

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | OCTOBER 12, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

At this time, any person may address the Planning and Zoning Commission about items not on the agenda. Rules and procedures for addressing the Planning and Zoning Commission are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Planning and Zoning Commission considers that item.

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. WORK SESSION

- A.
 - 1. Discuss the P & Z submittal calander and new meeting day.
- B.
 - 1. Discuss upcoming P&Z Commissioner training options.

IV. REGULAR SESSION

- A. Approval of minutes from the September 14, 2023 Regular Meeting.

V. PUBLIC HEARING

- A.
 - 1. **PZ Case# 23-11:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
- B.
 - 1. **PZ Case# 23-12:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

VI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE OCTOBER 12, 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: OCTOBER 12, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM A

SUBJECT

DISCUSS 2024 P&Z SUBMITTAL CALENDAR AND NEW MEETING DAY

ORIGINATED BY NATHAN GONZALES

SUMMARY

In 2024, Staff would like to register P&Z Commissioners for online training course available through Planetizen and Texas A&M's AgriLife Texas Citizen Planner. Staff would like P&Z to discuss which offering they would prefer.

Additionally, due to new statutory requirements, Staff requests the P&Z regular meeting be moved to the 4th Thursday of the month, with exception of November and December. November and December meeting dates will occur on the 3rd Thursday of the month to account for city holidays. Doing so will ensure staff has ample time to prepare cases in between P&Z and City Council dates.

ATTACHMENTS

Planetizen Course Brochure
Texas A&M AgriLife Texas Citizen Planner information

Planning Commissioner Training



MICHIGAN STATE
UNIVERSITY



**Training for
Urban Planners**

The Planning Commissioner Training series from Planetizen Courses offers ten courses on the essentials of citizen planning—everything from planning ethics, comprehensive plans, site plans, approval processes, planning law, zoning, and the essential role of the public in planning.

About the Instructors



Mary Reilly

Mary Reilly is a land use educator with Michigan State University Extension. She serves northwest lower Michigan but also travels statewide to provide specialized training programs on request. Mary has over 20 years of experience in planning and zoning.



Wayne Beyea

Wayne Beyea is a faculty at the MSU School of Planning, Design and Construction's Urban & Regional Planning Program. Wayne directs the American Citizen Planner Collaborative, an online training program for planning officials nationwide.



Brad Neumann

Brad Neumann is a MSU Senior Extension Educator who serves as an educational resource for local and tribal governments across Michigan's Upper Peninsula in the areas of land use planning and zoning, community and economic development and general governance topics including effective meetings and civic engagement.



Watch Expert Training

10 hours of high quality video lessons developed by experts.



Earn A Certificate

Complete course work to receive a certificate from Planetizen Courses and MSU.



Test Your Knowledge

Take quizzes throughout training to make sure you're learning stuff.



National Curriculum

Essential training relevant to commissioners in every U.S. jurisdiction.

Course 1: Introduction to Planning

- Introduction
- Planning Official Wanted
- What is the Planning Commission?
- Private Citizen to Public Official
- Fundamental Duties
- Responsibilities of the Planning Official
- The Planning Team
- Why Be a Planning Official?
- Review Activity

Course 2: Planning Official Ethics 101

- Introduction
- What Does Ethics Mean?
- What is a Conflict of Interest?
- Potential Conflicts or "Appearance of Impropriety"
- Ethics and Conflict of Interest
- Ethical Actions
- Legislating Planning Official Conduct
- Ethics and Fairness
- APA Ethical Principles in Planning
- Other Planning-Related Codes of Ethics
- Review Activity

Course 3: What is a Comprehensive Plan?

- Introduction
- What is a Comprehensive Plan?
- Purpose and Content of a Comprehensive plan
- Contents of a Comprehensive Plan
- Functional Elements
- Historical and Background Information
- Analyses and Projections
- Vision and Issues
- Goals and Objectives
- Policies
- Implementation Strategies
- Sub-Area and Multi-Jurisdictional Plans
- Organizing the Plan
- Review Activity

Course 4: Overview of the Planning Process

- Introduction
- The Big Picture
- Planning to Plan
- Working With the Public
- Collecting and Analyzing Data
- Setting Goals and Objectives
- Drafting the Plan
- Adopting the Plan
- Review Activity

Course 5: Working with the Public

- Working with the Public
- Communication Challenges
- One-Way Communication
- Two-Way Communication
- Opinion Surveys
- Media
- Presentations
- Personal Interviews
- Town Meetings
- Focus Groups
- Design Charrettes
- Public Hearings
- Review Activity

Course 6: Basic Legal Framework for Planning Officials

- Introduction
- How are Planning Officials Empowered?
- Constitutional Law
- State and Federal Statutes and Land Use
- Statutes and Local Government Functions
- Case Law
- Common Law
- Attorney General Opinions
- Why Know All This?
- Review Activity

Course 7: Constitutional Limitations on Planning and Zoning

- Introduction
- What Are Constitutional Limitations?
- Substantive Due Process
- Equal Protection
- Eminent Domain and Just Compensation
- Takings
- Freedom of Speech
- Freedom of Religion
- Review Activity

Course 8: How Does Zoning Work?

- Introduction
- What is Zoning?
- Limitations on Zoning
- The Zoning Ordinance and the Plan
- Who Creates the Ordinance?
- The Zoning Ordinance
- The Zoning Map
- Keeping the Ordinance Current
- Nonconformities
- Zoning Administration
- Conditions on Approval
- Standards of Review
- Review Activity

Course 9: The Site Plan

- Introduction
- What is a Site Plan?
- What is Included in a Site Plan?
- Site Plan Review
- When is Site Plan Review Required?
- Overview of the Site Plan Review Process
- Application
- Investigation and Site Plan Visit
- Site Plan Review Decisions
- Documenting Decisions
- Review Activity

Course 10: Overview of the Zoning Process

- Introduction
- Words To The Wise
- The Big Picture
- Creating An Ordinance
- Adopting An Ordinance
- Amending An Ordinance
- Special Land Uses
- Planned Unit Development
- Appeals, Variances, and Interpretation
- Zoning Ordinance Enforcement
- Managing The Zoning Process
- Review Activity

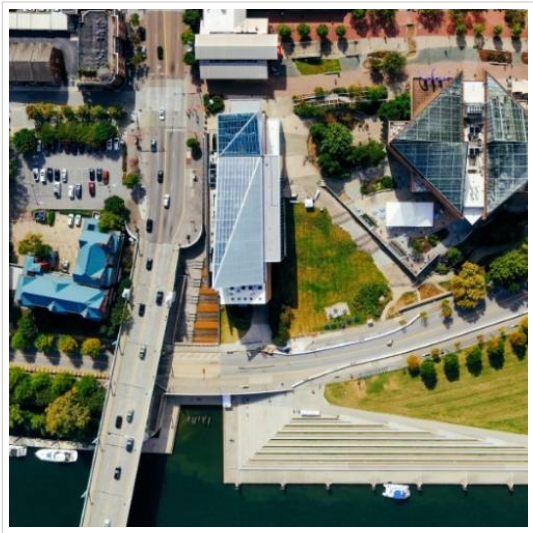
Available on <https://courses.planetizen.com/planning-commissioner-training>

For group rates, contact courses@planetizen.com

[Home \(/home\)](#) > [Browse by Category](#) > [Community Development and Government](#)

Texas Citizen Planner: Planning Foundations

Product Code DRTX-CO-003



Your Price: **\$120.00**

QTY

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ADD TO CART

ADD TO LIST

Description

The Texas Citizen Planner Program is for community stakeholders and local officials who want to understand how community planning works and how it shapes development. Each of the four classes includes reading materials, case studies, and engaging instruction from planning leaders, practitioners, and researchers.

Course Details

Instructor	Celina Gauthier Lowry
Credit Type	Certificate of Completion
Language	English

DETAILS (?TABSET-14110=1)

PRODUCT REVIEWS (?TABSET-14110=3)

Texas Citizen Planner

The Texas Citizen Planner program is for community stakeholders and local officials who want to understand how community planning works and how it shapes development, not for professional planners. The program starts with this 4-unit Planning Foundations course and continues with Community Planning for Hazards. Each unit includes reading materials, case studies, and engaging instruction from planning leaders, practitioners, and researchers.

If you want to enroll in both courses, there is a bundle option at a discounted price.

This is a non-credit series leading to a 'Citizen Planner' certificate of completion awarded by the Texas Community Watershed Partners, a program of the Texas A&M AgriLife Extension Service. Course materials and online resources will be made available through this site. Upon program completion, students join a network of local officials who are committed to making Texas communities better, safer, more vibrant places to live and work through sound planning practices.

Planning Foundations

Unit 1: Introduction to Community Planning

Instructor: Shannon Van Zandt, Ph.D., AICP

How do communities and local officials use the planning powers of local government to improve neighborhoods, promote economic development, preserve open space, and protect public safety? Development and placemaking issues concerning sprawl, smart growth, and new urbanism will be covered through an exploration of the planning process to help local officials better understand their planning options and impacts.

Unit 2: Legal Foundations of Community Planning

Instructor: Matthew J. Festa, JD

We will take a look at Texas law and the United States Constitution covering the legal basis and limits of municipal planning powers. The unit will also cover definitive court cases and enabling statutes that outline local planning authority, including issues related to takings, eminent domain, and due process.

Unit 3: Building Communities: From Vision to Policy

Instructor: Matt Lewis, CNU-A

The comprehensive plan, public participation, zoning and other major policy tools are available to municipalities. These tools form the backbone for how communities shape where and how development happens, promote the efficient use of municipal services, and protect public health and safety.

Unit 4: Planning for Community Resilience

Instructor: Jaimie Hicks Masterson, AICP, LEED GA

The costs of natural hazards are often made worse by poor planning decisions. Review current environmental and development trends that are driving the need for hazard mitigation planning, and learn about the planning and development practices that can make communities better prepared and more resilient to flooding and storm surge.

THE TEXAS A&M UNIVERSITY SYSTEM

Compact with Texans (<https://agrilife.tamu.edu/required-links/compact/>)

Privacy and Security (<https://agrilife.tamu.edu/required-links/privacy/>)

Accessibility Policy (<https://itaccessibility.tamu.edu/>)

State Link Policy (<https://dir.texas.gov/resource-library-item/state-website-linking-privacy-policy>)

Statewide Search (<https://www.tsl.texas.gov/trail/index.html>)

Veterans Benefits (<https://veterans.tamu.edu/>)

Military Families (<https://fch.tamu.edu/programs/military-programs/>)

Risk, Fraud & Misconduct Hotline (<https://secure.ethicspoint.com/domain/media/en/gui/19681/index.html>)

Texas Homeland Security (<https://gov.texas.gov/organization/hsgd>)

Texas Veterans Portal (<https://veterans.portal.texas.gov/>)

Equal Opportunity for Educational Programs Statement (<https://agrilifeas.tamu.edu/hr/diversity/equal-opportunity-educational-programs/>)

Open Records/Public Information (<https://agrilife.tamu.edu/required-links/orpi/>)

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Email: learnonline@ag.tamu.edu (mailto:learnonline@ag.tamu.edu)

Texas A&M University System

MEETING DATE: OCTOBER 12, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM IV.A.

SUBJECT

Approval of minutes from the September 14, 2023 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	9.14.23 MINUTES Final Approved	9.14.23 MINUTES Final Approved.doc
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PLANNING AND ZONING COMMISSION MINUTES
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.

CHAIRMAN BROWN CALLED TO ORDER AT 5:31 PM

A. ROLL CALL

- PRESENT: MICHAEL BROWN (Chair), ANDREW MALKOWSKI, COLBY COWIN, PERRY CLEMENTI; DAVID DICKENSON-CUNIFF.
- MICHAEL MORIN (ARRIVED AFTER PUBLIC HEARING AND DID NOT VOTE),
- STAFF: NATHAN GONZALES (DIRECTOR)
ARICELI LOPEZ (BOARD SEC.)

III. REGULAR SESSION

- A.** Approval of the minutes from the August 10, 2023 Regular Meeting.
- MOTION: (1) COLBY COWIN; (2) ANDREW MALKOWSKI
 - MOTION PASSED UNANIMOUSLY

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.*

PUBLIC HEARING OPENED AT 5:33 PM
PUBLIC HEARING CLOSED AT 5:35 PM

- STAFF REPORT PRESENTED BY NATHAN GONZALES
- STAFF RECOMMENDATION: APPROVAL FOR FINAL PLAT.
- MOTION: (1) COLBY COWIN; (2) ANDREW MALKOWSKI – MOTION APPROVED UNANIMOUSLY.

V. PUBLIC HEARING

PUBLIC HEARING BEGAN AT 540PM

PUBLIC HEARING CLOSED AT 545 PM

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

- STAFF PRESENTED BY NATHAN GONZALES
- ZONING WILL REMAIN THE CURRENT ZONING (OT-2)
- CHAIRMAN BROWN HAD DISCUSSION ABOUT CONDITIONS AND MAINTANANCE
- (CITIZEN) BETTY GUERRO; 412 NORTH RD., KENNEDALE TEXAS 76060; WAS CONCERNED ABOUT THE STYLE OF THE PROPERTIES AND THE AVAILABLE SPACE; SHE WAS AGAINST THE PROPOSED REPLAT.
- STAFF EXPLAINED REQUIREMENTS AND ALLOWABLE USES.
- MOTION: (1) ANDREW MALKOWSKI WITH CONDITION THAT THE DRAINAGE PLAN BE APPROVED. (2) COLBY COWIN
- MOTION TO APPROVE WAS UNANIMOUS.

VI. ADJOURNMENT

- (1) ANDREW MALKOWSKI; (2) COLBY COWIN
- MOTION TO APPROVE WAS UNANIMOUS

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.

Michael Brown-Chair Person

Ariceli Lopez-Board Secretary

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MEETING DATE: OCTOBER 12, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the replat of 801 Potomac Parkway to create two lots at this location. The Lot 1R1 will be the site of a new daycare while Lot 1R2 will host two commercial buildings for potential retail or office use. Site elevations have been provided by the applicant for your review.

Staff has reviewed the replat and has determined it complies with all city requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Plat Application
Proposed Replat of 801 Potomac Parkway
Building Elevations
Site Posting
Notice of Public Hearing

City of Kennedale

Final Plat Application

APPLICANT NAME: First Potomac LLC, C/o Andy Patel DATE: 08/01/2023
CURRENT LEGAL DESCRIPTION: PRC ADDITION BLOCK 1 LOT 1 ACRES: 2.304
CURRENT ZONING: C1 PROPOSED ZONING: C1
BEING PLATTED AS: SUBDIVISION NAME PRC ADDITION
LOTS: 1R1 & 1R2 BLOCKS: 1 PHASES: _____
PROPERTY ADDRESS: 801 POTOMAC PARKWAY
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 2944 England Pkwy, Grand Prairie, TX 75054

PROJECT CONTACT INFORMATION

OWNER OF RECORD: SERIES 801 A SERIES OF PATEL HOLDINGS LLC, C/o Jay Patel
ADDRESS: 2316 Shackleford Trail PHONE: 817-307-6722
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75052

SURVEYOR: Eagle Surveying, LLC
ADDRESS: 222 S. Elm St PHONE: 940-222-3009
(mailing)
CITY: Denton STATE: TX ZIP: 76201

ENGINEER: Civil Point Engineers, Inc.
ADDRESS: 5900 S Lake Forest Dr, Ste. 300 PHONE: 972-554-1100
(mailing)
CITY: McKinney STATE: TX ZIP: 75070

DEVELOPER: First Potomac LLC, C/o Andy Patel
ADDRESS: 2944 England Pkwy PHONE: 469-235-3990
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75054

Who is the primary contact for this project?

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

Select only ONE primary contact.

- ☐ Owner Phone _____ Email _____
- ☒ Developer Phone 469-235-3990 Email arp440@gmail.com
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

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

Lot 1R1 to be used for the development of a 10,000sf daycare/school better known as "The Learning Experience".

Lot 1R2 to be used for the development of a multi-tenant neighborhood commercial building.

APPLICANT SIGNATURE: [Signature] DATE: 8/1/23

OWNER SIGNATURE: [Signature] DATE: 08/01/2023

SURVEYOR SIGNATURE: [Signature] DATE: 08/08/2023

ENGINEER SIGNATURE: [Signature] DATE: 8/8/23

DEVELOPER SIGNATURE: [Signature] DATE: 8/1/23

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

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.**

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

 X **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.

 X **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.

 X **North arrow & graphic scale in close proximity**

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

 X **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.

 X **Title includes city, county, state, survey name, total gross acreage**

 X **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.

 X **Appropriate Title, i.e. "Final Plat of ..."**

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

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

X **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.

X **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 easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose.

X **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 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

X **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.

X **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.

X **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.

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 **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.

 X **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.

 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.

 X **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.

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

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 : 00004014944
AD NUMBER: A 987 2
CERTIFICATE NO : 96232423

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FIRST POTOMAC LLC

2944 ENGLAND PKWY
GRAND PRAIRIE TX 75052

DATE : 8/25/2023

FEE : \$10.00

PROPERTY DESCRIPTION

LAMAR, M P SURVEY ABSTRACT
987 TRACT 2 REF PLAT D2222508
67 (32935G-1-1)

0000801 POTOMAC PKWY
2.446 ACRES

PROPERTY OWNER

J. D. DESIGN AND DEVELOPER LLC

2316 SHACKLEFORD TRL
GRAND PRAIRIE TX 75052

PAGE 1 OF 1

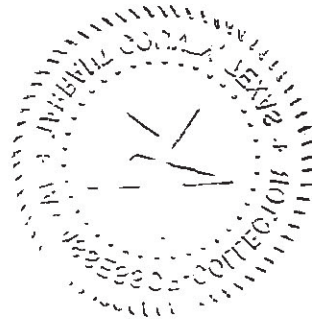
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FIRST POTOMAC LLC
ACCOUNT NUMBER: 00004014944
TOTAL CERTIFIED TAX: \$0.00

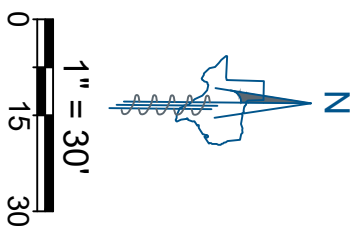
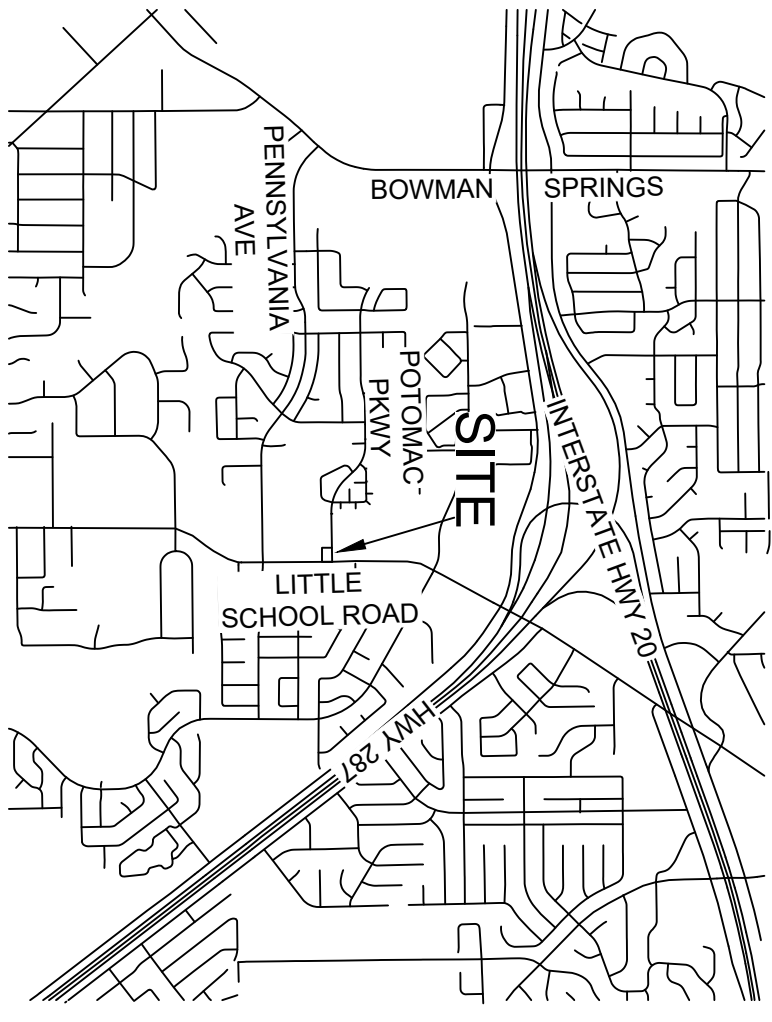
As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become 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 handwritten signature in blue ink, reading "Linda Gamra".
Deputy



VICINITY MAP
(NOT TO SCALE)

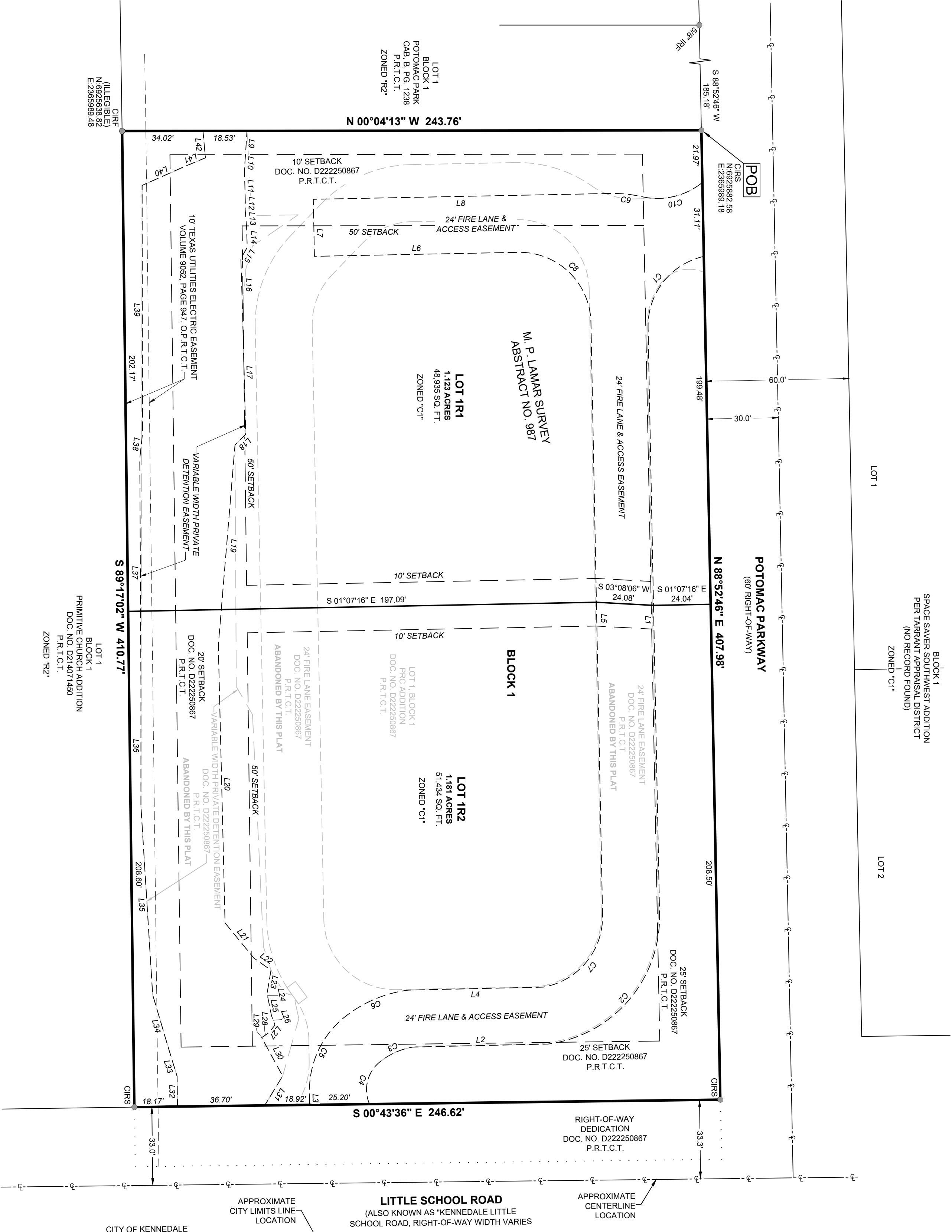


GENERAL NOTES

- The purpose of this plat is to create two lots of record from an existing lot.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 483454 as shown on Map Number 483450C340K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AIRera RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AIRera RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
- All private open space lots, if any, shall be owned and maintained by the HOA.
- The City of Kennedale shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. If any, Said areas shall include, but not be limited to, private streets, emergency access easements, and graded, seeded and landscaped areas, and shall not be responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Kennedale, Texas, from all claims, damages and losses arising out of or resulting from the performance of the obligations of said owners association, as set forth herein.
- There are no existing buildings on the site.

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPED IRON ROD FOUND
CIRS = 1/2" CAPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°52'46" E	246.95'
L2	S 01°16'46" E	56.91'
L3	S 80°33'05" E	9.95'
L4	N 89°19'01" W	5.41'
L5	N 01°16'46" W	56.89'
L6	S 88°52'44" W	250.15'
L7	S 01°07'16" E	85.80'
L8	S 88°52'44" W	24.00'
L9	N 01°07'16" W	125.17'
L10	S 86°25'38" E	10.54'
L11	S 86°52'45" E	5.82'
L12	N 88°32'45" E	14.38'
L13	S 88°36'13" E	2.65'
L14	N 88°23'08" E	7.47'
L15	N 88°13'08" E	8.45'
L16	S 89°21'03" E	5.41'
L17	N 88°10'49" E	22.31'
L18	N 88°10'49" E	51.39'
L19	S 45°10'24" E	64.65'
L20	S 65°14'19" E	116.83'
L21	N 50°37'14" E	19.16'

LINE TABLE

LINE	BEARING	DISTANCE
L22	N 35°11'33" E	8.78'
L23	S 80°33'05" E	9.95'
L24	N 79°19'04" E	1.75'
L25	N 78°41'54" E	4.24'
L26	N 69°30'29" E	4.05'
L27	S 51°30'15" E	4.05'
L28	S 34°33'08" E	3.47'
L29	S 34°33'08" E	0.38'
L30	N 61°19'17" E	18.98'
L31	S 68°38'07" E	14.52'
L32	S 88°18'24" W	12.74'
L33	S 72°48'22" W	10.60'
L34	S 76°32'16" W	24.93'
L35	S 86°28'17" W	19.21'
L36	N 88°14'24" W	49.90'
L37	N 88°14'24" W	96.16'
L38	N 63°30'28" W	104.24'
L39	S 63°30'28" W	19.40'
L40	N 24°02'46" W	13.42'
L41	N 22°29'37" W	3.68'
L42	S 64°43'59" W	11.38'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	41.42'	30.00'	S 52°08'07" E	38.21'
C2	78.56'	54.00'	S 83°22'52" E	71.83'
C3	15.46'	30.00'	S 24°19'27" E	15.31'
C4	19.56'	15.00'	S 76°12'32" E	18.20'
C5	35.56'	39.45'	N 65°18'21" W	34.39'
C6	29.84'	54.00'	N 23°16'14" W	29.47'
C7	42.50'	30.00'	N 63°12'50" W	39.03'
C8	46.82'	30.00'	S 67°24'58" W	42.21'
C9	13.13'	54.00'	N 05°50'34" E	13.09'
C10	27.17'	30.00'	N 13°08'22" W	26.25'

PLANNING AND ZONING COMMISSION
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 the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY MANAGER
CERTIFICATE OF APPROVAL

This Minor Plat is approved by the City of Kennedale, Texas, voted affirmatively on this _____ day of _____, 20____, to approve of this Plat by City Council.

City Manager, City of Kennedale

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF TARRANT \$

WHEREAS, **SERIES 801, A SERIES OF PATEL HOLDINGS, LLC**, is the owner of 2.304 acres out of the M.P. Lamar Survey, Abstract Number 987, situated in the City of Kennedale, Tarrant County, Texas, being all of Lot 1, Block 1 of PRC Addition, a subdivision of record in Document Number D222250867 of the Plat Records of Tarrant County, Texas, being a portion of a called 2.4460 acre tract of land conveyed to Series 801, a series of Patel Holdings, LLC by Special Warranty Deed of record in Document Number D223005505 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Potomac Parkway (60' right-of-way) at the Northeast corner of said Lot 1, Block 1, Potomac Park, a subdivision of record in Cabinet B, Page 1238 of the Plat Records of Tarrant County, Texas, and the Northwest corner of said 2.4460 acre tract, from which a 5/8" iron rod found at the Northwest corner of said Lot 1, Block 1 of said Potomac Park bears South 88°52'46" West, a distance of 165.10 feet.

THENCE, N88°52'46"E, along the South right-of-way line of Potomac Parkway, being the common North line of said Lot 1, Block 1 of said PRC Addition, a distance of 246.95 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the said right-of-way line of Potomac Parkway and the West line of said Lot 1, Block 1 of said PRC Addition.

THENCE, S01°16'46"E, along the West right-of-way line of Potomac Parkway, being the common East line of said Lot 1, Block 1, of said PRC Addition, a distance of 56.91 feet to the right-of-way line of said Potomac Park (varies with right-of-way) at the West line corner of said Lot 1, Block 1, of said PRC Addition.

THENCE, S80°33'05"E, along the West right-of-way line of Potomac Parkway, being the common East line of said Lot 1, Block 1, of said PRC Addition, a distance of 9.95 feet to the right-of-way line of said Potomac Park (varies with right-of-way) at the West line corner of said Lot 1, Block 1, of said PRC Addition.

THENCE, S89°19'01"W, along the North line of said Lot 1, Block 1, of said PRC Addition, being the common South line of said Lot 1, Block 1, of said PRC Addition, a distance of 5.41 feet to a 1/2" iron rod with legible cap found at the Southeast corner of Lot 1, Block 1 of said Potomac Park, also being the Southwest corner of said Lot 1, Block 1 of said PRC Addition.

THENCE, N01°16'46"W, along the East line of said Lot 1, Block 1 of said Potomac Park, being the common West line of Lot 1, Block 1 of said PRC Addition, a distance of 250.15 feet to the **POINT OF BEGINNING** and containing an area of 2.304 Acres, or (100.369 Square Feet) of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, **SERIES 801, A SERIES OF PATEL HOLDINGS, LLC**, acting by and through its duly authorized agent, the undersigned, does hereby certify that they are 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.

OWNER: **SERIES 801, A SERIES OF PATEL HOLDINGS, LLC**

BY: _____ Date _____

BY: _____ Signature _____

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$
KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

This document shall not be recorded for any purpose and shall not be a part of any public record. It is a preliminary survey document.

Matthew Raabe R.P.L.S. # 6402
Phone: (940) 222-3009
Date _____

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

REPLAT
PRC ADDITION
LOTS 1R1 & 1R2, BLOCK 1
2.304 ACRES

BEING A REPLAT OF LOT 1, BLOCK 1, PRC ADDITION
RECORDED IN DOC. NO. D222250867, P.R.T.C.T.,
M.P. LAMAR SURVEY, ABSTRACT No. 987,
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 03, 2023









801 POTOMAC PARKWAY
SITE POSTED 09/27/2023



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	471618	Print Legal Ad-IPL01412310 - IPL0141231		\$67.85	1	34 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

rericsn@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THE 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@CITYOFKENNEDEALE.COM.

IPL0141231
Sep 26 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:

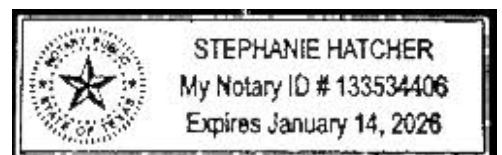
09/26/23

Stefani Beard

Sworn to and subscribed before me this 26th day of September 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!



JOE RONDONE USA TODAY NETWORK

Arizona Cardinals quarterback Joshua Dobbs throws the ball against the Dallas Cowboys at State Farm Stadium.

CARDINALS 28, COWBOYS 16

Arizona humbles Cowboys 28-16 after high-flying wins

BY CLARENCE E. HILL JR.
chill@star-telegram.com



GLENDALE, AZ

So much for the Dallas Cowboys’ impressive start to the season that had many local fans already making plans for the Super Bowl in Las Vegas.

That 70-10 margin of victory in combined wins against the New York Jets and New York Giants meant nothing to the previously 0-2 Arizona Cardinals on Sunday at State Farm Stadium.

Arizona had won six of the last seven meetings in the series and continued their dominance over the Cowboys in a 28-16 victory, leading from start to finish.

The Cowboys’ heralded defense, which had mauled opponents the first two games, couldn’t stop the run and gave up too many big plays.

A Cowboys offense led by quarterback Dak Prescott continued to struggle in the red zone, settling for two field goals down close and getting turned away twice.

The first one came on fourth-and-3 from the Cardinals 4 yard line and the second one ended any comeback hopes as Prescott threw his first interception of the season.

“Y’all put us on top of the world,” Prescott said. “We know who we are, and in that same sense I’m sure the media got what they wanted. There has only been one undefeated team in this league. Ever. Yeah it sucks, it’s humbling but to say it’s a wake up call we knew we had a lot of adversity and we just didn’t get it done. I think it goes back to myself, the offense and the red zone. We get better right there, we win this game. We have to fix that area. Period.”

Wake up call or not, it was needed humbling for the Cowboys.

“It’s actually good for us to see from being on top of the world in Week 3,” defensive end DeMarcus Lawrence said. “That ain’t going to get us nowhere. We have to come out not satisfied. We need to be more hungry.”

The Cowboys host the New England Patriots in a reunion with running back Ezekiel Elliott Oct. 1 at AT&T Stadium.

What we learned in the Cowboys humbling loss vs the Cardinals:

PRESCOTT AND COWBOYS OFFENSE CONTINUE RED ZONE STRUGGLES

A week after kicking four field goals after penetrating the red zone in a 30-10 victory against the New York Jets, the Cowboys continued their struggles near the goal line against the Cardinals.

Brandon Aubrey had field goals 27 of 26 yards after the offense failed to get in the end zone.

The Cowboys failed on fourth-and-4 from the 4 in the third quarter.

And with three minutes left in the game, a Prescott pass on 3rd and 6 from the Arizona 6 was picked off by linebacker Kyzir White to end any hopes of a Cowboys comeback.

“‘Cooks’ (WR Brandin Cooks) was boom-boom getting behind the linebacker,” Prescott said. “I thought he did a good job of playing it and looking my way and I just put it by his ear. I knew it was going to be a tough throw but at that moment (I was) trying to make the throw. Obviously, the linebacker made a great play. I just tried to put it behind his ear thinking I had enough space to just get it up and down in the back, but I’ve got to live with that.”

Prescott was 24 of 40 for 249 yards with one touchdown and one interception.

Cowboys coach Mike McCarthy said Prescott played well, especially when you consider the adjustments Dallas had to make with three starting linemen out.

“I liked his demeanor and command,” McCarthy said. “He was productive. He played very well with his feet. He extended plays. They played heavy coverage in the red area. We got to take a close look at that. That starts with me.”

Prescott said it starts with him. He needs to be better in the red zone.

“We’ve got to do better,” Prescott said. “Just as a team as a unit and myself, got to make some throws, maybe use my feet more. Obviously, that’s a that’s an area that we haven’t been good in these last few weeks. Look at this loss, move the ball up and down the field and just couldn’t score. And so that’s your reason for this loss.”

COWBOYS WERE OWN WORST ENEMY WITH PENALTIES

After being penalized just 11 times for 73 yards in the first two games combined, the Cowboys thought their woes with flags from the previous two seasons had been solved.

The Cowboys went back to their old ways in the first half against the Cardinals with 10 penalties for 72 yards, including six pre-snap penalties that played a huge role in the 21-10 halftime deficit.

That doesn’t include a pass interference penalty on cornerback DeRon Bland and an offensive pass interference penalty on receiver CeeDee Lamb that aided a Cardinals scoring drive and thwarted a potential Cowboys scoring drive.

And right on cue to open the second half when the defense finally forced a three-and-out, forcing a punt that was returned 51 yards by Kavontae Turpin, a flag on Devin Harper nullified the play, resulting in a 61-yard penalty.

“We do a breakdown of every official group,” McCarthy said. “And I told the team last night you’re gonna be frustrated. Certain crews call up differently than others. And so we knew that coming in here and it had held very true in the first in the first half. We just we got to be better.”

NFL’S BEST DEFENSE GASHED ON THE GROUND

The Cowboys defense has been so good through the first two games of 2023 they have openly talked about being among the best in the league history.

Now, not so much. The defense, led by edge rusher Micah Parsons, was first in the NFL in sacks and turnovers. And while they have done a great job stopping the run, it is the area teams will choose to attack them slow down the pass rush.

It was mission accomplished for Cardinals in the first half on Sunday as they gashed the Cowboys defense for 182 yards on the ground while scoring every time they had the ball to take a 21-10 lead.

Running quarterbacks have had moderate success against the Cowboys through the first two games and Cardinals quarterback Josh Dobbs opened with a 44-yard run on the first series, leading to a field goal.

The Cowboys also gave up a 45-yard touchdown run to Rondale Moore and a 26-yard run to James Connor.

The Cowboys did much better in the third quarter, stopping the run and forcing two punts.

But the defense couldn’t stop the Cardinals when it mattered most in the fourth quarter.

After the Cowboys cut the score to 21-16, Dobbs hit Michael Wilson for a 69-yard gain and threw a 2-yard yard touchdown pass Marquis Brown.

The Cowboys gave up pass plays of 69 and 23 yards and also had pass interference penalty against Bland.

“A lot went wrong. I don’t really have words, it’s just bad,” safety Jayron Kearse said. “Bad football, it wasn’t sound, it was just bad.”

“They ran a lot of pull schemes, got downhill and didn’t really attack us on the edge, it was just a lot of downhill running with a lot of pull schemes. We weren’t good enough — myself included. It was just bad.”

COWBOYS PLAY WITHOUT THREE STARTERS ON OFFENSIVE LINE

The Cowboys officially have not played a game with their planned starting offensive line since Tyler Smith was drafted to play left guard in the first round of the 2022 NFL Draft.

Left tackle Tyron Smith missed the first 13 games of last season with a hamstring tear. When he was ready to return he replaced Terence Steele at right tackle after he suffered a torn ACL.

Then Tyler Smith missed the first two games of 2023 with a hamstring strain. The Cowboys hoped to get their full unit on the field for the Cardinals game. But that was before right guard Zack Martin missed practice all week with a ankle injury and then center Tyler Biadasz injured his hamstring in Thursday’s practice.

Tyron Smith suffered a knee injury in practice on Saturday, resulting in all three missing the Cardinals game.

Brock Hoffman started at center. Chuma Edogo started at left tackle and T.J. Bass started at right guard.

The group held up pretty well as Prescott was not sacked and the Cowboys gained 185 yards on ground, including 122 by running back Pollard.

But having three backup offensive lineman did impact the Cowboys play calling and struggles in the red zone.

“I think it’s obvious,” McCarthy said. “I don’t want to discredit those guys at all. But there’s reps that go in, wrinkles, your variation of your base concept for protection. There’s some things that were taken off. But I’m proud of those guys that they stepped up.”

ROOKIE KICKER AUBREY CONTINUES TO SHINE

Rookie kicker Aubrey missed the first extra point of the season, but he continues to be perfect since with 11 of 11 field goals, including three against the Cardinals.

He had kicks of 49, 26 and 23 yards on Sunday.

The Cowboys would have had a better chance to win if they wouldn’t have shunned a field goal in the third and failing on fourth-and-3 from the 4.

Clarence E. Hill Jr.: 817-390-7760, clarencehilljr

Fort Worth Star-Telegram

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Legals

Notice of Public Hearings

The Benbrook Planning and Zoning Commission will conduct a public hearing and consider the following request(s) on Thursday, October 12, 2023, at 7:30 p.m., in the Council Chambers of City Hall, 911 Winscott Rd, Benbrook, Texas 76126. All interested citizens are invited to attend.

RP-23-06 – A request to approve a residential replat of approximately 0.716 acres of land, combining Lots 21 and 22 of the South-View Estates Addition into one residential lot. The property is zoned “RE” Residential Estate District and located at the southwest corner of the Rogers Road and Council Drive intersection (500 & 504 Council Dr.).

P-23-01 – A request to approve a preliminary plat, which proposes to subdivide Lot A, Block 10 of the La Cantera at Team Ranch Phase II Addition (approximately 34.66 acres of land) into five residential lots. The property is zoned “B” One-Family District and is located northeast of the Veterans Parkway and Team Ranch Road intersection (4905 Corriente Ln.).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6060

IPL0141003
Sep 26 2023

Notice

Notice is hereby given that, acting under and pursuant to the Ordinance of the City of Fort Worth, on the 27th of September, TEP BARNETT USA, LLC will file with the Gas Well Inspector of the City of Fort Worth, an application to drill, complete and operate one or more wells on the Driver, Eagle, Birdie, Mulligan, Tee, Ridglea Triangle, Ridglea CC, Arch, WTC, and Vickery leases (Westridge TRT Pad) , located approximately at 3900 Bryant Irvin Road. To obtain information regarding the proposed site, or general questions concerning Gas Well Drilling in Fort Worth, please visit: www.fortworthtexas.gov/gaswells or call 817-392-1427.

IPL0140900
Sep 22,24-29,Oct 1-2 2023

CITY OF SAGINAW

ORDINANCE NO. 2023-26

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING CHAPTER 6, ARTICLE II OF THE SAGINAW CITY CODE; PROVIDING DEFINITIONS AND REGULATIONS GOVERNING ANIMAL RESCUE, FOSTERING, AND SERVICE ANIMALS IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

Passed and Approved this 19th day of September, 2023. Todd Filippo, Mayor

IPL0140996
Sep 26,Oct 3 2023

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT AND REZONING A PORTION TO SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, FOR THE BIRCH RACQUET AND LAWN CLUB, ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK A, LOT 1 AG OF THE BIRCH ADDITION, BEING 26.99 ACRES, APPROXIMATELY 340 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND JOHNSON ROAD, ZONED PLANNED DEVELOPMENT 1822-SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM LOTS (PD 1822-SF-36), AND ADDRESSED AS 660 KELLER SMITHFIELD ROAD IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 19th day of September 2023.

SIGNED BY:

Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0141192
Sep 26 2023

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, September 12, 2023.

ORDINANCE NO. 26445-09-2023

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,” ARTICLE I, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.152 “BARS OR TAVERNS” TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED FOR A BAR OR TAVERN IN THE HIGH INTENSITY MIXED USE ZONING (MU-2) DISTRICT AND AMEND SECTION 4.1203 “FORM-BASED DISTRICT USE TABLE” TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.152; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

SECTION 5.

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

SECTION 9.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

/s/ Melinda Ramos
Deputy City Attorney
Adopted: September 12, 2023
A copy of this ordinance may be reviewed in the City Secretary’s Office, Fort Worth
Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0140816
Sep 25-26 2023

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) Mixed Beverage Permit and a (FB) Food and Beverage Certificate by Rockfish Beverage Corporation Inc., dba Rockfish Seafood & Grill, to be located at 6333 Camp Bowie Blvd, Suite 240, Fort Worth, Tarrant County, Texas. Officers of said corporation are Mark Maddock, President and Tina Linsky, Secretary.

IPL0140733
Sep 25-26 2023

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

THE 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.

IPL0141231
Sep 26 2023

Service Directory

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Military and Senior Disc.
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2144622260 free estimate cc

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September 26, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, October 12, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, 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

801 POTOMAC

TRICON SFR 2020-2BORROWER LLC
15771 RED HILL AVE.
TUSTIN CA 92780-7303

LOVE CASSANDRA ROSE
5208 LOOKOUT TRL
ARKINGTON, TEXAS 76017

CAM SUNDRY LLC
1204 HUDSON DR
MANSFIELD TX 76063

FLESCHNER, JAMES L
5212 LOOKOUT TRL
AELINGTON TX 76017

MCGEACHY EDWARD
5300 LOOKOUT TR
ARLINGTON TX 76017-1922

SOVRAN ACQUISITIONS LTD
1105 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

JEFFREY HANSEN
1101 N LITTLE SCHOOL RD
KENNEDEALE TX 76060

VAN BEEST JOHNSON
851 POTOMAC PKWY
KENNEDEALE TX 76060

OLD SCHOOL PRIMITIVE BAPTIST CHURCH
1075 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

MEETING DATE: OCTOBER 12, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the replat of 801 Potomac Parkway to create two lots at this location. The Lot 1R1 will be the site of a new daycare while Lot 1R2 will host two commercial buildings for potential retail or office use. Site elevations have been provided by the applicant for your review.

Staff has reviewed the replat and has determined it complies with all city requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Plat Application
Proposed Replat of 801 Potomac Parkway
Building Elevations
Site Posting
Notice of Public Hearing

City of Kennedale

Final Plat Application

APPLICANT NAME: First Potomac LLC, C/o Andy Patel DATE: 08/01/2023
CURRENT LEGAL DESCRIPTION: PRC ADDITION BLOCK 1 LOT 1 ACRES: 2.304
CURRENT ZONING: C1 PROPOSED ZONING: C1
BEING PLATTED AS: SUBDIVISION NAME PRC ADDITION
LOTS: 1R1 & 1R2 BLOCKS: 1 PHASES: _____
PROPERTY ADDRESS: 801 POTOMAC PARKWAY
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 2944 England Pkwy, Grand Prairie, TX 75054

PROJECT CONTACT INFORMATION

OWNER OF RECORD: SERIES 801 A SERIES OF PATEL HOLDINGS LLC, C/o Jay Patel
ADDRESS: 2316 Shackleford Trail PHONE: 817-307-6722
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75052

SURVEYOR: Eagle Surveying, LLC
ADDRESS: 222 S. Elm St PHONE: 940-222-3009
(mailing)
CITY: Denton STATE: TX ZIP: 76201

ENGINEER: Civil Point Engineers, Inc.
ADDRESS: 5900 S Lake Forest Dr, Ste. 300 PHONE: 972-554-1100
(mailing)
CITY: McKinney STATE: TX ZIP: 75070

DEVELOPER: First Potomac LLC, C/o Andy Patel
ADDRESS: 2944 England Pkwy PHONE: 469-235-3990
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75054

Who is the primary contact for this project?

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

Select only ONE primary contact.

- ☐ Owner Phone _____ Email _____
- ☒ Developer Phone 469-235-3990 Email arp440@gmail.com
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

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

Lot 1R1 to be used for the development of a 10,000sf daycare/school better known as "The Learning Experience".

Lot 1R2 to be used for the development of a multi-tenant neighborhood commercial building.

APPLICANT SIGNATURE: [Signature] DATE: 8/1/23

OWNER SIGNATURE: [Signature] DATE: 08/01/2023

SURVEYOR SIGNATURE: [Signature] DATE: 08/08/2023

ENGINEER SIGNATURE: [Signature] DATE: 8/8/23

DEVELOPER SIGNATURE: [Signature] DATE: 8/1/23

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

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.**

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

 X **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.

 X **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.

 X **North arrow & graphic scale in close proximity**

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

 X **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.

 X **Title includes city, county, state, survey name, total gross acreage**

 X **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.

 X **Appropriate Title, i.e. "Final Plat of ..."**

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

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

X **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.

X **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 easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose.

X **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 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

X **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.

X **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.

X **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.

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 **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.

 X **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.

 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.

 X **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.

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

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 : 00004014944
AD NUMBER: A 987 2
CERTIFICATE NO : 96232423

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FIRST POTOMAC LLC

2944 ENGLAND PKWY
GRAND PRAIRIE TX 75052

DATE : 8/25/2023

FEE : \$10.00

PROPERTY DESCRIPTION

LAMAR, M P SURVEY ABSTRACT
987 TRACT 2 REF PLAT D2222508
67 (32935G-1-1)

0000801 POTOMAC PKWY
2.446 ACRES

PROPERTY OWNER

J. D. DESIGN AND DEVELOPER LLC

2316 SHACKLEFORD TRL
GRAND PRAIRIE TX 75052

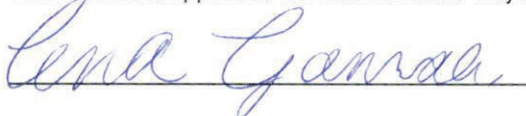
PAGE 1 OF 1

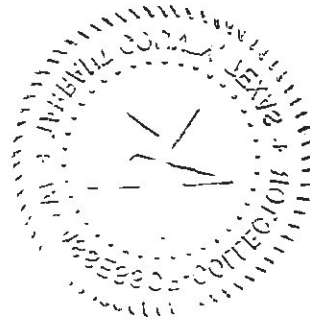
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FIRST POTOMAC LLC
ACCOUNT NUMBER: 00004014944
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











801 POTOMAC PARKWAY
SITE POSTED 09/27/2023



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	471618	Print Legal Ad-IPL01412310 - IPL0141231		\$67.85	1	34 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

rericsn@cityofkenneale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THE 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@CITYOFKENNEDEALE.COM.

IPL0141231
Sep 26 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:

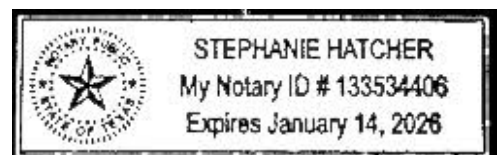
09/26/23

Stefani Beard

Sworn to and subscribed before me this 26th day of September 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!



JOE RONDONE USA TODAY NETWORK

Arizona Cardinals quarterback Joshua Dobbs throws the ball against the Dallas Cowboys at State Farm Stadium.

CARDINALS 28, COWBOYS 16

Arizona humbles Cowboys 28-16 after high-flying wins

BY CLARENCE E. HILL JR.
chill@star-telegram.com



GLENDAL, AZ

So much for the Dallas Cowboys’ impressive start to the season that had many local fans already making plans for the Super Bowl in Las Vegas.

That 70-10 margin of victory in combined wins against the New York Jets and New York Giants meant nothing to the previously 0-2 Arizona Cardinals on Sunday at State Farm Stadium.

Arizona had won six of the last seven meetings in the series and continued their dominance over the Cowboys in a 28-16 victory, leading from start to finish.

The Cowboys’ heralded defense, which had mauled opponents the first two games, couldn’t stop the run and gave up too many big plays.

A Cowboys offense led by quarterback Dak Prescott continued to struggle in the red zone, settling for two field goals down close and getting turned away twice.

The first one came on fourth-and-3 from the Cardinals 4 yard line and the second one ended any comeback hopes as Prescott threw his first interception of the season.

“Y’all put us on top of the world,” Prescott said. “We know who we are, and in that same sense I’m sure the media got what they wanted. There has only been one undefeated team in this league. Ever. Yeah it sucks, it’s humbling but to say it’s a wake up call we knew we had a lot of adversity and we just didn’t get it done. I think it goes back to myself, the offense and the red zone. We get better right there, we win this game. We have to fix that area. Period.”

Wake up call or not, it was needed humbling for the Cowboys.

“It’s actually good for us to see from being on top of the world in Week 3,” defensive end DeMarcus Lawrence said. “That ain’t going to get us nowhere. We have to come out not satisfied. We need to be more hungry.”

The Cowboys host the New England Patriots in a reunion with running back Ezekiel Elliott Oct. 1 at AT&T Stadium.

What we learned in the Cowboys humbling loss vs the Cardinals:

PRESCOTT AND COWBOYS OFFENSE CONTINUE RED ZONE STRUGGLES

A week after kicking four field goals after penetrating the red zone in a 30-10 victory against the New York Jets, the Cowboys continued their struggles near the goal line against the Cardinals.

Brandon Aubrey had field goals 27 of 26 yards after the offense failed to get in the end zone.

The Cowboys failed on fourth-and-4 from the 4 in the third quarter.

And with three minutes left in the game, a Prescott pass on 3rd and 6 from the Arizona 6 was picked off by linebacker Kyzir White to end any hopes of a Cowboys comeback.

“‘Cooks’ (WR Brandin Cooks) was boom-boom getting behind the linebacker,” Prescott said. “I thought he did a good job of playing it and looking my way and I just put it by his ear. I knew it was going to be a tough throw but at that moment (I was) trying to make the throw. Obviously, the linebacker made a great play. I just tried to put it behind his ear thinking I had enough space to just get it up and down in the back, but I’ve got to live with that.”

Prescott was 24 of 40 for 249 yards with one touchdown and one interception.

Cowboys coach Mike McCarthy said Prescott played well, especially when you consider the adjustments Dallas had to make with three starting linemen out.

“I liked his demeanor and command,” McCarthy said. “He was productive. He played very well with his feet. He extended plays. They played heavy coverage in the red area. We got to take a close look at that. That starts with me.”

Prescott said it starts with him. He needs to be better in the red zone.

“We’ve got to do better,” Prescott said. “Just as a team as a unit and myself, got to make some throws, maybe use my feet more. Obviously, that’s a that’s an area that we haven’t been good in these last few weeks. Look at this loss, move the ball up and down the field and just couldn’t score. And so that’s your reason for this loss.”

COWBOYS WERE OWN WORST ENEMY WITH PENALTIES

After being penalized just 11 times for 73 yards in the first two games combined, the Cowboys thought their woes with flags from the previous two seasons had been solved.

The Cowboys went back to their old ways in the first half against the Cardinals with 10 penalties for 72 yards, including six pre-snap penalties that played a huge role in the 21-10 halftime deficit.

That doesn’t include a pass interference penalty on cornerback DeRon Bland and an offensive pass interference penalty on receiver CeeDee Lamb that aided a Cardinals scoring drive and thwarted a potential Cowboys scoring drive.

And right on cue to open the second half when the defense finally forced a three-and-out, forcing a punt that was returned 51 yards by Kavontae Turpin, a flag on Devin Harper nullified the play, resulting in a 61-yard penalty.

“We do a breakdown of every official group,” McCarthy said. “And I told the team last night you’re gonna be frustrated. Certain crews call up differently than others. And so we knew that coming in here and it had held very true in the first in the first half. We just we got to be better.”

NFL’S BEST DEFENSE GASHED ON THE GROUND

The Cowboys defense has been so good through the first two games of 2023 they have openly talked about being among the best in the league history.

Now, not so much. The defense, led by edge rusher Micah Parsons, was first in the NFL in sacks and turnovers. And while they have done a great job stopping the run, it is the area teams will choose to attack them slow down the pass rush.

It was mission accomplished for Cardinals in the first half on Sunday as they gashed the Cowboys defense for 182 yards on the ground while scoring every time they had the ball to take a 21-10 lead.

Running quarterbacks have had moderate success against the Cowboys through the first two games and Cardinals quarterback Josh Dobbs opened with a 44-yard run on the first series, leading to a field goal.

The Cowboys also gave up a 45-yard touchdown run to Rondale Moore and a 26-yard run to James Connor.

The Cowboys did much better in the third quarter, stopping the run and forcing two punts.

But the defense couldn’t stop the Cardinals when it mattered most in the fourth quarter.

After the Cowboys cut the score to 21-16, Dobbs hit Michael Wilson for a 69-yard gain and threw a 2-yard yard touchdown pass Marquis Brown.

The Cowboys gave up pass plays of 69 and 23 yards and also had pass interference penalty against Bland.

“A lot went wrong. I don’t really have words, it’s just bad,” safety Jayron Kearse said. “Bad football, it wasn’t sound, it was just bad.”

“They ran a lot of pull schemes, got downhill and didn’t really attack us on the edge, it was just a lot of downhill running with a lot of pull schemes. We weren’t good enough — myself included. It was just bad.”

COWBOYS PLAY WITHOUT THREE STARTERS ON OFFENSIVE LINE

The Cowboys officially have not played a game with their planned starting offensive line since Tyler Smith was drafted to play left guard in the first round of the 2022 NFL Draft.

Left tackle Tyron Smith missed the first 13 games of last season with a hamstring tear. When he was ready to return he replaced Terence Steele at right tackle after he suffered a torn ACL.

Then Tyler Smith missed the first two games of 2023 with a hamstring strain. The Cowboys hoped to get their full unit on the field for the Cardinals game. But that was before right guard Zack Martin missed practice all week with a ankle injury and then center Tyler Biadasz injured his hamstring in Thursday’s practice.

Tyron Smith suffered a knee injury in practice on Saturday, resulting in all three missing the Cardinals game.

Brock Hoffman started at center. Chuma Edogo started at left tackle and T.J. Bass started at right guard.

The group held up pretty well as Prescott was not sacked and the Cowboys gained 185 yards on ground, including 122 by running back Pollard.

But having three backup offensive lineman did impact the Cowboys play calling and struggles in the red zone.

“I think it’s obvious,” McCarthy said. “I don’t want to discredit those guys at all. But there’s reps that go in, wrinkles, your variation of your base concept for protection. There’s some things that were taken off. But I’m proud of those guys that they stepped up.”

ROOKIE KICKER AUBREY CONTINUES TO SHINE

Rookie kicker Aubrey missed the first extra point of the season, but he continues to be perfect since with 11 of 11 field goals, including three against the Cardinals.

He had kicks of 49, 26 and 23 yards on Sunday.

The Cowboys would have had a better chance to win if they wouldn’t have shunned a field goal in the third and failing on fourth-and-3 from the 4.

Clarence E. Hill Jr.: 817-390-7760, clarencehilljr

Fort Worth Star-Telegram

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Legals

Notice of Public Hearings

The Benbrook Planning and Zoning Commission will conduct a public hearing and consider the following request(s) on Thursday, October 12, 2023, at 7:30 p.m., in the Council Chambers of City Hall, 911 Winscott Rd, Benbrook, Texas 76126. All interested citizens are invited to attend.

RP-23-06 – A request to approve a residential replat of approximately 0.716 acres of land, combining Lots 21 and 22 of the South-View Estates Addition into one residential lot. The property is zoned “RE” Residential Estate District and located at the southwest corner of the Rogers Road and Council Drive intersection (500 & 504 Council Dr.).

P-23-01 – A request to approve a preliminary plat, which proposes to subdivide Lot A, Block 10 of the La Cantera at Team Ranch Phase II Addition (approximately 34.66 acres of land) into five residential lots. The property is zoned “B” One-Family District and is located northeast of the Veterans Parkway and Team Ranch Road intersection (4905 Corriente Ln.).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6060

IPL0141003
Sep 26 2023

Notice

Notice is hereby given that, acting under and pursuant to the Ordinance of the City of Fort Worth, on the 27th of September, TEP BARNETT USA, LLC will file with the Gas Well Inspector of the City of Fort Worth, an application to drill, complete and operate one or more wells on the Driver, Eagle, Birdie, Mulligan, Tee, Ridglea Triangle, Ridglea CC, Arch, WTC, and Vickery leases (Westridge TRT Pad) , located approximately at 3900 Bryant Irvin Road. To obtain information regarding the proposed site, or general questions concerning Gas Well Drilling in Fort Worth, please visit: www.fortworthtexas.gov/gaswells or call 817-392-1427.

IPL0140900
Sep 22,24-29,Oct 1-2 2023

CITY OF SAGINAW

ORDINANCE NO. 2023-26

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING CHAPTER 6, ARTICLE II OF THE SAGINAW CITY CODE; PROVIDING DEFINITIONS AND REGULATIONS GOVERNING ANIMAL RESCUE, FOSTERING, AND SERVICE ANIMALS IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

Passed and Approved this 19th day of September, 2023. Todd Filippo, Mayor

IPL0140996
Sep 26,Oct 3 2023

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT AND REZONING A PORTION TO SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, FOR THE BIRCH RACQUET AND LAWN CLUB, ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK A, LOT 1 AG OF THE BIRCH ADDITION, BEING 26.99 ACRES, APPROXIMATELY 340 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND JOHNSON ROAD, ZONED PLANNED DEVELOPMENT 1822-SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM LOTS (PD 1822-SF-36), AND ADDRESSED AS 660 KELLER SMITHFIELD ROAD IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 19th day of September 2023.

SIGNED BY:

Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0141192
Sep 26 2023

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, September 12, 2023.

ORDINANCE NO. 26445-09-2023

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,” ARTICLE I, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.152 “BARS OR TAVERNS” TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED FOR A BAR OR TAVERN IN THE HIGH INTENSITY MIXED USE ZONING (MU-2) DISTRICT AND AMEND SECTION 4.1203 “FORM-BASED DISTRICT USE TABLE” TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.152; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

SECTION 5.

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

SECTION 9.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

/s/ Melinda Ramos
Deputy City Attorney
Adopted: September 12, 2023
A copy of this ordinance may be reviewed in the City Secretary’s Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0140816
Sep 25-26 2023

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) Mixed Beverage Permit and a (FB) Food and Beverage Certificate by Rockfish Beverage Corporation Inc., dba Rockfish Seafood & Grill, to be located at 6333 Camp Bowie Blvd, Suite 240, Fort Worth, Tarrant County, Texas. Officers of said corporation are Mark Maddock, President and Tina Linsky, Secretary.

IPL0140733
Sep 25-26 2023

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

THE 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.

IPL0141231
Sep 26 2023

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September 26, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, October 12, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, 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

801 POTOMAC

TRICON SFR 2020-2BORROWER LLC
15771 RED HILL AVE.
TUSTIN CA 92780-7303

LOVE CASSANDRA ROSE
5208 LOOKOUT TRL
ARKINGTON, TEXAS 76017

CAM SUNDRY LLC
1204 HUDSON DR
MANSFIELD TX 76063

FLESCHNER, JAMES L
5212 LOOKOUT TRL
AELINGTON TX 76017

MCGEACHY EDWARD
5300 LOOKOUT TR
ARLINGTON TX 76017-1922

SOVRAN ACQUISITIONS LTD
1105 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

JEFFREY HANSEN
1101 N LITTLE SCHOOL RD
KENNEDEALE TX 76060

VAN BEEST JOHNSON
851 POTOMAC PKWY
KENNEDEALE TX 76060

OLD SCHOOL PRIMITIVE BAPTIST CHURCH
1075 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | OCTOBER 12, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

MEETING DATE: OCTOBER 12, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM V.B.

SUBJECT

1. **PZ Case# 23-12:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	PZ Case 2312 Staff Report & Attachments	PZ Case 2312 Staff Report & Attachments.pdf
----	---	---

CERTIFICATION

I DO HEREBY CERTIFY THAT THE OCTOBER 12, 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: OCTOBER 12, 2023

AGENDA ITEM NUMBER:

SUBJECT

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAY ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the replat of 328 W Broadway St. This replat will consolidate three small sliver parcels into one lot so that the applicant may build an addition to the existing home.

Staff has reviewed the replat and has determined it complies with all city requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Plat Application
Proposed Replat of 328 W Broadway
Site Posting
Notice of Public Hearing

City of Kennedale

Final Plat Application

APPLICANT NAME: Jack Keith DATE: 08/10/2023
CURRENT LEGAL DESCRIPTION: Lots 1,2, and 3, Block 50, of The Original Town of Kennedale ACRES: 0.172
CURRENT ZONING: OT-1 - Old Town Sub-District 1 PROPOSED ZONING: _____
BEING PLATTED AS: SUBDIVISION NAME Old Town of Kennedale
LOTS: 1R1 BLOCKS: 50 PHASES: _____

PROPERTY ADDRESS: 328 W Boadway Street
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Jack Randle Keith
ADDRESS: 328 W Boadway Street PHONE: 817-846-9297
(mailing)
CITY: Kennedale STATE: Texas ZIP: 76060

SURVEYOR: Merle W. Miller RPLS #5438
ADDRESS: 5049 Edwards Ranch Rd PHONE: 817-228-7870
(mailing)
CITY: Fort Worth STATE: Texas ZIP: 76109

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

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

Who is the primary contact for this project?

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

Select only **ONE** primary contact.

- ☒ Owner Phone 817-846-9297 Email jackfarmerjack@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:

Combining three lots into one lot in order to obtain a city permit.

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE: [Signature] DATE: 08-16-2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

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

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.**

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

NA **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.

X **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

Date

Phone Number _____/_____/_____
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.



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.

NA

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.

NA

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.

NA

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.

NA **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.

NA **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.

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.)

NA **Irregular side lot lines.**

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

NA **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.

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

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 : 00004768728
AD NUMBER: 22455 50 3
CERTIFICATE NO : 96594241

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 3 & PT OF CLOSED AL
LEY

0000326 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

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 : FLOYD PATRICIA J
ACCOUNT NUMBER: 00004768728
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



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 : 00004768701
AD NUMBER: 22455 50 2
CERTIFICATE NO : 96594247

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023

FEE : \$10.00

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 2 & PT OF CLOSED AL
LEY

0000328 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

PAGE 1 OF 1

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

ISSUED TO : FLOYD PATRICIA J

ACCOUNT NUMBER: 00004768701

TOTAL CERTIFIED TAX: \$0.00

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

Morgan Carr

Deputy



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 : 00004768698
AD NUMBER: 22455 50 1
CERTIFICATE NO : 96594270

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023

FEE : \$10.00

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 1 & PT OF CLOSED AL
LEY

0000330 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

PAGE 1 OF 1

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

ISSUED TO : FLOYD PATRICIA J

ACCOUNT NUMBER: 00004768698

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 Larr

Deputy



328 W Broadway St

Site Posted 09/27/23



September 26, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, October 12, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, 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

328 W Broadway

22455-50-12-30 #1
DRABIK FRANK W
325 W 5TH ST
KENNEDEALE, TX 76060

24355--B2
FRANKLIN TRACEE LOWERY
315 W BROADWAY ST
KENNEDEALE, TX 76060

22455-51-1
LEACH HELEN TYLENE
PO BOX 11
KENNEDEALE, TX 76060

22455-39-3
HAIR KENNETH A
7008 BROOKS AVE
RICHLAND HILLS, TX 76118

22455-50-15-30
ELMORE KENNETH R
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-3
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-2
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-60-1R
MCCREIGHT
401 W BROADWAY ST
KENNEDEALE, TX 76060.0

22455--A
RHODES RAYMOND P
321 W BROADWAY ST
KENNEDEALE, TX 76060

22455-50-9
DAVIS DOUGLAS
109 CAYLEBAITE ST
KENNEDEALE, TX 76060

22455-39-1
HAIR KENNETH A
7008 BROOKS AVE
RICHLAND HILLS, TX 76118

22455-50-1
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-4
WARN CHARLES H EST
PO BOX 93
KENNEDEALE, TX 76060

22455-51-9
LUTTRELL FRANKIE A
109 N MAIN ST
KENNEDEALE, TX 76060

22455-50-7R
DRABIK FRANK
320 W BROADWAY ST
KENNEDEALE, TX 76060

22455-61-1
GVM REAL ESTATE I LLC
4006 ROCKHILL CT
ARLINGTON, TX 76016

① Hallif Holdings
420 Johnson Rd #101
Keller TX 76248



JOE RONDONE USA TODAY NETWORK

Arizona Cardinals quarterback Joshua Dobbs throws the ball against the Dallas Cowboys at State Farm Stadium.

CARDINALS 28, COWBOYS 16

Arizona humbles Cowboys 28-16 after high-flying wins

BY CLARENCE E. HILL JR.
chill@star-telegram.com



GLENDALE, AZ

So much for the Dallas Cowboys’ impressive start to the season that had many local fans already making plans for the Super Bowl in Las Vegas.

That 70-10 margin of victory in combined wins against the New York Jets and New York Giants meant nothing to the previously 0-2 Arizona Cardinals on Sunday at State Farm Stadium.

Arizona had won six of the last seven meetings in the series and continued their dominance over the Cowboys in a 28-16 victory, leading from start to finish.

The Cowboys’ heralded defense, which had mauled opponents the first two games, couldn’t stop the run and gave up too many big plays.

A Cowboys offense led by quarterback Dak Prescott continued to struggle in the red zone, settling for two field goals down close and getting turned away twice.

The first one came on fourth-and-3 from the Cardinals 4 yard line and the second one ended any comeback hopes as Prescott threw his first interception of the season.

“Y’all put us on top of the world,” Prescott said. “We know who we are, and in that same sense I’m sure the media got what they wanted. There has only been one undefeated team in this league. Ever. Yeah it sucks, it’s humbling but to say it’s a wake up call we knew we had a lot of adversity and we just didn’t get it done. I think it goes back to myself, the offense and the red zone. We get better right there, we win this game. We have to fix that area. Period.”

Wake up call or not, it was needed humbling for the Cowboys.

“It’s actually good for us to see from being on top of the world in Week 3,” defensive end DeMarcus Lawrence said. “That ain’t going to get us nowhere. We have to come out not satisfied. We need to be more hungry.”

The Cowboys host the New England Patriots in a reunion with running back Ezekiel Elliott Oct. 1 at AT&T Stadium.

What we learned in the Cowboys humbling loss vs the Cardinals:

PRESCOTT AND COWBOYS OFFENSE CONTINUE RED ZONE STRUGGLES

A week after kicking four field goals after penetrating the red zone in a 30-10 victory against the New York Jets, the Cowboys continued their struggles near the goal line against the Cardinals.

Brandon Aubrey had field goals 27 of 26 yards after the offense failed to get in the end zone.

The Cowboys failed on fourth-and-4 from the 4 in the third quarter.

And with three minutes left in the game, a Prescott pass on 3rd and 6 from the Arizona 6 was picked off by linebacker Kyzir White to end any hopes of a Cowboys comeback.

“‘Cooks’ (WR Brandin Cooks) was boom-boom getting behind the linebacker,” Prescott said. “I thought he did a good job of playing it and looking my way and I just put it by his ear. I knew it was going to be a tough throw but at that moment (I was) trying to make the throw. Obviously, the linebacker made a great play. I just tried to put it behind his ear thinking I had enough space to just get it up and down in the back, but I’ve got to live with that.”

Prescott was 24 of 40 for 249 yards with one touchdown and one interception.

Cowboys coach Mike McCarthy said Prescott played well, especially when you consider the adjustments Dallas had to make with three starting linemen out.

“I liked his demeanor and command,” McCarthy said. “He was productive. He played very well with his feet. He extended plays. They played heavy coverage in the red area. We got to take a close look at that. That starts with me.”

Prescott said it starts with him. He needs to be better in the red zone.

“We’ve got to do better,” Prescott said. “Just as a team as a unit and myself, got to make some throws, maybe use my feet more. Obviously, that’s a that’s an area that we haven’t been good in these last few weeks. Look at this loss, move the ball up and down the field and just couldn’t score. And so that’s your reason for this loss.”

COWBOYS WERE OWN WORST ENEMY WITH PENALTIES

After being penalized just 11 times for 73 yards in the first two games combined, the Cowboys thought their woes with flags from the previous two seasons had been solved.

The Cowboys went back to their old ways in the first half against the Cardinals with 10 penalties for 72 yards, including six pre-snap penalties that played a huge role in the 21-10 halftime deficit.

That doesn’t include a pass interference penalty on cornerback DeRon Bland and an offensive pass interference penalty on receiver CeeDee Lamb that aided a Cardinals scoring drive and thwarted a potential Cowboys scoring drive.

And right on cue to open the second half when the defense finally forced a three-and-out, forcing a punt that was returned 51 yards by Kavontae Turpin, a flag on Devin Harper nullified the play, resulting in a 61-yard penalty.

“We do a breakdown of every official group,” McCarthy said. “And I told the team last night you’re gonna be frustrated. Certain crews call up differently than others. And so we knew that coming in here and it had held very true in the first in the first half. We just we got to be better.”

NFL’S BEST DEFENSE GASHED ON THE GROUND

The Cowboys defense has been so good through the first two games of 2023 they have openly talked about being among the best in the league history.

Now, not so much. The defense, led by edge rusher Micah Parsons, was first in the NFL in sacks and turnovers. And while they have done a great job stopping the run, it is the area teams will choose to attack them slow down the pass rush.

It was mission accomplished for Cardinals in the first half on Sunday as they gashed the Cowboys defense for 182 yards on the ground while scoring every time they had the ball to take a 21-10 lead.

Running quarterbacks have had moderate success against the Cowboys through the first two games and Cardinals quarterback Josh Dobbs opened with a 44-yard run on the first series, leading to a field goal.

The Cowboys also gave up a 45-yard touchdown run to Rondale Moore and a 26-yard run to James Connor.

The Cowboys did much better in the third quarter, stopping the run and forcing two punts.

But the defense couldn’t stop the Cardinals when it mattered most in the fourth quarter.

After the Cowboys cut the score to 21-16, Dobbs hit Michael Wilson for a 69-yard gain and threw a 2-yard yard touchdown pass Marquis Brown.

The Cowboys gave up pass plays of 69 and 23 yards and also had pass interference penalty against Bland.

“A lot went wrong. I don’t really have words, it’s just bad,” safety Jayron Kearse said. “Bad football, it wasn’t sound, it was just bad.”

“They ran a lot of pull schemes, got downhill and didn’t really attack us on the edge, it was just a lot of downhill running with a lot of pull schemes. We weren’t good enough — myself included. It was just bad.”

COWBOYS PLAY WITHOUT THREE STARTERS ON OFFENSIVE LINE

The Cowboys officially have not played a game with their planned starting offensive line since Tyler Smith was drafted to play left guard in the first round of the 2022 NFL Draft.

Left tackle Tyron Smith missed the first 13 games of last season with a hamstring tear. When he was ready to return he replaced Terence Steele at right tackle after he suffered a torn ACL.

Then Tyler Smith missed the first two games of 2023 with a hamstring strain. The Cowboys hoped to get their full unit on the field for the Cardinals game. But that was before right guard Zack Martin missed practice all week with a ankle injury and then center Tyler Biadasz injured his hamstring in Thursday’s practice.

Tyron Smith suffered a knee injury in practice on Saturday, resulting in all three missing the Cardinals game.

Brock Hoffman started at center. Chuma Edogo started at left tackle and T.J. Bass started at right guard.

The group held up pretty well as Prescott was not sacked and the Cowboys gained 185 yards on ground, including 122 by running back Pollard.

But having three backup offensive lineman did impact the Cowboys play calling and struggles in the red zone.

“I think it’s obvious,” McCarthy said. “I don’t want to discredit those guys at all. But there’s reps that go in, wrinkles, your variation of your base concept for protection. There’s some things that were taken off. But I’m proud of those guys that they stepped up.”

ROOKIE KICKER AUBREY CONTINUES TO SHINE

Rookie kicker Aubrey missed the first extra point of the season, but he continues to be perfect since with 11 of 11 field goals, including three against the Cardinals.

He had kicks of 49, 26 and 23 yards on Sunday.

The Cowboys would have had a better chance to win if they wouldn’t have shunned a field goal in the third and failing on fourth-and-3 from the 4.

Clarence E. Hill Jr.: 817-390-7760, clarencehilljr

Fort Worth Star-Telegram

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Legals

Notice of Public Hearings

The Benbrook Planning and Zoning Commission will conduct a public hearing and consider the following request(s) on Thursday, October 12, 2023, at 7:30 p.m., in the Council Chambers of City Hall, 911 Winscott Rd, Benbrook, Texas 76126. All interested citizens are invited to attend.

RP-23-06 – A request to approve a residential replat of approximately 0.716 acres of land, combining Lots 21 and 22 of the South-View Estates Addition into one residential lot. The property is zoned “RE” Residential Estate District and located at the southwest corner of the Rogers Road and Council Drive intersection (500 & 504 Council Dr.).

P-23-01 – A request to approve a preliminary plat, which proposes to subdivide Lot A, Block 10 of the La Cantera at Team Ranch Phase II Addition (approximately 34.66 acres of land) into five residential lots. The property is zoned “B” One-Family District and is located northeast of the Veterans Parkway and Team Ranch Road intersection (4905 Corriente Ln.).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6060

IPL0141003

Sep 26 2023

Notice

Notice is hereby given that, acting under and pursuant to the Ordinance of the City of Fort Worth, on the 27th of September, TEP BARNETT USA, LLC will file with the Gas Well Inspector of the City of Fort Worth, an application to drill, complete and operate one or more wells on the Driver, Eagle, Birdie, Mulligan, Tee, Ridglea Triangle, Ridglea CC, Arch, WTC, and Vickery leases (Westridge TRT Pad) , located approximately at 3900 Bryant Irvin Road. To obtain information regarding the proposed site, or general questions concerning Gas Well Drilling in Fort Worth, please visit: www.fortworthtexas.gov/gaswells or call 817-392-1427. IPL0140900 Sep 22,24-29,Oct 1-2 2023

CITY OF SAGINAW

ORDINANCE NO. 2023-26 AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING CHAPTER 6, ARTICLE II OF THE SAGINAW CITY CODE; PROVIDING DEFINITIONS AND REGULATIONS GOVERNING ANIMAL RESCUE, FOSTERING, AND SERVICE ANIMALS IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such. Passed and Approved this 19th day of September, 2023. Todd Filippo, Mayor IPL0140996 Sep 26,Oct 3 2023

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT AND REZONING A PORTION TO SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, FOR THE BIRCH RACQUET AND LAWN CLUB, ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK A, LOT 1 AG OF THE BIRCH ADDITION, BEING 26.99 ACRES, APPROXIMATELY 340 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND JOHNSON ROAD, ZONED PLANNED DEVELOPMENT 1822-SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM LOTS (PD 1822-SF-36), AND ADDRESSED AS 660 KELLER SMITHFIELD ROAD IN THE CITYOF KELLER TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION. THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder. AND IT IS SO ORDAINED. Passed and approved by a vote of 7 to 0 on this the 19th day of September 2023.

SIGNED BY:

Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0141192
Sep 26 2023

CITY OF FORT WORTH PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, September 12, 2023.

ORDINANCE NO. 26445-09-2023 AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,” ARTICLE I, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.152 “BARS OR TAVERNS” TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED FOR A BAR OR TAVERN IN THE HIGH INTENSITY MIXED USE ZONING (MU-2) DISTRICT AND AMEND SECTION 4.1203 “FORM-BASED DISTRICT USE TABLE” TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.152; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

SECTION 5.

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

SECTION 9.

This ordinance shall take effect upon adoption and publication as required by law. APPROVED AS TO FORM AND LEGALITY:

/s/ Melinda Ramos
Deputy City Attorney
Adopted: September 12, 2023
A copy of this ordinance may be reviewed in the City Secretary’s Office, Fort Worth Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0140816
Sep 25-26 2023

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) Mixed Beverage Permit and a (FB) Food and Beverage Certificate by Rockfish Beverage Corporation Inc., dba Rockfish Seafood & Grill, to be located at 6333 Camp Bowie Blvd, Suite 240, Fort Worth, Tarrant County, Texas. Officers of said corporation are Mark Maddock, President and Tina Linsky, Secretary. IPL0140733 Sep 25-26 2023

CITY OF KENNEDALE

NOTICE OF PUBLIC HEARING
PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. THE 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. IPL0141231 Sep 26 2023

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Attention: City Secretary

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rericsn@cityofkenneale.com

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IPL0141231
Sep 26 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:

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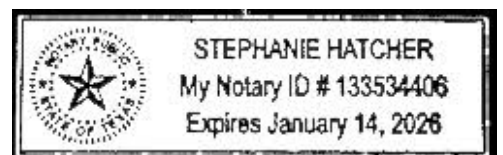
09/26/23

Stefani Beard

Sworn to and subscribed before me this 26th day of September in the year of 2023

Stephanie Hatcher

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



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