

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | SEPTEMBER 14, 2023 AT 5:30 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.** Approval of the minutes from the August 10, 2023 Regular Meeting.

IV. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. **PZ CASE# 23-10:** Consider approval for Final Plat of Lots 2R-1 through 2R-11 and Drainage Lot 1A, Block 1, of the Deloach Addition, City of Kennedale, Tarrant County, Texas, also known as Fig Tree Estates, located at 415 katie circle, kennedale, tx.**

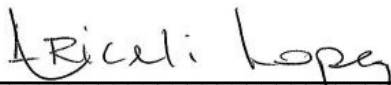
V. PUBLIC HEARING

- A. **PZ Case# 23-09:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS**

VI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE SEPTEMBER 14, 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.

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | AUGUST 10, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER 6:00 PM

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 6:01pm

PRESENT: ANDREW MALKOWSKI, COLBY COWIN, MICHAEL MORIN, PERRY CLEMENTI, DAVID DICKENSON-CUNIF.

STAFF: NATHAN GONZALES (Com. Dev.), ARICELI LOPEZ (BOARD SEC.)

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

6:02 PM

1. Approval of the minutes from the JUNE 8, 2023 Regular Meeting
MOTION: (1) ANDREW MALKOWSKI, (2) COLBY COWIN- THE MOTION PASSED UNANIMOUSLY.

IV. WORK SESSION 6:03 pm

A. Discuss Comprehensive Plan Update

- STAFF: NATHAN GONZALES UPDATED P&Z ON THE STATUS OF THE COMPREHENSIVE PLAN AND RECENT ACTIVITIES THE KENNEDALE STEERING COMMITTEE PARTICIPATED IN. GONZALES ENCOURAGED P&Z TO SPEAK WITH THEIR NEIGHBORS ABOUT THE UPCOMING MEETINGS, SURVEY, AND HIGHLIGHTED THE CITY'S NEW EMAIL COMPLAN@CITYOFKENNEDEALE.COM, WHERE THE PUBLIC COULD SEND THEIR FEEDBACK DIRECTLY TO THE STEERING COMMITTEE.
- P & Z CHAIRMAN BROWN UPDATED P&Z ON HIS EXPERIENCE AND INVOLVMENT WITH THE "BRAINSTORMING" AND MAPPING EXERCISES THE STEERING COMMITTEE CONDUCTED.
- A. MALKOWSKI, M. MORIN & C. COWIN EXPRESSED THEIR ENTHUSIAM WITH AMOUNT OF PEOPLE WHO ATTENDED THE FIRST STEERING COMMITTEE MEETING.

6:42 PM

- CITIZEN JOHN TENNELL SPOKE ABOUT FORTHCOMING FIG TREE ESTATES PROJECT AND THE AMOUNT OF TIME IT HAS TAKEN TO APPROVE HIS PROJECT. TUNNELL WAS DIRECTED TO STAFF FOR FURTHER ASSISTANCE.

V. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE AUGUST 10, 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.

MICHAEL BROWN CHAIRMAN

BOARD SECRETARY

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MEETING DATE: SEPTEMBER 14, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-10: *CONSIDER APPROVAL FOR FINAL PLAT OF LOTS 2R-1 THROUGH 2R-11 AND DRAINAGE LOT 1A, BLOCK 1, OF THE DELOACH ADDITION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ALSO KNOWN AS FIG TREE ESTATES, LOCATED AT 415 KATIE CIRCLE, KENNEDALE, TX.*

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the final plat for Fig Tree Estates, a single-family development located at 415 Katie Circle, Kennedale, TX. This in-fill development project consists of eleven new single-family residential lots, in addition to a drainage lot in the center which will serve as site detention. Staff has reviewed the plat and related engineering plans and has determined it complies with all city requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Proposed Final Plat for Fig Tree Estates

Application for Final Plat

FINAL PLAT APPLICATION updated Nov 2016

Final Audit Report

2023-08-14

Created: 2023-08-12
By: John Tunnell (john_tunnell@hotmail.com)
Status: Signed
Transaction ID: CBJCHBCAABAA9-VnwrU_zyYuLJ7llumAUWd2xxB4XXFj

"FINAL PLAT APPLICATION updated Nov 2016" History

-  Document created by John Tunnell (john_tunnell@hotmail.com)
2023-08-12 - 0:31:34 AM GMT- IP address: 47.38.190.17
-  Document emailed to costa@mazidjgroup.com for signature
2023-08-12 - 0:33:11 AM GMT
-  Email viewed by costa@mazidjgroup.com
2023-08-12 - 2:25:21 PM GMT- IP address: 162.236.30.8
-  Signer costa@mazidjgroup.com entered name at signing as Costa Mazidji
2023-08-14 - 6:11:31 PM GMT- IP address: 162.236.30.8
-  Document e-signed by Costa Mazidji (costa@mazidjgroup.com)
Signature Date: 2023-08-14 - 6:11:33 PM GMT - Time Source: server- IP address: 162.236.30.8
-  Agreement completed.
2023-08-14 - 6:11:33 PM GMT
-  Document emailed to ron.coombs@sbcglobal.net for signature
2023-08-12 - 0:35:09 AM GMT
-  Email viewed by ron.coombs@sbcglobal.net
2023-08-12 - 6:46:15 AM GMT- IP address: 172.226.176.31
-  Signer ron.coombs@sbcglobal.net entered name at signing as Ron coombs
2023-08-14 - 8:18:42 PM GMT- IP address: 172.58.30.197
-  Document e-signed by Ron coombs (ron.coombs@sbcglobal.net)
Signature Date: 2023-08-14 - 8:18:44 PM GMT - Time Source: server- IP address: 172.58.30.197
-  Agreement completed.
2023-08-14 - 8:18:44 PM GMT



Adobe Acrobat Sign

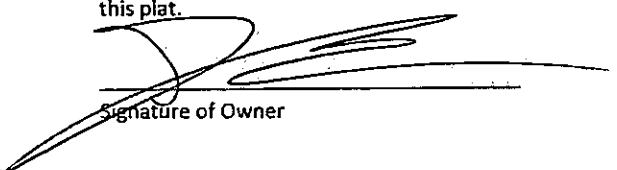
____ County certification block, if required by the county clerk's office for filing.

____ 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.

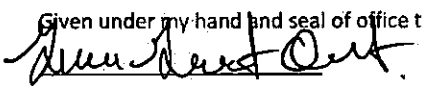


Signature of Owner

STATE OF TEXAS H
COUNTY OF TARRANT H

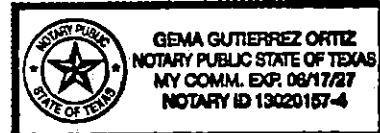
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared John Tuonell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 14 day of August, 2023.



Notary Public in and for Tarrant County

My commission expires: 06 / 17 / 2027



____ 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

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.

_____ **Flood Plain Features shown**

ADDITIONAL INFORMATION

_____ **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.

_____ **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.

_____ **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.

_____ **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.

_____ **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.

_____ **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.)

_____ **Irregular side lot lines.**

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

_____ **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.

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.

_____ **Existing easements**

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

_____ **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.

_____ **Existing street right-of-way dimensioned**

The width of all existing 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.

PROPOSED INFORMATION

_____ **Subdivision 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.

_____ **Proposed drainage, utility, and other easements labeled and dimensioned**

The location and dimension of all 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.

_____ **Proposed street right-of-way dimensioned**

The width of all 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.

_____ **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

____ 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, Ronald W. Coombs, 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.


Doc: RCoombs Aug 14, 2023 15:15 CDT

Signature

Aug 14, 2023 / _____

Date

Phone Number 8177817961 / _____

(Affix Seal)

____ 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')

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

City of Kennedale Final Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

GENERAL INFORMATION

_____ Acceptable 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. "Final Plat of ..."

_____ Name & address of owner of record and the name, address, and telephone number of the developer, if other than the owner

_____ Date on which the drawing was prepared

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. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.

(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. Two paper copies and a PDF version of the drainage study should be submitted.

(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's agreement** – This agreement shall be negotiated between the city and the developer.

(7) **Sign-off/review from Oncor and from 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.

*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.

CASH RECEIPT

RECEIPT NUMBER: 95980369

TAX YEAR: 2022

COLLECTED BY:

WENDY BURGESS

PO BOX 961018

FORT WORTH, TX 76161-0018

DATE: 8/14/2023

PAID BY:

TUNNELL JOHN

413 LINDA RD

KENNEDALE, TX 76060-3625

DATE	AMOUNT
8/14/2023	10.00

*** THIS IS A RECEIPT ***

WENDY BURGESS

PO BOX 961018

FORT WORTH, TX 76161-0018



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 : 00040617025
AD NUMBER: 9537 1 2
CERTIFICATE NO : 95980358

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
TUNNELL JOHN

413 LINDA RD
KENNE DALE TX 760603625

DATE : 8/14/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

DE LOACH SUBDIVISION BLOCK 1 L
OT 2

0000415 KATIE CIR
4.64 ACRES

PROPERTY OWNER

TUNNELL JOHN

413 LINDA RD
KENNE DALE TX 760603625

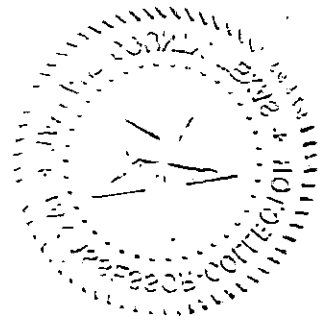
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : TUNNELL JOHN
ACCOUNT NUMBER: 00040617025
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.

A blue ink signature of the Deputy Tax Assessor/Collector, written over a horizontal line.
Deputy



Who is the primary contact for this project?

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

Select only **ONE** primary contact.

- ☒ Owner Phone 817 909-1409 Email john_tunnell@hotmail.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:

I am subdividing 4.6 acres so I can build 10 homes. I have been trying to subdivide this land since 7/5/19

APPLICANT SIGNATURE: John Tunnell DATE: 8/11/23

OWNER SIGNATURE: John Tunnell DATE: 8/11/23

SURVEYOR SIGNATURE: Ron Coombs DATE: Aug 14, 2023
Ron Coombs (Aug 14, 2023 15:18 CDT)

ENGINEER SIGNATURE: Costa Mazidji DATE: Aug 14, 2023
Costa Mazidji (Aug 14, 2023 13:11 CDT)

DEVELOPER SIGNATURE: John Tunnell DATE: 8/11/23

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.

(1) **Final plat application** (this document) – One copy shall be submitted. 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

Entered
7.15.23

Received
7.15.23

City of Kennedale Final Plat Application

APPLICANT NAME: John Tunnell DATE: 8/11/23
CURRENT LEGAL DESCRIPTION: 415 Katie Circle ACRES: 4.6
CURRENT ZONING: R4 PROPOSED ZONING: R4
BEING PLATTED AS: SUBDIVISION NAME Figtree Estates
LOTS: _____ BLOCKS: _____ PHASES: _____
PROPERTY ADDRESS: 415 Katie Circle Kennedale, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 413 Linda Road Kennedale, TX 76060

PROJECT CONTACT INFORMATION

OWNER OF RECORD: John Tunnell
ADDRESS: 413 Linda Road PHONE: 817 909-1409
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

SURVEYOR: Ron Coombs
ADDRESS: PO Box 6160 PHONE: 817 781-7961
(mailing)
CITY: Fort Worth STATE: TX ZIP: 76115

ENGINEER: Costa Mazidji
ADDRESS: 11105 Fernald Avenue PHONE: 214 663-1068
(mailing)
CITY: Dallas STATE: TX ZIP: 75218

DEVELOPER: John Tunnell
ADDRESS: 413 Linda Road PHONE: 817 909-1409
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | SEPTEMBER 14, 2023 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

MEETING DATE: SEPTEMBER 14, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.A.

SUBJECT

PZ CASE# 23-10: *Consider approval for Final Plat of Lots 2R-1 through 2R-11 and Drainage Lot 1A, Block 1, of the Deloach Addition, City of Kennedale, Tarrant County, Texas, also known as Fig Tree Estates, located at 415 katie circle, kennedale, tx.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	9.14.23.PZ Case 23-10 Staff Report	9.14.23.PZ Case 23-10 Staff Report.pdf
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CERTIFICATION

I DO HEREBY CERTIFY THAT THE SEPTEMBER 14, 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: SEPTEMBER 14, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-10: *CONSIDER APPROVAL FOR FINAL PLAT OF LOTS 2R-1 THROUGH 2R-11 AND DRAINAGE LOT 1A, BLOCK 1, OF THE DELOACH ADDITION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ALSO KNOWN AS FIG TREE ESTATES, LOCATED AT 415 KATIE CIRCLE, KENNEDALE, TX.*

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the final plat for Fig Tree Estates, a single-family development located at 415 Katie Circle, Kennedale, TX. This in-fill development project consists of eleven new single-family residential lots, in addition to a drainage lot in the center which will serve as site detention. Staff has reviewed the plat and related engineering plans and has determined it complies with all city requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Proposed Final Plat for Fig Tree Estates

Application for Final Plat

FINAL PLAT APPLICATION updated Nov 2016

Final Audit Report

2023-08-14

Created: 2023-08-12
By: John Tunnell (john_tunnell@hotmail.com)
Status: Signed
Transaction ID: CBJCHBCAABAA9-VnwrU_zyYuLJ7llumAUWd2xxB4XXFj

"FINAL PLAT APPLICATION updated Nov 2016" History

-  Document created by John Tunnell (john_tunnell@hotmail.com)
2023-08-12 - 0:31:34 AM GMT- IP address: 47.38.190.17
-  Document emailed to costa@mazidjigroup.com for signature
2023-08-12 - 0:33:11 AM GMT
-  Email viewed by costa@mazidjigroup.com
2023-08-12 - 2:25:21 PM GMT- IP address: 162.236.30.8
-  Signer costa@mazidjigroup.com entered name at signing as Costa Mazidji
2023-08-14 - 6:11:31 PM GMT- IP address: 162.236.30.8
-  Document e-signed by Costa Mazidji (costa@mazidjigroup.com)
Signature Date: 2023-08-14 - 6:11:33 PM GMT - Time Source: server- IP address: 162.236.30.8
-  Agreement completed.
2023-08-14 - 6:11:33 PM GMT
-  Document emailed to ron.coombs@sbcglobal.net for signature
2023-08-12 - 0:35:09 AM GMT
-  Email viewed by ron.coombs@sbcglobal.net
2023-08-12 - 6:46:15 AM GMT- IP address: 172.226.176.31
-  Signer ron.coombs@sbcglobal.net entered name at signing as Ron coombs
2023-08-14 - 8:18:42 PM GMT- IP address: 172.58.30.197
-  Document e-signed by Ron coombs (ron.coombs@sbcglobal.net)
Signature Date: 2023-08-14 - 8:18:44 PM GMT - Time Source: server- IP address: 172.58.30.197
-  Agreement completed.
2023-08-14 - 8:18:44 PM GMT



Adobe Acrobat Sign

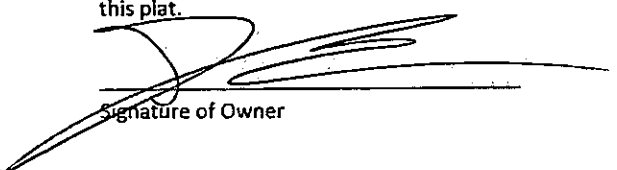
____ County certification block, if required by the county clerk's office for filing.

____ 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.

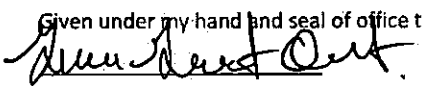


Signature of Owner

STATE OF TEXAS H
COUNTY OF TARRANT H

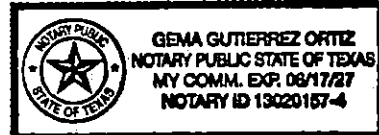
Before me, the undersigned Notary Public in and for said county and State on this day personally appeared John Tuonell known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 14 day of August, 2023.



Notary Public in and for Tarrant County

My commission expires: 06 / 17 / 2027



____ 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

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.

_____ **Flood Plain Features shown**

ADDITIONAL INFORMATION

_____ **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.

_____ **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.

_____ **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.

_____ **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.

_____ **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.

_____ **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.)

_____ **Irregular side lot lines.**

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

_____ **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.

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.

_____ **Existing easements**

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

_____ **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.

_____ **Existing street right-of-way dimensioned**

The width of all existing 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.

PROPOSED INFORMATION

_____ **Subdivision 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.

_____ **Proposed drainage, utility, and other easements labeled and dimensioned**

The location and dimension of all 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.

_____ **Proposed street right-of-way dimensioned**

The width of all 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.

_____ **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

_____ 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, Ronald W. Coombs, 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.

RECEIVED
San Francisco (Aug 14, 2023 15:18 CDT)

Signature

Aug 14, 2023.

Date _____

Phone Number 8177817961

(Affix Seal)

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')

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

City of Kennedale Final Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

GENERAL INFORMATION

_____ **Acceptable 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. "Final Plat of ..."**

_____ **Name & address of owner of record and the name, address, and telephone number of the developer, if other than the owner**

_____ **Date on which the drawing was prepared**

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. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.

(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. Two paper copies and a PDF version of the drainage study should be submitted.

(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's agreement** – This agreement shall be negotiated between the city and the developer.

(7) **Sign-off/review from Oncor and from 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.

*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.

CASH RECEIPT

RECEIPT NUMBER: 95980369

TAX YEAR: 2022

COLLECTED BY:

WENDY BURGESS

PO BOX 961018

FORT WORTH, TX 76161-0018

DATE: 8/14/2023

PAID BY:

TUNNELL JOHN

413 LINDA RD

KENNEDALE, TX 76060-3625

DATE	AMOUNT
8/14/2023	10.00

*** THIS IS A RECEIPT ***

WENDY BURGESS

PO BOX 961018

FORT WORTH, TX 76161-0018



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 : 00040617025
AD NUMBER: 9537 1 2
CERTIFICATE NO : 95980358

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
TUNNELL JOHN

413 LINDA RD
KENNE DALE TX 760603625

DATE : 8/14/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

DE LOACH SUBDIVISION BLOCK 1 L
OT 2

0000415 KATIE CIR
4.64 ACRES

PROPERTY OWNER

TUNNELL JOHN

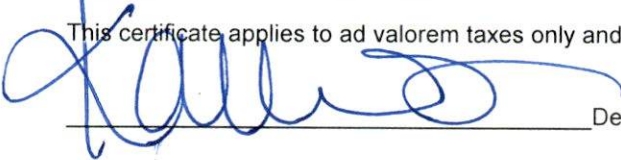
413 LINDA RD
KENNE DALE TX 760603625

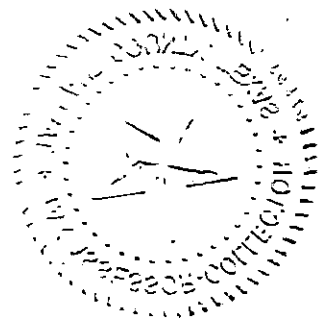
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : TUNNELL JOHN
ACCOUNT NUMBER: 00040617025
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



Who is the primary contact for this project?

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

Select only **ONE** primary contact.

- ☒ Owner Phone 817 909-1409 Email john_tunnell@hotmail.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:

I am subdividing 4.6 acres so I can build 10 homes. I have been trying to subdivide this land since 7/5/19

APPLICANT SIGNATURE: John Tunnell DATE: 8/11/23

OWNER SIGNATURE: John Tunnell DATE: 8/11/23

SURVEYOR SIGNATURE: Ron Coombs (Aug 14, 2023 15:18 CDT) DATE: Aug 14, 2023

ENGINEER SIGNATURE: Costa Mazidji (Aug 14, 2023 13:11 CDT) DATE: Aug 14, 2023

DEVELOPER SIGNATURE: John Tunnell DATE: 8/11/23

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.

(1) **Final plat application** (this document) – One copy shall be submitted. 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

Entered
7.15.23

Received
7.15.23

City of Kennedale Final Plat Application

APPLICANT NAME: John Tunnell DATE: 8/11/23
CURRENT LEGAL DESCRIPTION: 415 Katie Circle ACRES: 4.6
CURRENT ZONING: R4 PROPOSED ZONING: R4
BEING PLATTED AS: SUBDIVISION NAME Figtree Estates
LOTS: _____ BLOCKS: _____ PHASES: _____
PROPERTY ADDRESS: 415 Katie Circle Kennedale, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 413 Linda Road Kennedale, TX 76060

PROJECT CONTACT INFORMATION

OWNER OF RECORD: John Tunnell
ADDRESS: 413 Linda Road PHONE: 817 909-1409
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

SURVEYOR: Ron Coombs
ADDRESS: PO Box 6160 PHONE: 817 781-7961
(mailing)
CITY: Fort Worth STATE: TX ZIP: 76115

ENGINEER: Costa Mazidji
ADDRESS: 11105 Fernald Avenue PHONE: 214 663-1068
(mailing)
CITY: Dallas STATE: TX ZIP: 75218

DEVELOPER: John Tunnell
ADDRESS: 413 Linda Road PHONE: 817 909-1409
(mailing)
CITY: Kennedale STATE: TX ZIP: 76060

MEETING DATE: SEPTEMBER 14, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval for the replat of the property located at 400 North Rd, Kennedale, TX. The applicant hopes to subdivide the existing lot into four lots and plans to building both single-family and two-family dwellings at this location. The applicant has provided a letter addressed to both P&Z and City Council along with concept elevations of what she hopes to build at this location.

The existing zoning at 400 North Rd is OT-2. The new created lots will retain the current zoning and exceed the minimum requirements for lots in the OT-2 District. Staff has reviewed the request for replat and has determined it complies with city platting requirements.

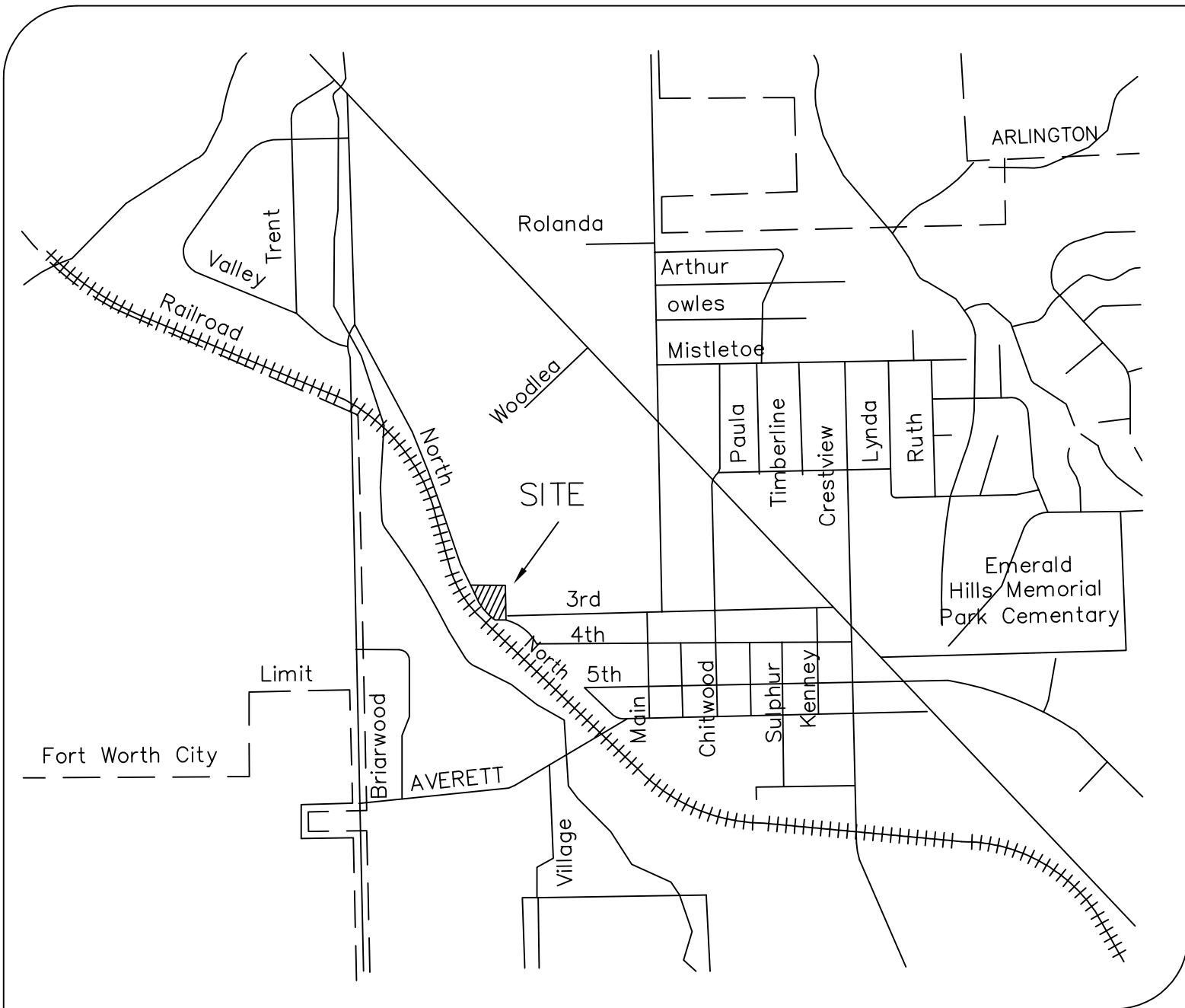
Notice of Public Hearing was posted on-site and published in the Star-Telegram on August 29, 2023. Notices were also mailed to all property owners within 200ft of this location.

RECOMMENDATION

Staff recommends approval with the condition that the drainage plan be approved by the city engineers prior to the issuances of any building permit.

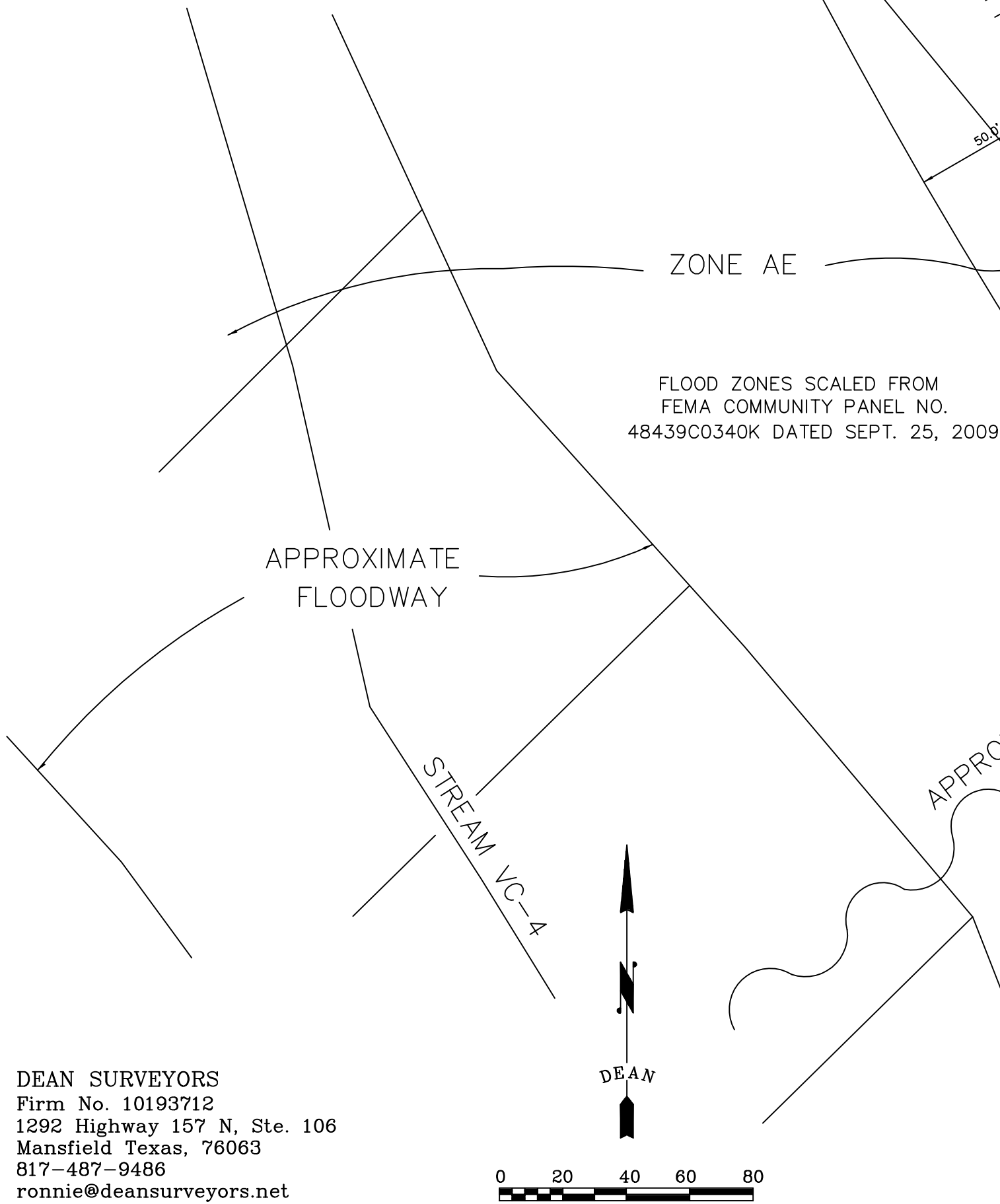
ATTACHMENTS

Proposed Replat of 400 North Rd
Letter of Intent
Concept Elevations



VICINITY MAP 1" = 2,000 FT.

NOTES:
1. Bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone, NAD 83 (4202) with a combined scale factor of 0.999897345.
2. This property appears to be located in Zone "X", areas not located in a special flood hazard area inundated by 100-Year Flood, according to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C0340K, dated September 25, 2009.



DEAN SURVEYORS
Firm No. 10193712
1292 Highway 157 N, Ste. 106
Mansfield Texas, 76063
817-487-9486
ronnie@deansurveyors.net

KNOW ALL MEN BY THESE PRESENTS:

That I, Ronnie E. Dean, 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 actual survey made on the ground, under my supervision.

Ronnie E. Dean - R.P.L.S. No. 5314

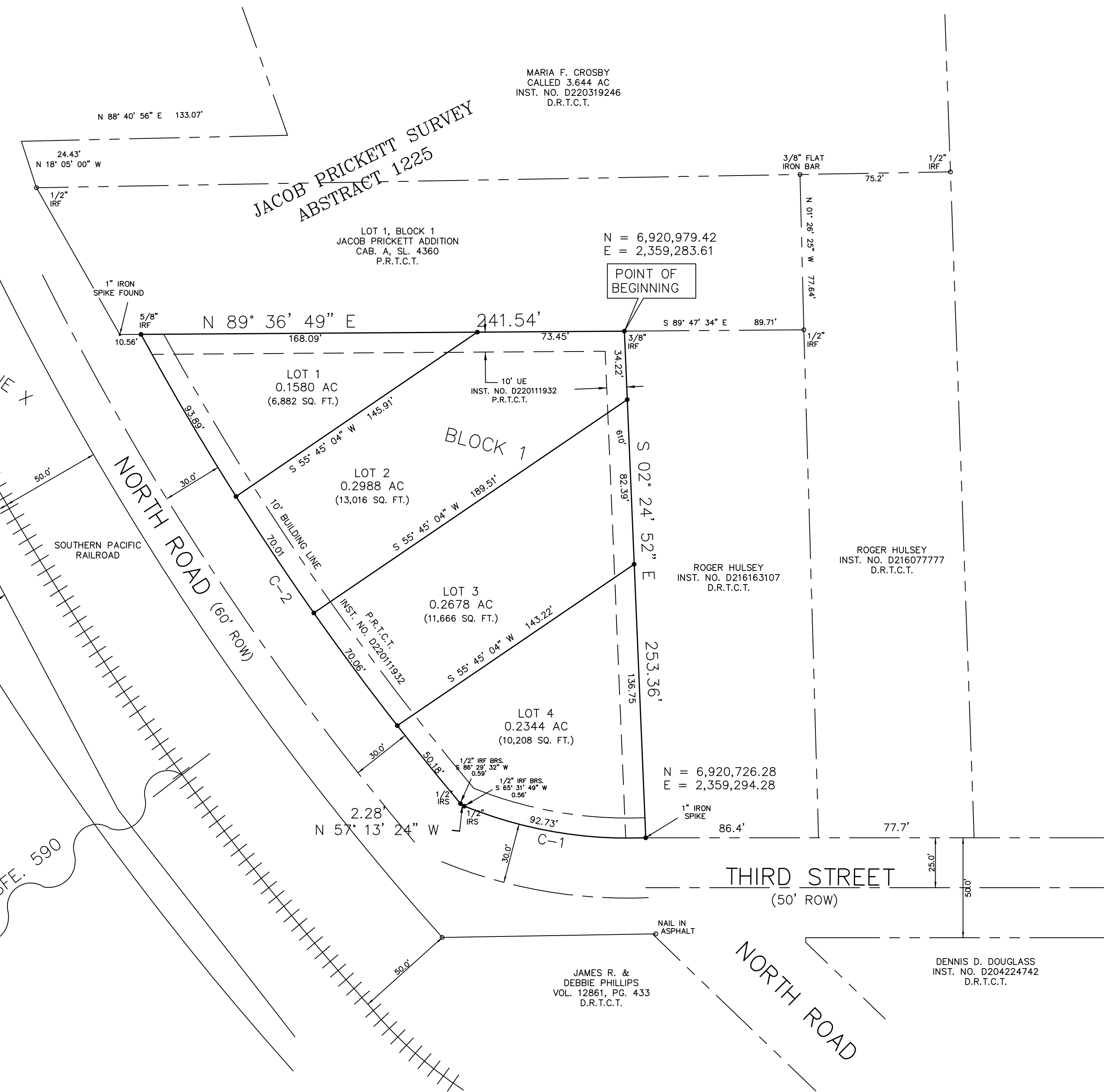
Date:

Phone No. 817-487-9486

Job No. 230603P Surveyed on the ground June 15, 2023

CURVE NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C-1	24° 36' 24"	215.92'	92.73'	92.02'	N 80° 06' 52" W
C-2	11° 32' 54"	1,409.74'	284.14'	283.66'	N 34° 14' 56" W

LEGEND OF ABBREVIATIONS & SYMBOLS	
IRF - Iron Rod Found	IRS - Iron Rod Set
IPF - Iron Pipe Found	MNF - Mag Nail Found
MNS - Mag Nail Set	CM - Control Monument
PH - Fire Hydrant	WM - Water Meter
WV - Water Valve	BGLM - Buried Gas Line Marker
BCM - Buried Cable Marker	BWLM - Buried Water Line Marker
PP - Power Pole	GW - Guy Wire & Anchor
AC - Air Conditioner	ET - Electric Transformer
OHE - OverHead Electric	SSMH - Sanitary Sewer ManHole
BC - Back Curb	SW - Side Walk
SD - Storm Drain Inlet	RCP - Reinforced Concrete Pipe
RW - Retaining Wall	EM - Electric Meter
WF - Wood Fence	IF - Iron Fence
CLF - Chain Link Fence	WFC - Wood Fence Corner
PF - Pipe Fence	SMF - Sheet Metal Fence
BM - Bench Mark	ROW - Right-of-Way



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

STATE OF TEXAS:
COUNTY OF TARRANT:

OWNER'S CERTIFICATE AND DEDICATION

Whereas, THOM KIEU NGUYEN, is the sole owner of a 0.9590 acre tract situated in the Jacob Prickett Survey, Abstract No. 1225, Tarrant County, Texas, as recorded in Instrument No. D223061370, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), also known as Lot 1, Block 1, of the Martinez North Addition, an addition to the City of Kennedale, plat recorded under Instrument No. D220111932, (P.R.T.C.T.) and being more particularly described by metes and bounds as follows;

Bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone, NAD 83 (4202) with a combined scale factor of 0.999897345.

BEGINNING at a 3/8" iron rod found in the south line of Lot 1, Block 1 of the Jacob Prickett Addition, recorded in Cabinet A, Slide 4360, P.R.T.C.T., at the northwest corner of a tract of land conveyed to Roger W. Hulsey, recorded in Instrument No. D216163107, D.R.T.C.T. and being the northeast corner and Point Of Beginning of the herein described tract of land

THENCE, S 02° 24' 52" E, along and with the west line of said Hulsey tract and generally with a fence, 253.36 feet to a 1" iron bar found at the southwest corner of said Hulsey tract, in the north right-of-way line of Third Street, a (variable width right-of-way), at the beginning of a curve to the right, having a delta of 24° 36' 24", a radius of 215.92 feet and a chord that bears, N 80° 06' 52" W, 92.02 feet;

THENCE, NORTHWEST, along and with the northern right-of-way line of Third Street, the northeast right-of-way line of North Road, a (variable width right-of-way) and said curve to the right, 92.73 feet to a 1/2" iron rod set, from which a 1/2" iron rod found with red cap bears, S 65° 31' 49", 0.56 feet;

THENCE, N 57° 13' 24" W, along and with the northeast right-of-way line of North Road, 2.28 feet to a 1/2" iron rod set at the beginning of a curve to the right having a delta of 11° 32' 54", a radius of 1,409.74 feet and a chord that bears,

N 34° 14' 56" W, 283.66 feet, from which a 1/2" iron rod found with red cap bears, S 86° 29' 32" W, 0.59 feet;

THENCE, NORTHWEST, along and with the northeast right-of-way line of North Road and said curve to the right, 284.14 feet to a 5/8" iron rod found in the south line of said Lot 1, Block 1, Jacob Prickett Addition, from which a 1" iron spike bears, S 89° 36' 49" W, 10.56 feet;

THENCE, N 89° 36' 49" E, along and with the south line of said Lot 1, Block 1, Jacob Prickett Addition and generally with a fence, 241.54 feet to the POINT OF BEGINNING, containing 41,772 square feet or 0.9590 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Thom Kieu Nguyen 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.

Thom Kieu Nguyen-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, Thom Kieu Nguyen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for Tarrant County _____

My commission expires: _____/_____/_____.

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 Commision

Attest, Secretary, Planning and Zoning Commision

REPLAT

LOT 1, LOT 2, LOT 3, & LOT 4, BLOCK 1,
DINH-NGUYEN ON NORTH ADDITION

Being a replat of Lot 1, Block 1,
Martinez North Addition,
situated in the Jacob Prickett Survey,
Abstract No. 1225, Tarrant County, Texas,
City of Kennedale,

Prepared: 07/20/2023

Revised 09/11/2023

4 LOTS		
LOT NO.	SQ. FT.	ACREAGE
1	6,682	0.1580
2	13,016	0.2988
3	11,666	0.2678
4	10,208	0.2344

OWNER: Thom Kieu Nguyen
3935 Cross Bend Drive
Arlington, Texas, 76016

SURVEYOR: Ronnie E. Dean,
Dean Surveyors
Firm No. 10193712
1292 Hwy 157 N, Ste. 106
Mansfield, Texas, 76063
817-487-9486

THIS PLAT FILED AS DOCUMENT

ON, DATE:

City of Kennedale Replat Application

APPLICANT NAME: THOM KIEU NGUYEN DATE: 08/28/23
CURRENT LEGAL DESCRIPTION: MARTINEZ NORTH ADDITION, BLOCK 1, LOT 1 ACRES: 0.959
CURRENT ZONING: OT-2 PROPOSED ZONING: OT-2
BEING PLATTED AS: SUBDIVISION NAME DINH-NGUYEN ON NORTH
LOTS: 4 BLOCKS: 1 PHASES: _____
PROPERTY ADDRESS: 400 NORTH ROAD, KENNEDALE, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: THOM KIEU NGUYEN
ADDRESS: 3935 CROSS BEND DR PHONE: 817-682-0214
(mailing) CITY: ARLINGTON STATE: TX ZIP: 76016

SURVEYOR: RONNIE DEAN OF DEAN SURVEYORS
ADDRESS: 1292 HWY 157 N. STE. 106 PHONE: 682-518-1857
(mailing) CITY: MANSFIELD STATE: TX ZIP: 76063

ENGINEER: ELLIOTT STOVALL, P.E.
ADDRESS: 2000 WANDA WAY PHONE: 817-879-1808
(mailing) CITY: ARLINGTON STATE: TX ZIP: 76001

DEVELOPER: SAME AS OWNER
ADDRESS: _____ PHONE: _____
(mailing) CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

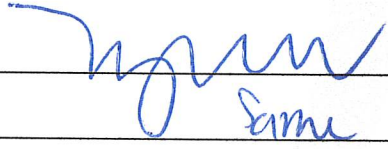
All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

☒ Owner	Phone	817-682-0214	Email	KRISTIEDINH@YAHOO.COM
☐ Developer	Phone	SAME AS OWNER	Email	
☐ Surveyor	Phone	682-518-1857	Email	
☐ Engineer	Phone	817-879-1808	Email	

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

RESIDENTIAL SINGLE FAMILY OR TWO FAMILIES

APPLICANT SIGNATURE:  DATE: 8-28-23

OWNER SIGNATURE: Same DATE: _____

SURVEYOR SIGNATURE: _____ DATE: _____

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____



09/01/2023 | 1:26:18 PM CDT

Thom Nguyen
400 North Rd
Kennedale TX, 76060

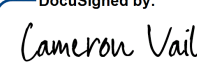
Oncor Electric Delivery
7860 Winbrook Dr,
Benbrook TX, 76126

Re: 400 North Rd, Kennedale, 76060

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:

D986A69D239940C...
Cameron Vail

Utility Designer
cameron.vail@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 64B03111-2155-4678-80D8-87B2B3CA612A



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 : 00042659033
AD NUMBER: 25008 1 1
CERTIFICATE NO : 95507532

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

NGUYEN THOM KIEU

3935 CROSS BEND DR
ARLINGTON TX 76016

DATE : 7/25/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

MARTINEZ NORTH ADDITION BLOCK
1 LOT 1

0000400 NORTH RD
0.959 ACRES

PROPERTY OWNER

NGUYEN THOM KIEU

3935 CROSS BEND DR
ARLINGTON TX 76016

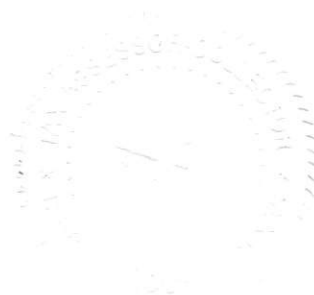
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

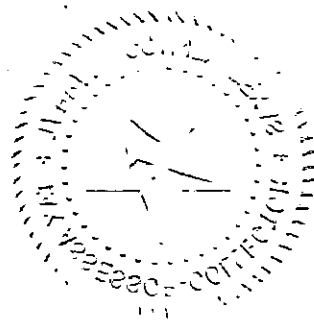
ISSUED TO : NGUYEN THOM KIEU
ACCOUNT NUMBER: 00042659033
TOTAL CERTIFIED TAX: \$0.00

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.

Morgan Cain Deputy





September 8, 2023

Dear The City of Kennedale City Counsel and Planning & Zoning Commission,

I, Thom Kieu Nguyen, would like your permission to replat my vacant lot address being 400 North Road into 4 smaller lots. My intention on these lots is building Single Family Residential or Duplexes.

Due to my abroad business travel commitment week September 11-14, I am not able to attend the PZ meeting on September 14th in person. So please accept my sincere apologies.

Attached are a few elevations that I have in mind for the building on these lots. If these don't meet your expectation, please let me know as I fully intend to comply with the city's requirements.

Thank you so much in advance for your kind consideration.

Sincerely,

Thom K. Nguyen





**CITY OF
KENNEDALE**
REPLAT | **IS**
**REQUESTED
FOR THIS SITE**
FOR INFORMATION CALL:
817-985-2135



ORDER DETAILS

PREVIEW FOR AD NUMBER IPL01373440

Order Number:

IPL0137344

Order Status:

Approved

Classification:

Misc Legals

Package:

FTW - Legal Ads

Final Cost:

\$63.92

Payment Type:

Account Billed

User ID:

IPL0019782

UPDATE STATUS

Current Status:

Approved

New Status:

Approved



ORDER NOTES

Additional Information

Update

ACCOUNT INFORMATION

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDEALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**

A PUBLIC HEARING WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON SEPTEMBER 14, 2023 AT 5:30 P.M. FOR THE FOLLOWING:

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

THE PUBLIC HEARING 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@CITYOFKENNEDEALE.COM.

W000000000

Publication Dates

TRANSACTION REPORT

Date

August 25, 2023 5:40:46 PM EDT

Amount:

\$63.92

SCHEDULE FOR AD NUMBER IPL01373440

August 29, 2023
Fort Worth Star-Telegram



August 29, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, September 14, 2023** at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.



Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

A1225-12A
KENNEDEALE CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

18490-A-3
Queana Short
8 KARO ST
43329, ISRAEL

A1225-3A01
HULSEY ROGER
528 W 3RD ST
KENNEDEALE, TX 76060

A1225-11A
GUERRERO RAYMUNDO L
PO BOX 552
KENNEDEALE, TX 76060

A1225-3A04
HULSEY ROGER W
528 W 3RD
KENNEDEALE, TX 76060

34721-1-1
HULSEY ROGER
528 W 3RD ST
KENNEDEALE, TX 76060

22455-32-2
DOUGLASS DENNIS D
310 NORTH RD
KENNEDEALE, TX 76060

A1225-10A
CROSBY MARIA
420 NORTH RD
KENNEDEALE, TX 76060

22455-33-2A
PHILLIPS JAMES R
PO BOX 1101
KENNEDEALE, TX 76060

A1225-12
SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179

33010H-1-1
GUERRERO RAYMUNDO
PO BOX 552
KENNEDEALE, TX 76060

18490-A-4
ZEHAVI YARON
19/6 YEHOASHUA BIN NUN
TEL-AVIV 6264319, ISRAEL

A1225-11
DANIEL MELBA FERN
412 NORTH RD
KENNEDEALE, TX 76060

MEETING DATE: SEPTEMBER 14, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval for the replat of the property located at 400 North Rd, Kennedale, TX. The applicant hopes to subdivide the existing lot into four lots and plans to building both single-family and two-family dwellings at this location. The applicant has provided a letter addressed to both P&Z and City Council along with concept elevations of what she hopes to build at this location.

The existing zoning at 400 North Rd is OT-2. The new created lots will retain the current zoning and exceed the minimum requirements for lots in the OT-2 District. Staff has reviewed the request for replat and has determined it complies with city platting requirements.

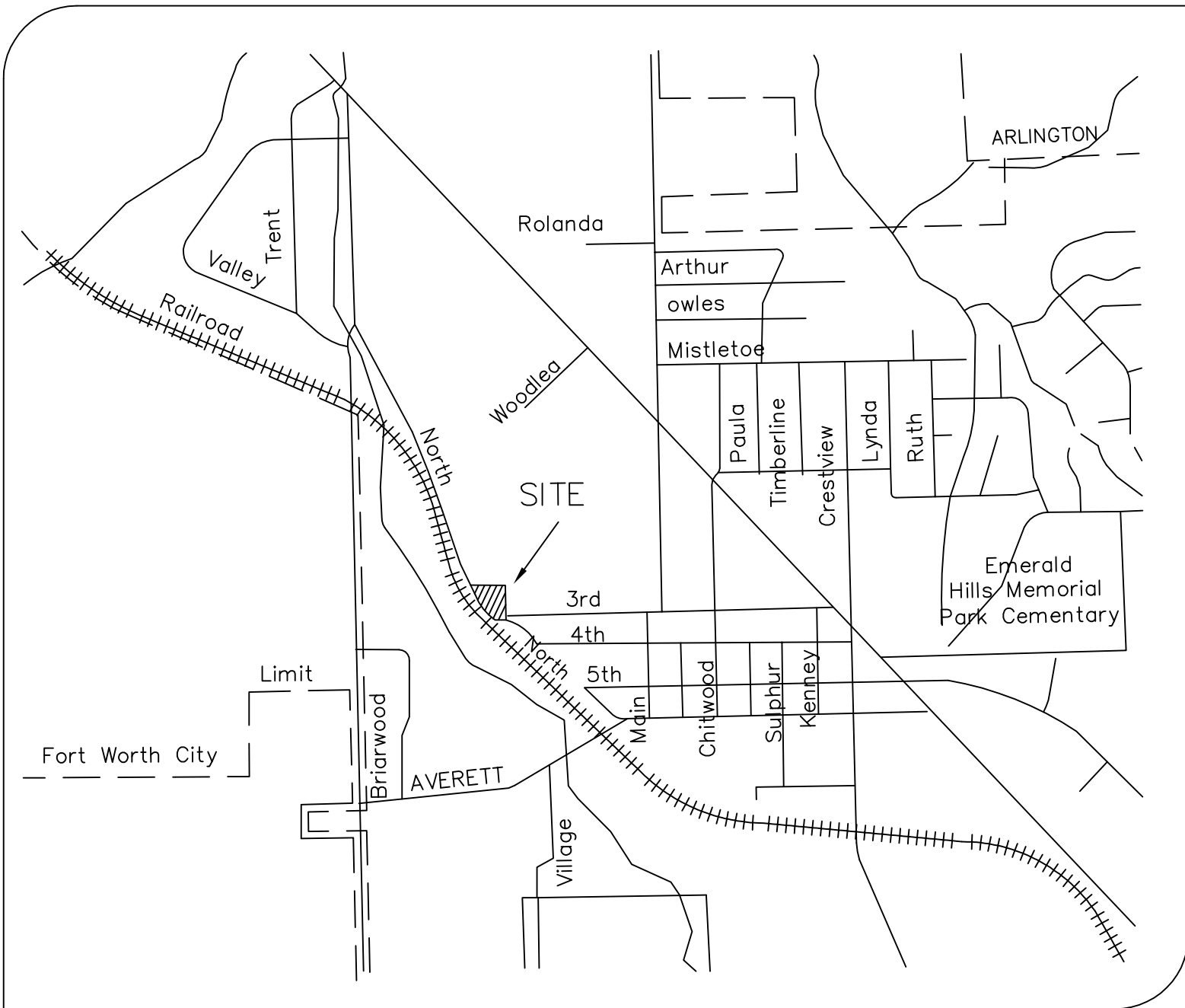
Notice of Public Hearing was posted on-site and published in the Star-Telegram on August 29, 2023. Notices were also mailed to all property owners within 200ft of this location.

RECOMMENDATION

Staff recommends approval with the condition that the drainage plan be approved by the city engineers prior to the issuances of any building permit.

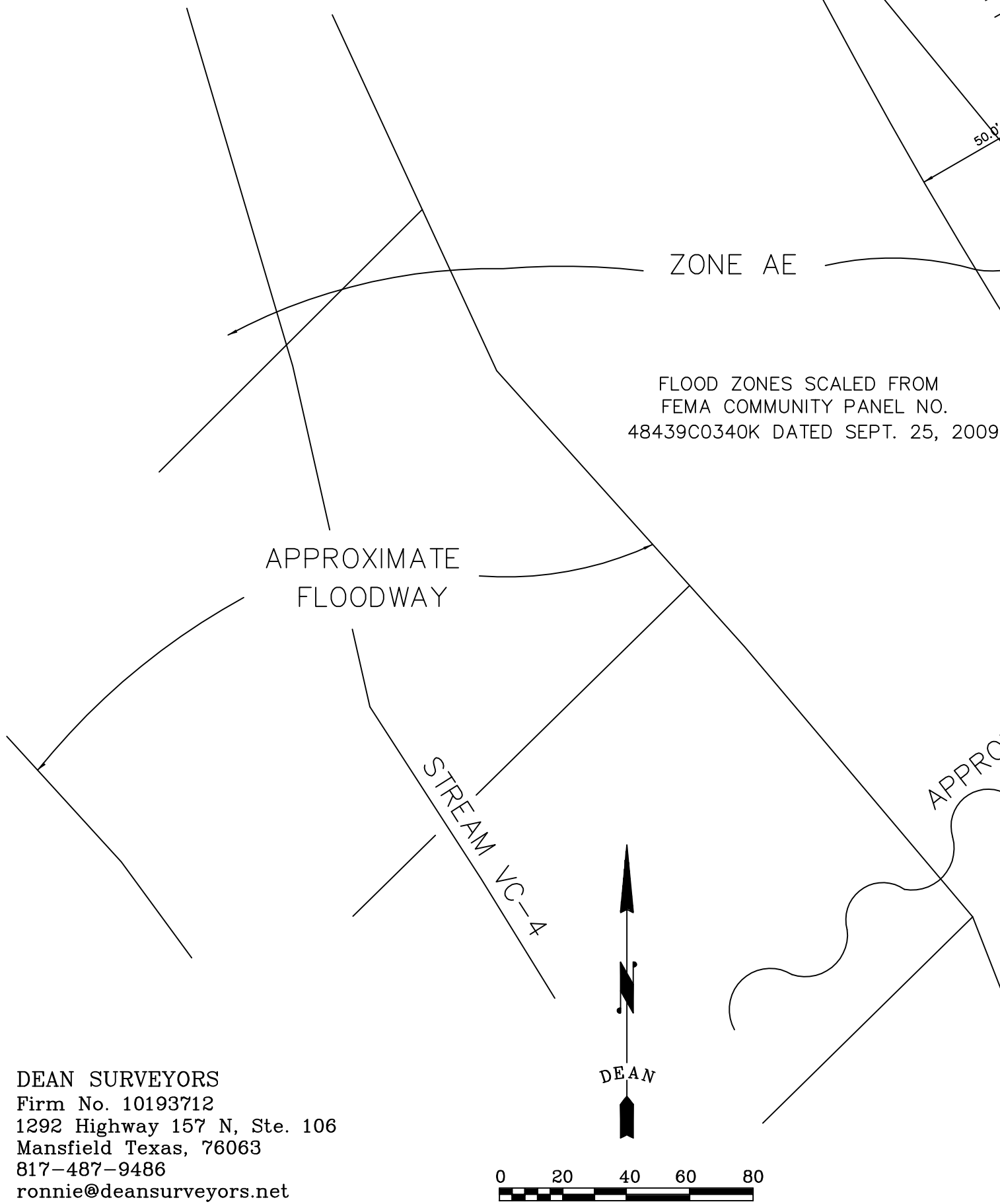
ATTACHMENTS

Proposed Replat of 400 North Rd
Letter of Intent
Concept Elevations



VICINITY MAP 1" = 2,000 FT.

NOTES:
1. Bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone, NAD 83 (4202) with a combined scale factor of 0.999897345.
2. This property appears to be located in Zone "X", areas not located in a special flood hazard area inundated by 100-Year Flood, according to the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Community Panel No. 48439C0340K, dated September 25, 2009.



DEAN SURVEYORS
Firm No. 10193712
1292 Highway 157 N, Ste. 106
Mansfield Texas, 76063
817-487-9486
ronnie@deansurveyors.net

KNOW ALL MEN BY THESE PRESENTS:

That I, Ronnie E. Dean, 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 actual survey made on the ground, under my supervision.

Ronnie E. Dean - R.P.L.S. No. 5314

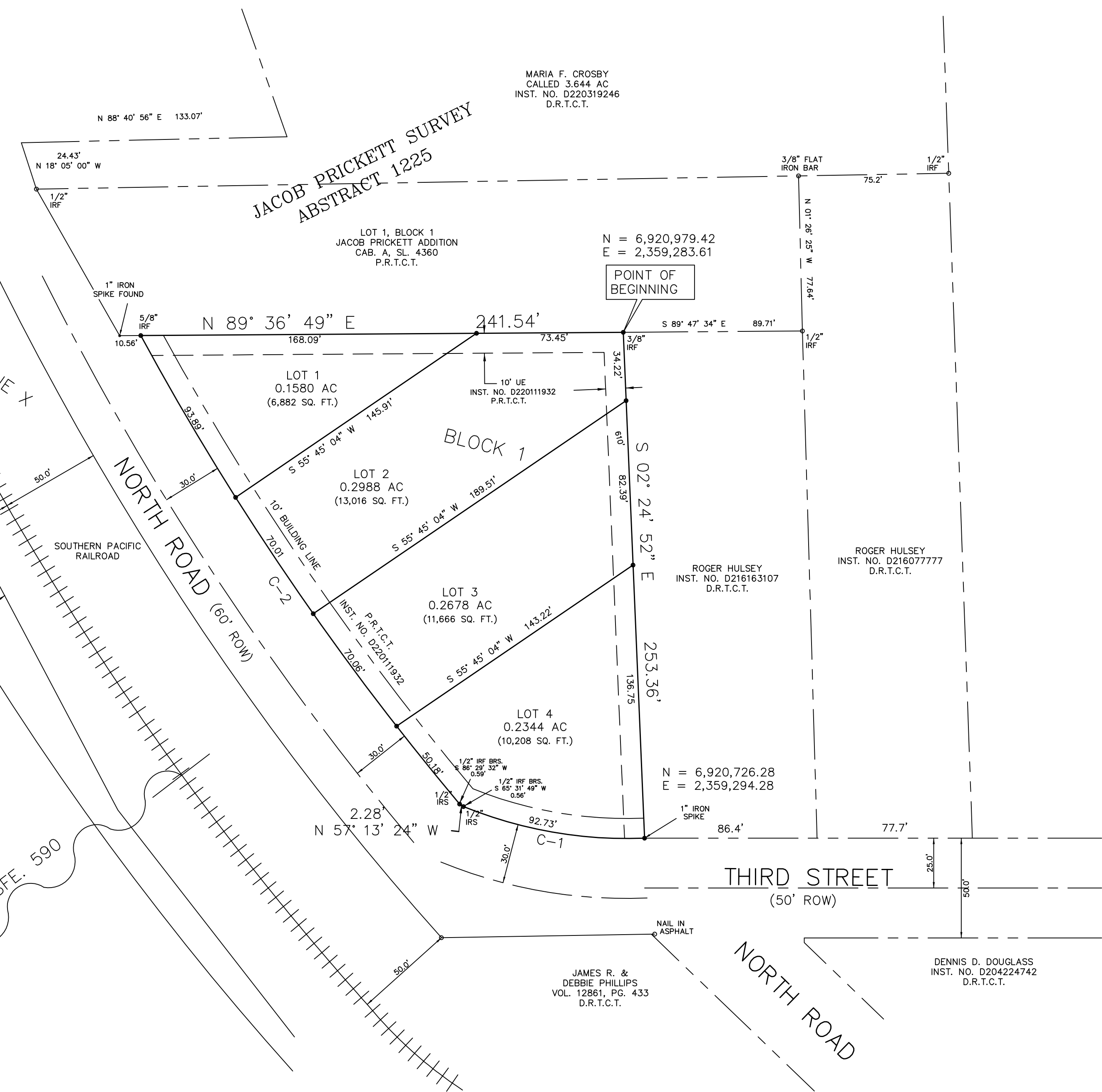
Date:

Phone No. 817-487-9486

Job No. 230603P Surveyed on the ground June 15, 2023

CURVE NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C-1	24° 36' 24"	215.92'	92.73'	92.02'	N 80° 06' 52" W
C-2	11° 32' 54"	1,409.74'	284.14'	283.66'	N 34° 14' 56" W

LEGEND OF ABBREVIATIONS & SYMBOLS	
IRF - Iron Rod Found	IRS - Iron Rod Set
IPF - Iron Pipe Found	MNF - Mag Nail Found
MNS - Mag Nail Set	CM - Control Monument
PH - Fire Hydrant	WM - Water Meter
WV - Water Valve	BGLM - Buried Gas Line Marker
BCM - Buried Cable Marker	BWLM - Buried Water Line Marker
PP - Power Pole	GW - Guy Wire & Anchor
AC - Air Conditioner	ET - Electric Transformer
OHE - OverHead Electric	SSMH - Sanitary Sewer ManHole
BC - Back Curb	SW - Side Walk
SD - Storm Drain Inlet	RCP - Reinforced Concrete Pipe
RW - Retaining Wall	EM - Electric Meter
WF - Wood Fence	IF - Iron Fence
CLF - Chain Link Fence	WFC - Wood Fence Corner
PF - Pipe Fence	SMF - Sheet Metal Fence
BM - Bench Mark	ROW - Right-of-Way



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

STATE OF TEXAS:
COUNTY OF TARRANT:

OWNER'S CERTIFICATE AND DEDICATION

Whereas, THOM KIEU NGUYEN, is the sole owner of a 0.9590 acre tract situated in the Jacob Prickett Survey, Abstract No. 1225, Tarrant County, Texas, as recorded in Instrument No. D223061370, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), also known as Lot 1, Block 1, of the Martinez North Addition, an addition to the City of Kennedale, plat recorded under Instrument No. D220111932, (P.R.T.C.T.) and being more particularly described by metes and bounds as follows;

Bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone, NAD 83 (4202) with a combined scale factor of 0.999897345.

BEGINNING at a 3/8" iron rod found in the south line of Lot 1, Block 1 of the Jacob Prickett Addition, recorded in Cabinet A, Slide 4360, P.R.T.C.T., at the northwest corner of a tract of land conveyed to Roger W. Hulsey, recorded in Instrument No. D216163107, D.R.T.C.T. and being the northeast corner and Point Of Beginning of the herein described tract of land

THENCE, S 02° 24' 52" E, along and with the west line of said Hulsey tract and generally with a fence, 253.36 feet to a 1" iron bar found at the southwest corner of said Hulsey tract, in the north right-of-way line of Third Street, a (variable width right-of-way), at the beginning of a curve to the right, having a delta of 24° 36' 24", a radius of 215.92 feet and a chord that bears, N 80° 06' 52" W, 92.02 feet;

THENCE, NORTHWEST, along and with the northern right-of-way line of Third Street, the northeast right-of-way line of North Road, a (variable width right-of-way) and said curve to the right, 92.73 feet to a 1/2" iron rod set, from which a 1/2" iron rod found with red cap bears, S 65° 31' 49", 0.56 feet;

THENCE, N 57° 13' 24" W, along and with the northeast right-of-way line of North Road, 2.28 feet to a 1/2" iron rod set at the beginning of a curve to the right having a delta of 11° 32' 54", a radius of 1,409.74 feet and a chord that bears,

N 34° 14' 56" W, 283.66 feet, from which a 1/2" iron rod found with red cap bears, S 86° 29' 32" W, 0.59 feet;

THENCE, NORTHWEST, along and with the northeast right-of-way line of North Road and said curve to the right, 284.14 feet to a 5/8" iron rod found in the south line of said Lot 1, Block 1, Jacob Prickett Addition, from which a 1" iron spike bears, S 89° 36' 49" W, 10.56 feet;

THENCE, N 89° 36' 49" E, along and with the south line of said Lot 1, Block 1, Jacob Prickett Addition and generally with a fence, 241.54 feet to the POINT OF BEGINNING, containing 41,772 square feet or 0.9590 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Thom Kieu Nguyen 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.

Thom Kieu Nguyen-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, Thom Kieu Nguyen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for Tarrant County _____

My commission expires: _____/_____/_____.

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 Commision

Attest, Secretary, Planning and Zoning Commision

REPLAT

LOT 1, LOT 2, LOT 3, & LOT 4, BLOCK 1,
DINH-NGUYEN ON NORTH ADDITION

Being a replat of Lot 1, Block 1,
Martinez North Addition,
situated in the Jacob Prickett Survey,
Abstract No. 1225, Tarrant County, Texas,
City of Kennedale,

Prepared: 07/20/2023 Revised 09/11/2023

4 LOTS		
LOT NO.	SQ. FT.	ACREAGE
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OWNER: Thom Kieu Nguyen
3935 Cross Bend Drive
Arlington, Texas, 76016

SURVEYOR: Ronnie E. Dean,
Dean Surveyors
Firm No. 10193712
1292 Hwy 157 N, Ste. 106
Mansfield, Texas, 76063
817-487-9486

THIS PLAT FILED AS DOCUMENT _____ ON, DATE: _____

City of Kennedale Replat Application

APPLICANT NAME: THOM KIEU NGUYEN DATE: 08/28/23
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BEING PLATTED AS: SUBDIVISION NAME DINH-NGUYEN ON NORTH
LOTS: 4 BLOCKS: 1 PHASES: _____
PROPERTY ADDRESS: 400 NORTH ROAD, KENNEDALE, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: THOM KIEU NGUYEN
ADDRESS: 3935 CROSS BEND DR PHONE: 817-682-0214
(mailing) CITY: ARLINGTON STATE: TX ZIP: 76016

SURVEYOR: RONNIE DEAN OF DEAN SURVEYORS
ADDRESS: 1292 HWY 157 N. STE. 106 PHONE: 682-518-1857
(mailing) CITY: MANSFIELD STATE: TX ZIP: 76063

ENGINEER: ELLIOTT STOVALL, P.E.
ADDRESS: 2000 WANDA WAY PHONE: 817-879-1808
(mailing) CITY: ARLINGTON STATE: TX ZIP: 76001

DEVELOPER: SAME AS OWNER
ADDRESS: _____ PHONE: _____
(mailing) CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

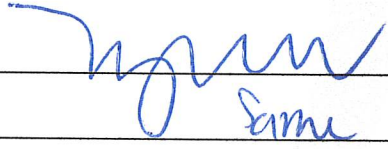
All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

☒ Owner	Phone	817-682-0214	Email	KRISTIEDINH@YAHOO.COM
☐ Developer	Phone	SAME AS OWNER	Email	
☐ Surveyor	Phone	682-518-1857	Email	
☐ Engineer	Phone	817-879-1808	Email	

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

RESIDENTIAL SINGLE FAMILY OR TWO FAMILIES

APPLICANT SIGNATURE:  DATE: 8-28-23

OWNER SIGNATURE: Same DATE: _____

SURVEYOR SIGNATURE: _____ DATE: _____

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____



09/01/2023 | 1:26:18 PM CDT

Thom Nguyen
400 North Rd
Kennedale TX, 76060

Oncor Electric Delivery
7860 Winbrook Dr,
Benbrook TX, 76126

Re: 400 North Rd, Kennedale, 76060

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

DocuSigned by:

D986A69D239940C...
Cameron Vail

Utility Designer
cameron.vail@oncor.com

WWW.ONCOR.COM

DocuSign Envelope ID: 64B03111-2155-4678-80D8-87B2B3CA612A



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 : 00042659033
AD NUMBER: 25008 1 1
CERTIFICATE NO : 95507532

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

NGUYEN THOM KIEU

3935 CROSS BEND DR
ARLINGTON TX 76016

DATE : 7/25/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

MARTINEZ NORTH ADDITION BLOCK
1 LOT 1

0000400 NORTH RD
0.959 ACRES

PROPERTY OWNER

NGUYEN THOM KIEU

3935 CROSS BEND DR
ARLINGTON TX 76016

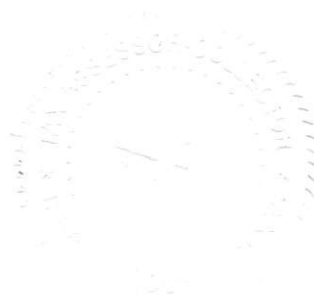
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

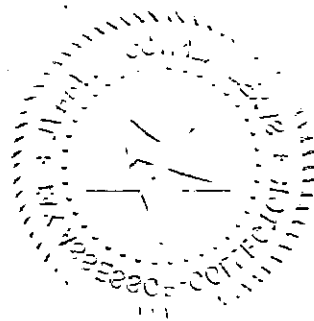
ISSUED TO : NGUYEN THOM KIEU
ACCOUNT NUMBER: 00042659033
TOTAL CERTIFIED TAX: \$0.00

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.

Morgan Cain Deputy





September 8, 2023

Dear The City of Kennedale City Counsel and Planning & Zoning Commission,

I, Thom Kieu Nguyen, would like your permission to replat my vacant lot address being 400 North Road into 4 smaller lots. My intention on these lots is building Single Family Residential or Duplexes.

Due to my abroad business travel commitment week September 11-14, I am not able to attend the PZ meeting on September 14th in person. So please accept my sincere apologies.

Attached are a few elevations that I have in mind for the building on these lots. If these don't meet your expectation, please let me know as I fully intend to comply with the city's requirements.

Thank you so much in advance for your kind consideration.

Sincerely,

Thom K. Nguyen





**CITY OF
KENNEDALE**
REPLAT | **IS**
**REQUESTED
FOR THIS SITE**
FOR INFORMATION CALL:
817-985-2135



ORDER DETAILS

PREVIEW FOR AD NUMBER IPL01373440

Order Number:

IPL0137344

Order Status:

Approved

Classification:

Misc Legals

Package:

FTW - Legal Ads

Final Cost:

\$63.92

Payment Type:

Account Billed

User ID:

IPL0019782

UPDATE STATUS

Current Status:

Approved

New Status:

Approved



ORDER NOTES

Additional Information

Update

ACCOUNT INFORMATION

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDEALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**

A PUBLIC HEARING WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON SEPTEMBER 14, 2023 AT 5:30 P.M. FOR THE FOLLOWING:

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

THE PUBLIC HEARING 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@CITYOFKENNEDEALE.COM.

W000000000

Publication Dates

TRANSACTION REPORT

Date

August 25, 2023 5:40:46 PM EDT

Amount:

\$63.92

SCHEDULE FOR AD NUMBER IPL01373440

August 29, 2023
Fort Worth Star-Telegram



August 29, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, September 14, 2023** at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-09: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 1, BLOCK 1, MARTINEZ, NORTH ADDITION, SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, LOCATED AT 400 NORTH RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.



Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

A1225-12A
KENNEDEALE CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

18490-A-3
Queana Short
8 KARO ST
43329, ISRAEL

A1225-3A01
HULSEY ROGER
528 W 3RD ST
KENNEDEALE, TX 76060

A1225-11A
GUERRERO RAYMUNDO L
PO BOX 552
KENNEDEALE, TX 76060

A1225-3A04
HULSEY ROGER W
528 W 3RD
KENNEDEALE, TX 76060

34721-1-1
HULSEY ROGER
528 W 3RD ST
KENNEDEALE, TX 76060

22455-32-2
DOUGLASS DENNIS D
310 NORTH RD
KENNEDEALE, TX 76060

A1225-10A
CROSBY MARIA
420 NORTH RD
KENNEDEALE, TX 76060

22455-33-2A
PHILLPS JAMES R
PO BOX 1101
KENNEDEALE, TX 76060

A1225-12
SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179

33010H-1-1
GUERRERO RAYMUNDO
PO BOX 552
KENNEDEALE, TX 76060

18490-A-4
ZEHAVI YARON
19/6 YEHOASHUA BIN NUN
TEL-AVIV 6264319, ISRAEL

A1225-11
DANIEL MELBA FERN
412 NORTH RD
KENNEDEALE, TX 76060