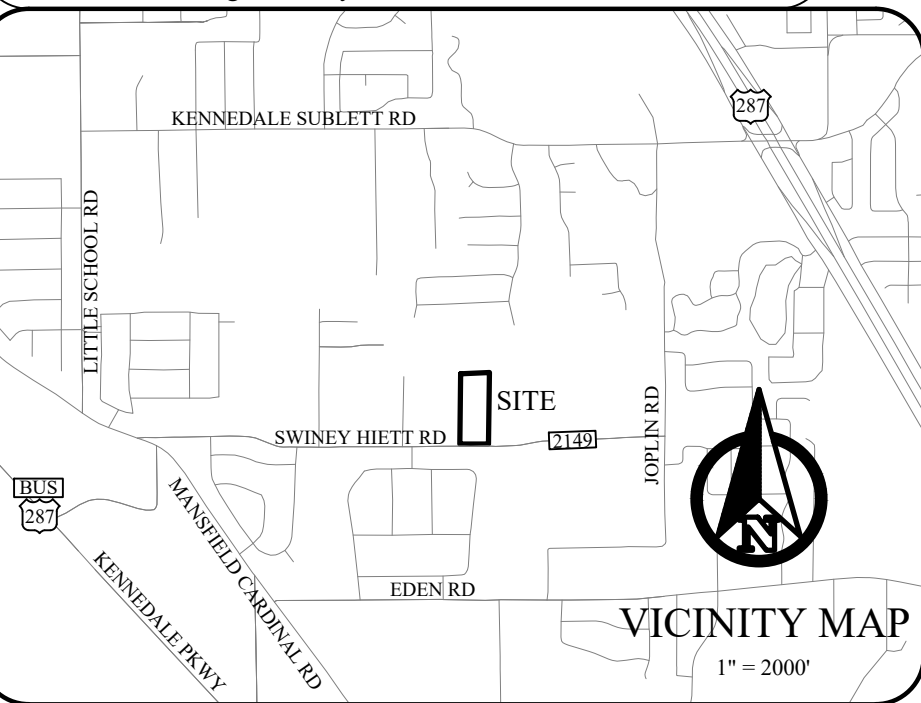
Field: FC
Drafter: SGT | DFW6351
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ● Site benchmark (see vicinity map for general location)
"±" ○ "±" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

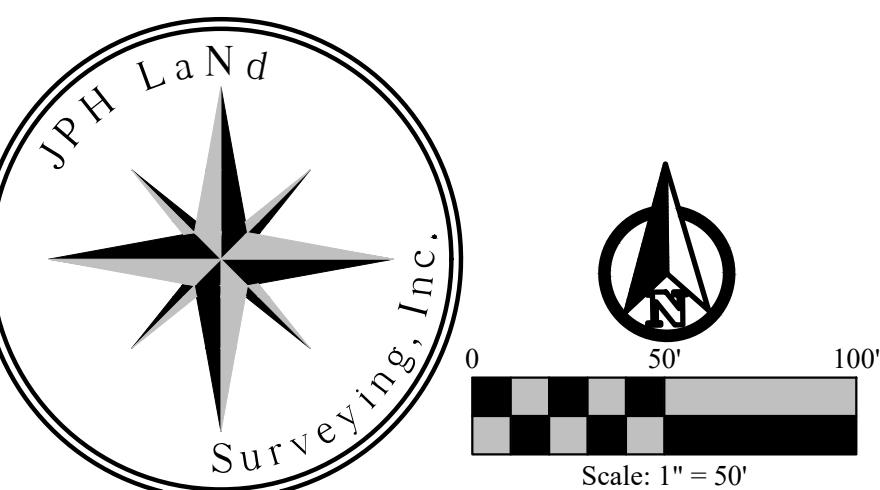
That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphs.com

GENERAL PLAT NOTES:

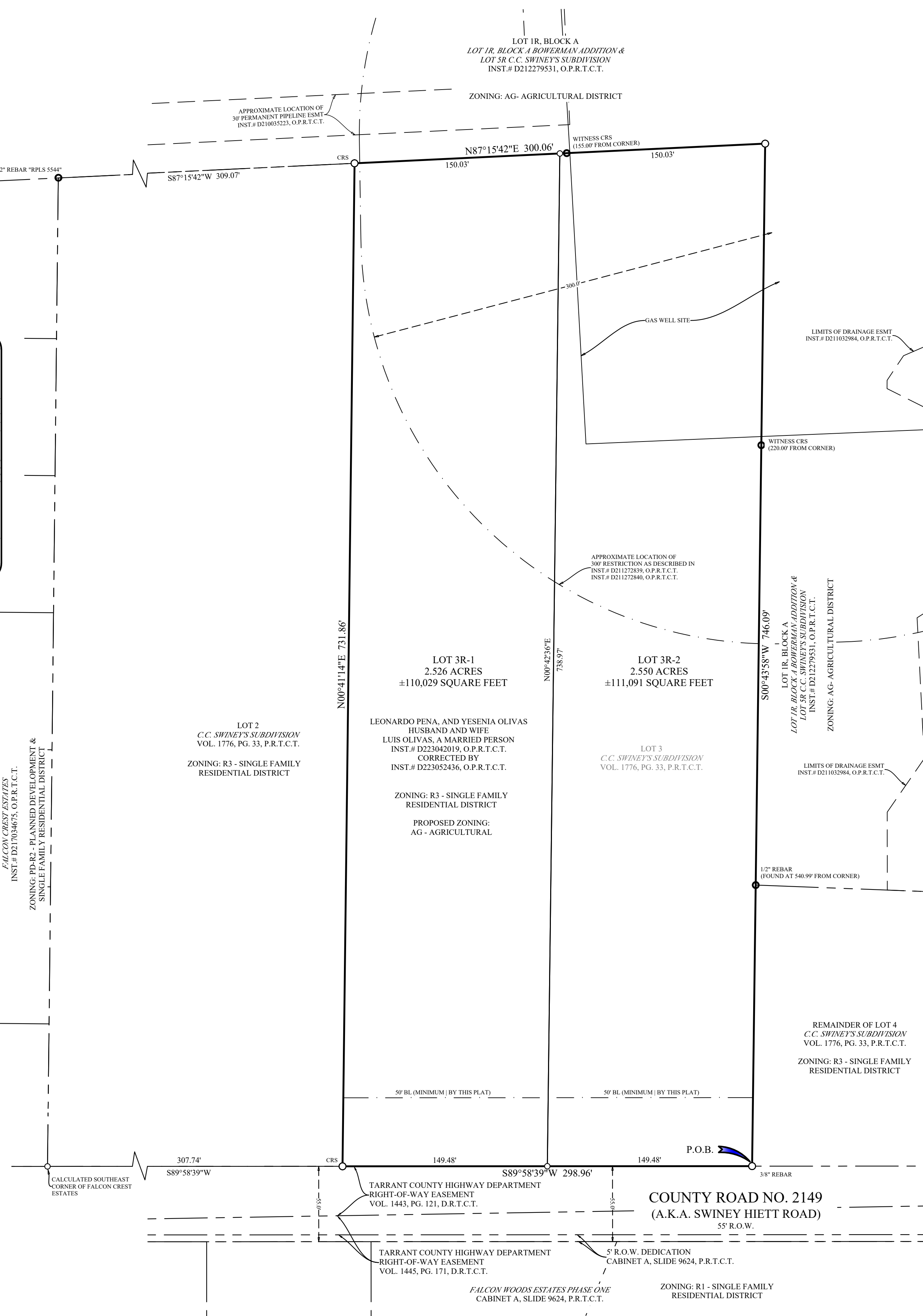
- The purpose of this plat is to subdivide an existing lot into two (2) lots.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- This plat was prepared with the benefit of a title commitment provided by Title Resources Guaranty Company, GF# 2252683-SCDF, effective February 6, 2023, and issued February 13, 2023.
- According to the Flood Insurance Rate Map (FIRM) No. 48439C0340K, dated 2009/09/25 prepared by Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, this property lies within Zone(s) X (Unshaded).
- The fieldwork was completed on February 21, 2023.
- No evidence of permanent structures (building with concrete foundation) were observed during the process of fieldwork.
- Zoning information shown herein are based on the City of Kennedale Zoning Interactive Maps.
(<https://www.cityofkennedale.com/maps>)



JPH Job/Drawing No. (see below)
2023.367.001 1233 Swiney Hiatt Rd, Kennedale, Tarrant Co., Tx - Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

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

OWNER:
Leonardo Pena | Yesenia Olivas | Luis Olivas
902 Wabash Ct
Arlington, Texas 76014



OWNERS DEDICATION CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Leonardo Pena and Yesenia Olivas, husband and wife, and Luis Olivas, a married person, are the owners of that certain tract being all of Lot 3, C.C. Swiney's Subdivision, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas, said tract being the same tract described in the deed to the said Leonardo Pena and Yesenia Olivas, husband and wife, and Luis Olivas, a married person, recorded under Instrument Number D223042019, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and corrected by Instrument Number D223052436, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, Deed Records, Tarrant County, Texas, at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

- SOUTH 89°58'39" WEST, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, O.P.R.T.C.T., bears SOUTH 89°58'39" WEST, a distance of 307.74 feet (plat call 309 feet);
- NORTH 00°41'14" EAST, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears SOUTH 87°15'42" WEST, a distance of 309.07 feet;
- NORTH 87°15'42" EAST, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
- SOUTH 00°43'58" WEST, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5,076 acres (± 221,120 square feet).

CERTIFICATE OF APPROVAL

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 20__ to recommend approval of this plat by City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE OF APPROVAL

The City Council of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 20__ to recommend approval of this plat by City Council.

Mayor, City of Kennedale

Attest: City Secretary

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, **Leonardo Pena**, **Yesenia Olivas**, and **Luis Olivas**, owners, do hereby adopt this plat designating the herein above described property as Lots **C. C. SWINEY'S SUBDIVISION**, an addition in the City of Kennedale, Tarrant County, Texas, and do hereby certify that I am the legal owner of the above described tract of land 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 my hand on this ____ day of _____, 20__.

Leonardo Pena

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Leonardo Pena**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County

My commission expires: _____

Witness my hand on this ____ day of _____, 20__.

Yesenia Olivas

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Yesenia Olivas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County

My commission expires: _____

Witness my hand on this ____ day of _____, 20__.

Luis Olivas

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Luis Olivas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County

My commission expires: _____

REPLAT LOTS 3R-1 & 3R-2 C.C. SWINEY'S SUBDIVISION

BEING A 5.076-ACRE REPLAT OF
LOT 3, C.C. SWINEY'S SUBDIVISION
(VOL. 1776, PG. 33, P.R.T.C.T.)
SITUATED IN THE
BENJAMIN JOPLING SURVEY, ABSTRACT NO. 866
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE: _____ PREPARED: MARCH 2023 | REVISED: MAY 2023

1233 Swiney Hiatt Rd, Kennedale, TX



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

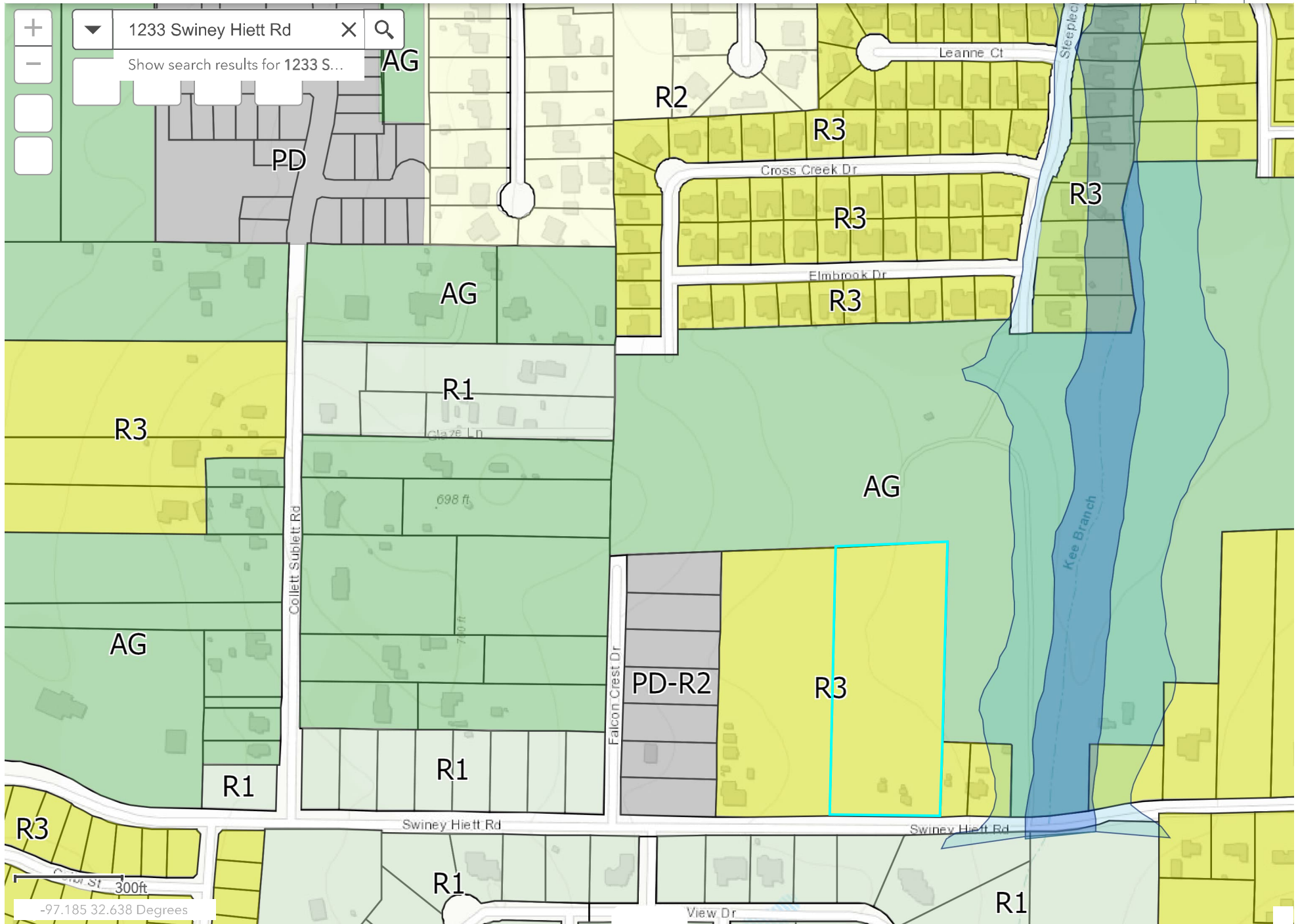


1233 Swiney Hiatt Rd, Kennedale, TX

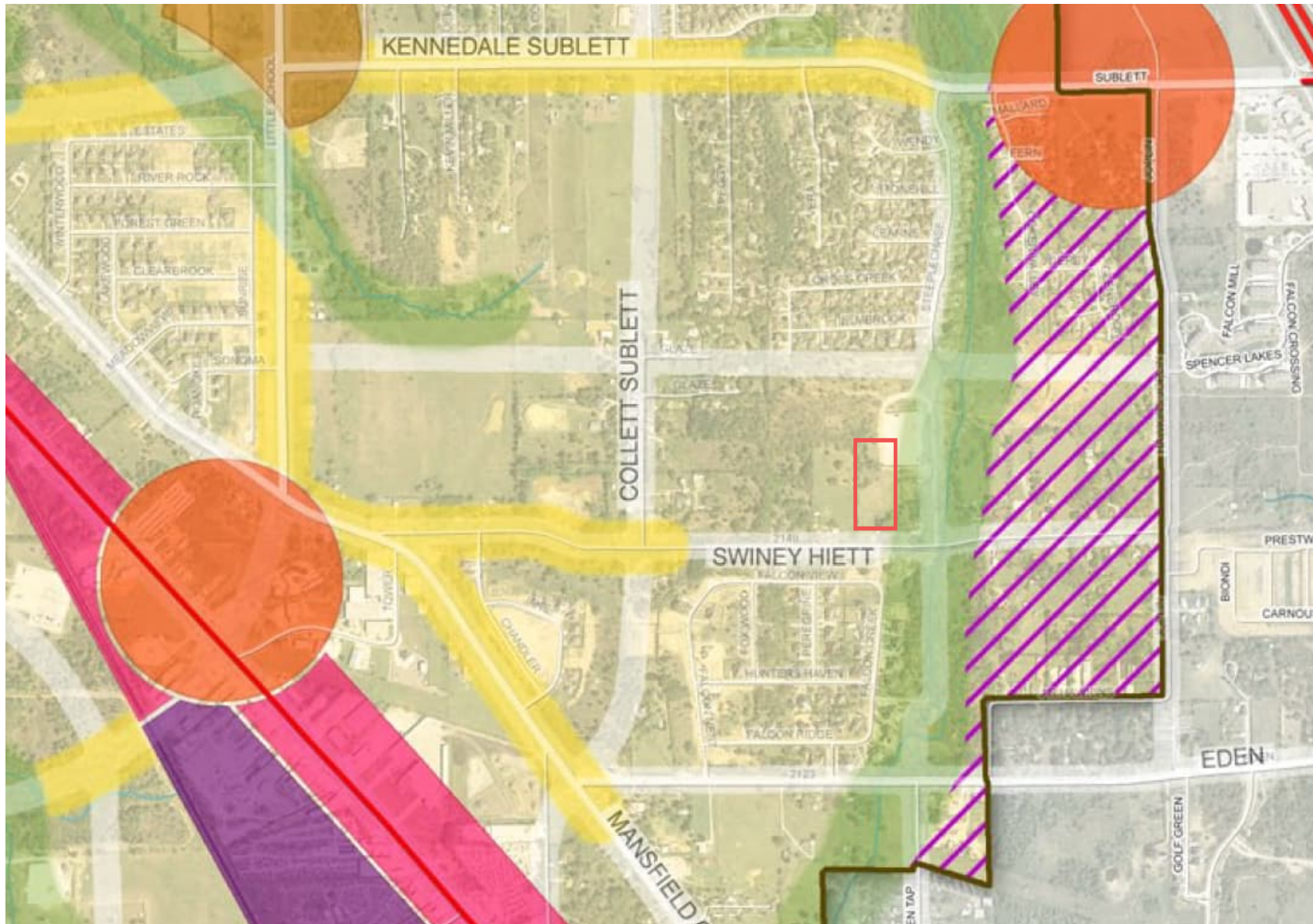


City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



1233 Swiney Hiatt Rd, Kennedale, TX



KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

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

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

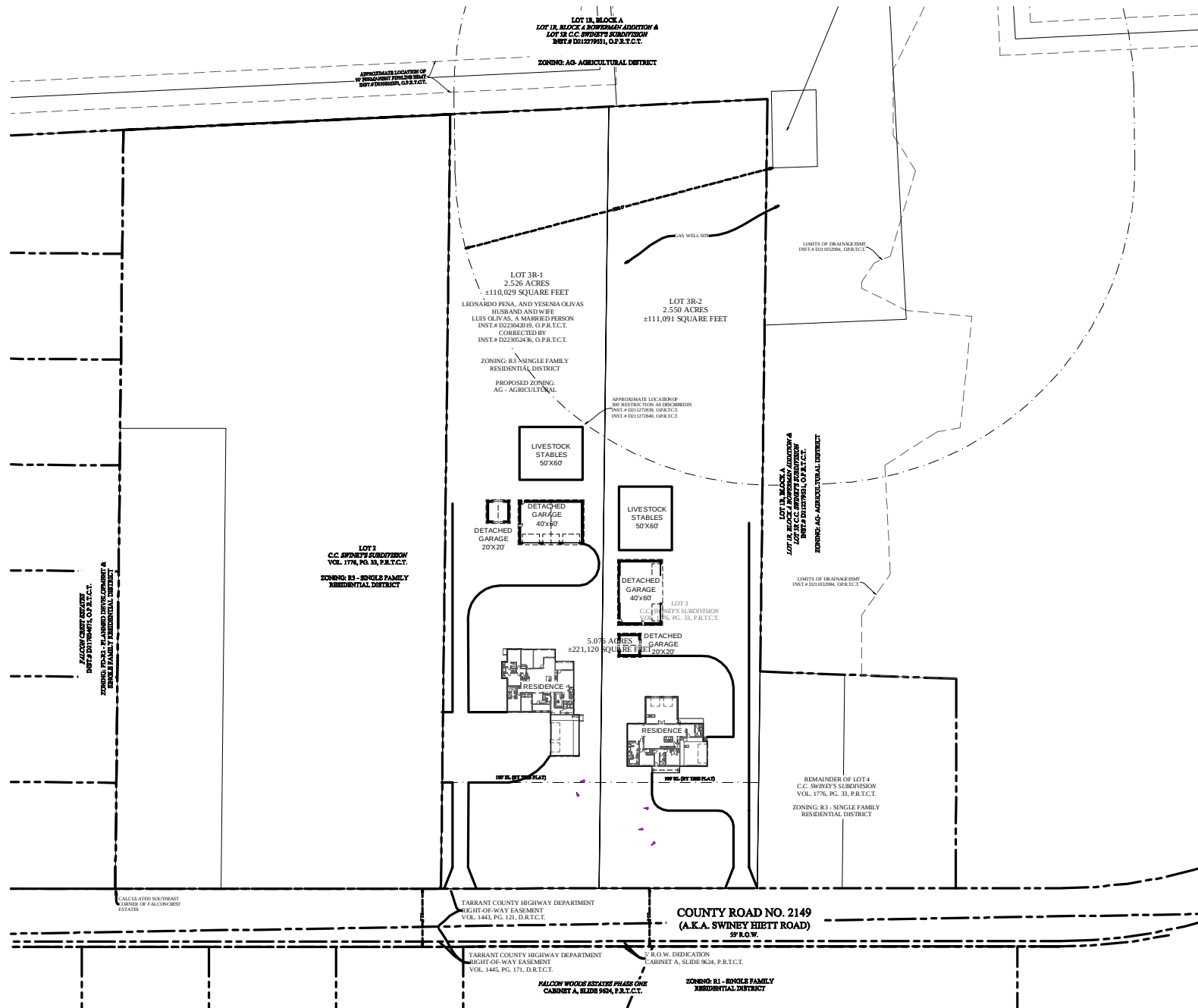
0 1,000 2,000 4,000 Feet
March 8, 2012



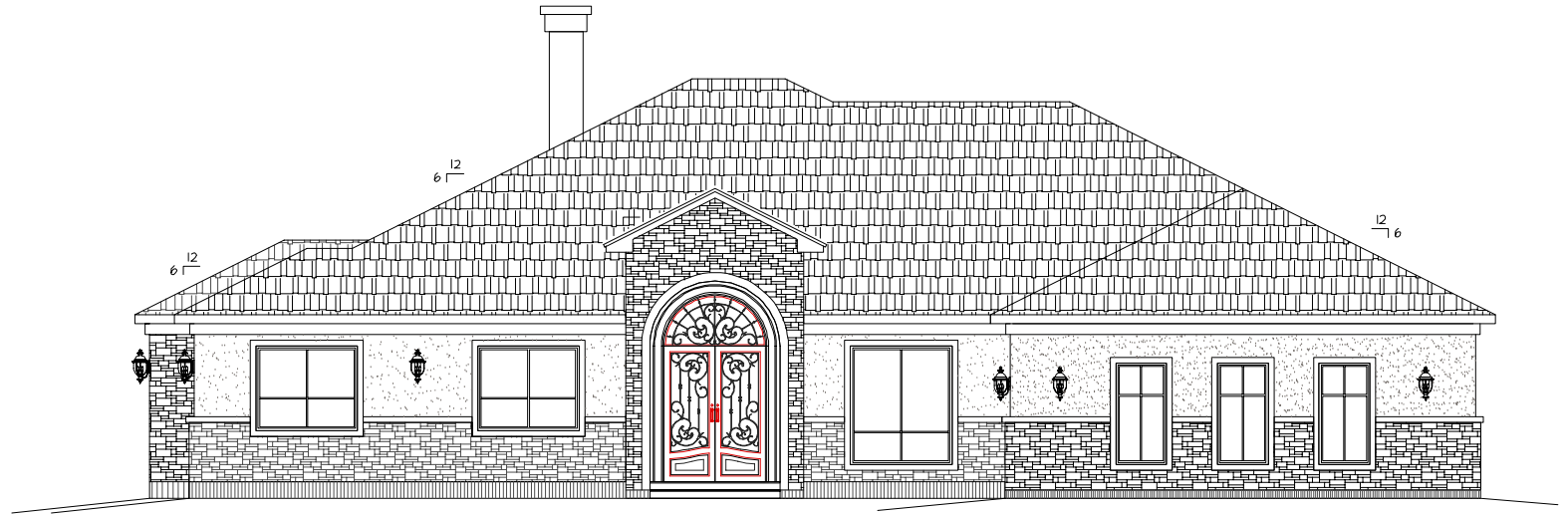
KENNEDALE
You're Here, Your Home



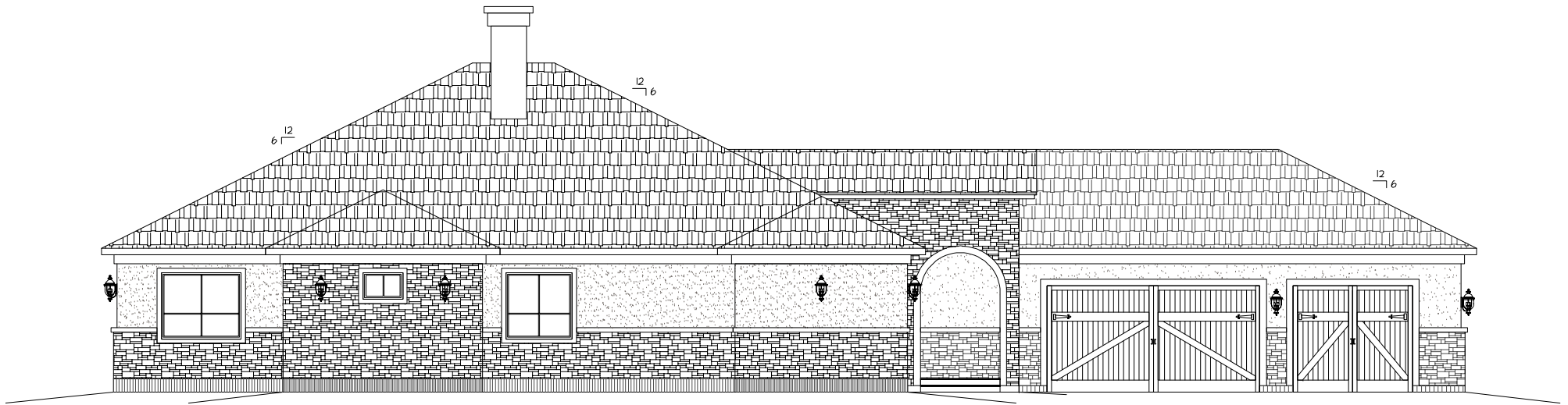
SCALE: 1'-0" = 60'-0"



1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-1

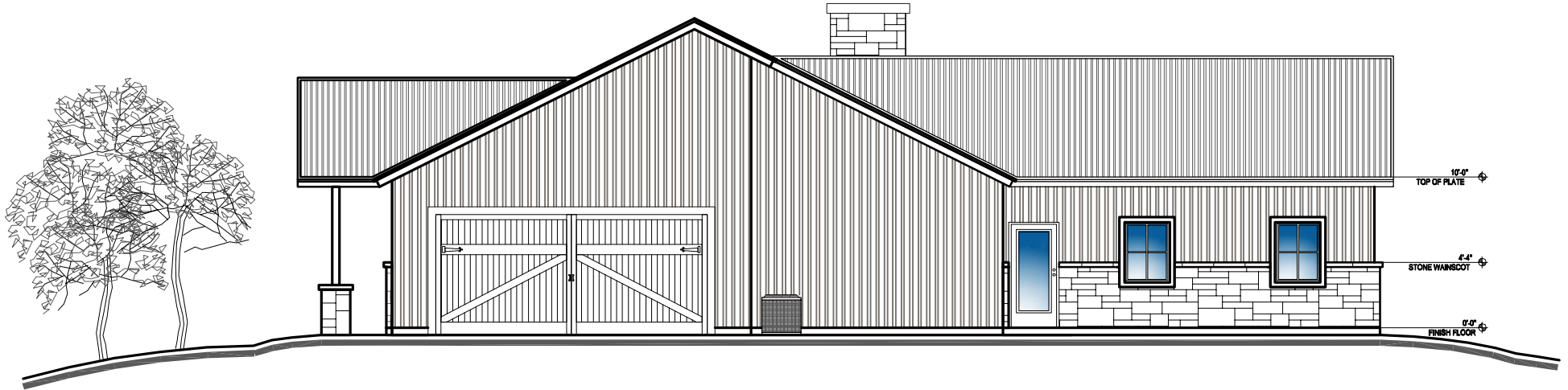


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

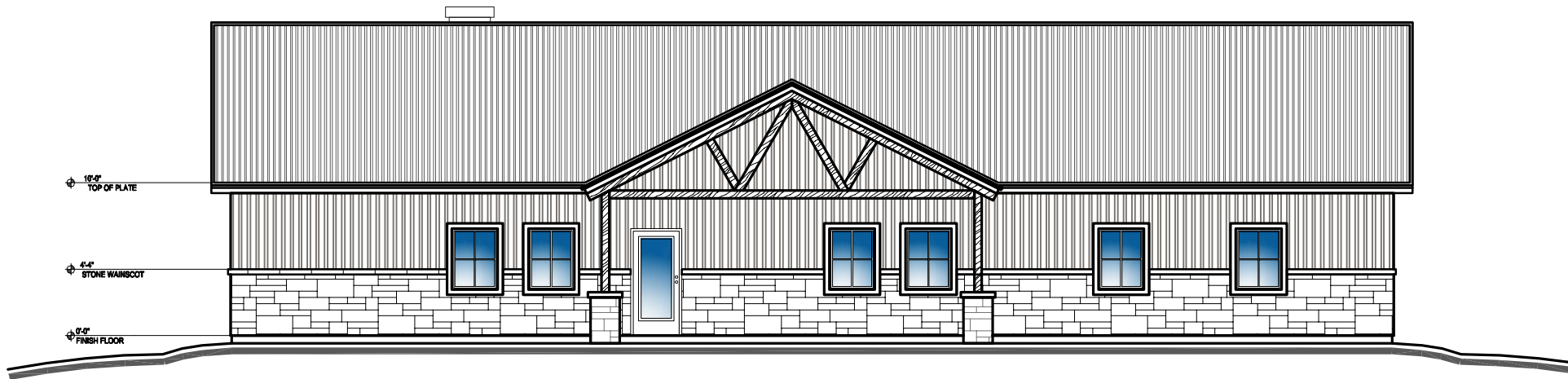


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-2



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

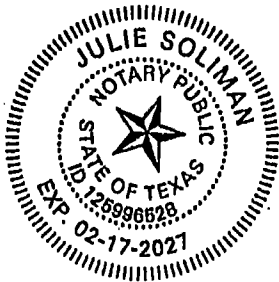
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

Patricia E. Lund

STATE OF TEXAS)

This instrument was acknowledged before me on March 10, 2023, by PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased.

Notary Public, State of Texas
My commission expires: _____




LEONARDO PENA


YESENIA OLIVAS



LUIS OLIVAS

COUNTY OF TARRANT)

 S.M. HALE
Notary Public, State of Texas
Comm. Expires 06-19-2023
Notary ID 758445-6



 Notary Public, State of Texas
 My commission expires: _____

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres (± 221,120 square feet).

SITE POSTED 04/25/2023

1233 SWINEY HIETT RD



APRIL 26, 2023

NOTICE OF PUBLIC HEARING

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM “R3 SINGLE FAMILY RESIDENTIAL DISTRICT” TO “AG AGRICULTURAL DISTRICT” FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY’S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY’S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR **PZ CASE #23-06** WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

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 CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.



SITE LOCATION

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-17RA1
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

41080--3
SMITH ELEANOR
PO BOX 14847
HALTOM CITY, TX 76117

41080--4-11
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060

41080--2A
FAULKNER DENNIS L
1217 SWINEY HIETT RD
KENNEDEALE, TX 76060

13570A-1-5
SCHAFFER ANDREW
1233 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A-1-7
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

13570A-1-6
PIERSON JERRY
1235 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A--A-04
FALCON WOOD ESTATES INC
1308 CANTERBURY CT
ARLINGTON, TX 76013

13570A-1-4
STEVENS KENNETH B
5825 MONTERREY DR
FORT WORTH, TX 76112

3124-A-1R
BOWERMAN OIL & GAS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-3
JOINES MARTIN B
1217 FALCON VIEW DR
KENNEDEALE, TX 76060

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-2
WATSON RICK A
1211 FALCON VIEW DR
KENNEDEALE, TX 76060

41080--4-12
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	414372	Print Legal Ad-IPL01203020 - IPL0120302		\$74.33	1	42 L

Attention: City Secretary
CITY OF KENNEDALE
405 MUNICIPAL DR

rericson@cityofkenneale.com

City of Kenneale

NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD
BY THE KENNEDALE PLANNING AND
ZONING COMMISSION ON MAY 11,
2023 AT 6PM P.M. FOR THE FOLLOW-
ING:

PZ CASE# 23-06: CONSIDER A RE-
QUEST FOR A ZONING CHANGE
FROM "R3 SINGLE FAMILY RESIDEN-
TIAL DISTRICT" TO "AG AGRICULTUR-
AL DISTRICT" FOR APPROXIMATELY
5.076 ACRES AT 1233 SWINEY HIETT
RD, LOT 3, C.C. SWINEY'S SUBDIVI-
SION, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER AP-
PROVAL OF A PROPOSED REPLAT
OF LOT 3R-1 & 3R-2, C.C. SWINEY'S
SUBDIVISION, APPROXIMATELY 5.076
ACRES, LOCATED AT 1233 SWINEY
HIETT RD, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR
PZ CASE #23-06 WILL BE HELD BY
CITY COUNCIL ON MAY 16, 2023, AT
5:30 PM.

BOTH PUBLIC HEARINGS WILL BE
CONDUCTED IN THE CITY COUNCIL
CHAMBERS AT CITY HALL, 405 MU-
NICIPAL DRIVE, KENNEDALE, TEXAS
76060. ALL INTERESTED PERSONS
ARE ENCOURAGED TO ATTEND.
MORE INFORMATION REGARDING
THE PROPOSED CASES CAN BE OB-
TAINED BY CONTACTING THE DIREC-
TOR OF COMMUNITY DEVELOPMENT,
NATHAN GONZALES, AT (817)985-
2135 OR NGONZALES@CITYOFKEN-
NEDALE.COM.
IPL0120302
Apr 27 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:

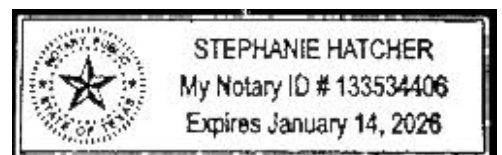
1 insertion(s) published on:
04/27/23

Stefani Beard

Sworn to and subscribed before me this 27th day of
April in the year of 2023

Stephanie Hatcher

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



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Memo Date:	04/27/2023
Bill-To Account:	19300
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
04/27/2023 - 04/27/2023	414372	Print Legal Ad-IPL01203020 IPL0120302	FTW-Star-Telegram Legal Legals & Public Notices CLS	1 x 42 L	42 L	1	\$74.33

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Account No.:	19300
Account Name:	CITY OF KENNEDALE
Order Amount:	\$74.33

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

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.

ORDER DETAILS**Order Number:**

IPL0120302

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

FTW - Legal Ads

Final Cost:

74.33

Payment Type:

Account Billed

User ID:

IPL0019782

PREVIEW FOR AD NUMBER IPL01203020**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**

April 26, 2023 12:04:08 PM EDT

Amount:

74.33

SCHEDULE FOR AD NUMBER IPL01203020

April 27, 2023

Fort Worth Star-Telegram

City of Kennedale**NOTICE OF PUBLIC HEARING**

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

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 CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

1233 SWing
+ lift

Legals

NOTICE OF PRIVATE SALE
The following property will be sold by written bid by 9:00 a.m. MST on 5/9/2023
2020 Freightliner CASCADIA 126 3AKJH0R8K5JH8883
To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
4185 Harrison Blvd Ogden, UT 84403
IPL0120173
Apr 26-27 2023

LEGAL NOTICE
Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit (BG) by Little Lilly Inc dba Little Lilly Sushi Too, to be located at 1006 Keller Parkway, Suite 104, Keller, Tarrant, Texas. Officers of said corporation are Chih Liu, Owner.
IPL0120010
Apr 26-27 2023

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Water and Sanitary Sewer Replacements, Contract 2019 WSM-O Part 1 CPN 103381 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
In lieu of delivering completed Business Equity (MWBE) forms for the project to the Purchasing Office, bidders shall e-mail the completed Business Equity forms to the City Project Manager no later than 2:00 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
Water:
• 2,515 LF of 16" Waterline (DIP)
• 30 LF of 16" Waterline (DIP B.O.T.O.C.)
• 90 LF of 12" Waterline (PVC)
• 1,450 LF of 8" Waterline (PVC)
• 50 LF of 6" Waterline (PVC)
Sewer:
• 500 LF of 12" Sanitary Sewer (DIP)
• 425 LF of 8" Sanitary Sewer (SDR-26)
• 1,420 LF of 8" Sanitary Sewer (DIP)
Paving:
• 9,000 SY of Pavement Replacement by Milling and Overlay
• 3,515 SY of Pavement Replacement by Pulverization and Overlay
• 200 LF of Curb & Gutter Replacement
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbbaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Pratima Poudyal, PE., City of Fort Worth, Water Department
Email: pratima.poudyal@FortWorth-Texas.gov
Phone: 817-392-6149
AND/OR
Attn: Alex Srur, PE., ANA Consultants LLC.
Email: ASRUR@ANALLC.COM
Phone: 817-335-9900 Ext. 104
IPL0120273
Apr 27, May 4 2023

City of Mansfield
PUBLIC HEARING NOTICE
Public hearings will be held by Mansfield Planning & Zoning Commission on 5/1/2023 at 6:00PM in City Council Chambers at 1200 E Broad St, Mansfield TX and by Mansfield City Council on 5/22/2023 and 6/12/2023 at 7:00PM at the same location to consider: ZC#23-011: Change of zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway.
IPL0120242
Apr 27 2023

CITY OF MANSFIELD
CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON EXTENSION OF A
REINVESTMENT ZONE
THE CITY COUNCIL OF THE CITY OF MANSFIELD WILL HOLD A PUBLIC HEARING ON MAY 8, 2023 AT 7:00 PM. IN THE CITY COUNCIL CHAMBERS LOCATED AT CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, ON A REINVESTMENT ZONE EXTENSION AND ITS BENEFITS TO THE CITY OF MANSFIELD AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE EXTENSION TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE EXTENSION, WHICH PROPOSED ZONE EXTENSION CONTAINS APPROXIMATELY 71 ADDITIONAL ACRES OF LAND GENERALLY LOCATED SOUTH OF WALNUT CREEK, EAST AND WEST OF HWY 287, NORTH OF PALM, AND WEST OF CARLIN ROAD, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE EXTENSION IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE EXTENSION OF THE REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CITY COUNCIL OF THE MANSFIELD WILL CONSIDER ADOPTION OF AN ORDINANCE EXTENDING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.
IPL0120323
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2023 Chip Seal Contract, City Project No. 104366 will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, MAY 18, 2023) as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbbaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Iretomiwa Otuyelu, City of Fort Worth
Email: iretomiwa.otuyelu@fortworth-texas.gov
Phone: 682-444-8921
IPL0118779
Apr 20,27 2023

City of Arlington
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or repeals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
1 LS Railroad Coordination
10 WD Railroad Flagmen
56 LF 36" RCP, Class III
21 LF 42" RCP, Class III
68 LF 6'X5' Box Culvert
1 EA 8' Storm Junction Structure
2 EA 36" SET, 1 Pipe
1 EA Remove Headwall/SET
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Package Link: <https://docs.b360.autodesk.com/shares/6ca492fb-fd02-4b1b-982a-cdf5009d1783> [docs.b360.autodesk.com]
Addenda Link: <https://docs.b360.autodesk.com/shares/c436196e-44c3-4c5f-a199-026c37a8845e> [docs.b360.autodesk.com]
Copies of the Bidding and Contract Documents may be purchased from: TransSystems
500 W. 7th Street, Suite 1100
Fort Worth, TX 76102
Attn: Michael Hobbs, PE
Phone Number: 817-334-4449
E-Mail Address: mrhobbs@transystems.com
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$150 each
Set of Bidding and Contract Documents with half size (if available) drawings: N/A
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. See attached Link: Plan Holders: <https://docs.b360.autodesk.com/shares/46113bf6-891d-40b0-bf60-5198240d98c2> [docs.b360.autodesk.com]. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: May 9, 2023
TIME: 10:00 am
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any Contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Michael Hobbs, PE, TranSystems Email: mrhobbs@transystems.com
Phone: 817-334-4449
IPL0119867
Apr 27, May 4 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider a change in zoning on 16.430 Acres out of Tract 2A1 & 6A1 & Part CL Street, Abstract 122, John Bursey Survey from Community Commercial (CC) to Heavy Industrial (HI). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 16, 2023 to consider the above-mentioned request for a zoning change, contingent upon the receipt of a report regarding the zoning change from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Planning Manager, 817-230-0440.
IPL0120309
Apr 27 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider amending the Code of Ordinances, Appendix A "Zoning", Article 8 "Supplemental District Regulations", amending the regulations for Section 8-9 "Off-Street Parking and Loading Requirements" by updating on premise parking requirements and residential and non-residential parking standards. A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on May 16, 2023, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Interim Planning Manager, 817-230-0440
IPL0120310
Apr 27 2023

CITY OF GRAND PRAIRIE
LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-23-04-0006 - Comprehensive Plan Amendment - Zone Change - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane ZON-23-03-0012 - Zoning Change - Zone Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Out-Door Kennel, Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161
For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 8, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 6, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0120151
Apr 27, May 7 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
The City of Grapevine is soliciting proposals from qualified consultants (herein referred to as "consultant") to perform a review and suggested amendments to the City of Grapevine's Zoning Ordinance (herein referred to as "Ordinance") relative to state land use legislation passed during the 86th, 87th, and 88th Texas State Legislative sessions. This includes only zoning and land use related regulations. The bid will be awarded to the lowest responsible/responsive bidder meeting or exceeding specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook Drive. All bid openings will be completed on schedule and witnessed by Purchasing staff to ensure all procurement statutes, policies and state laws are followed. Please email a request for a bid tab or a list of proposers. The City of Grapevine Purchasing Department appreciates your cooperation and understanding during this difficult time. The RFP documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>
The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Kennedale
NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM PM. FOR THE FOLLOWING:
PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.
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 CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENDALE.COM.
IPL0120302
Apr 27 2023

Announcements

Community Events
5th Annual Craft/Bake Sale
Everman Civic Center, 213 Race St. 76140
9am -3pm
Sat. April 29
Sponsored by Everman Area Retired School Employees Association

Auctions

Estate Sales
BIG BIG Estate/Garage Sale
Community Sales - Hwy 4 btwn Santo & Palo Pinto
Palo Pinto April 29 & 30th from 8 a.m. to 6 p.m.
333 Knight Rd, Palo Pinto, Tx (Hwy 4, between Palo Pinto and Lone Camp)
Much to much to list, including a 2015 Forest River 25' RV.

Garage Sales
LOWES FARM HOME SALE
Mansfield. Lowes Farm Pkwy at Broad St. Sat Apr 29, 8AM - 4PM
Many families participate, drive neighborhood, follow signs, find treasure and more.
Heritage Cove Neighborhood Garage Sale
Grapevine Heritage Cove Multi-Family Garage Sale
Friday 4/28 and Saturday 4/29
Opens at 8 am each day
4 Fam Sale
FortWorth Fri, 4/28 8am-2pm, Sat 4/29 9am-2pm Furn,clothes,shoes,rugs

Moving Sale--Keller Saturday and Sunday
Mountain Bike, Road Bikes, Stationary trainer, TV sound equipment, Refrigerator, small kitchen appliances, Tons of music CD's, dishes, Pine Mills Pottery, Small ladies clothing, golf clubs, backpacking/camping... 408 Morning Star Lane, Keller
Thur-Fri-Sat - 2115 Kent Dr. Arl, 7-5, 3 Family Garage Sale, new items, household items, CDs, LPs, glassware

Animals

Dogs
Golden Retriever Puppies!
Beautiful AKC registered puppies! Contact Shawn at 817 992-4729

Merchandise

Miscellaneous
WANTED
Dallas Cowboys Season Tickets I will buy your Cowboys Season Tickets! Top \$ Paid! Please call 800-786-8425 ext 2

Want to Buy

FREON WANTED: Certified buyer looking to buy R11, R12, R22 & more! Call Xio at 312-697-1976.

Real Estate

Commercial
FOR RENT
Industrial Multiuse Flexspace
76108 - White Settlement
132 N. Grants Lane, Suite D
\$1,895 mo, Approx 1,600 sqft
76087 - Weatherford / Alledo
5973 Stacy Lane 101
\$2,195 mo, Approx 1,600 sqft
Gene Thompson & Associates
817-246-4646 gtax.com
Hablamos Español

For Rent
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