

PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | DECEMBER 21, 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. REGULAR SESSION

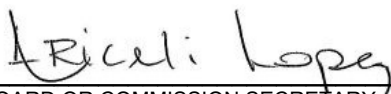
A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the October 12, 2023 Regular Meeting
2. Consider approval for Final Plat of Lot 1, Block 1, of Kennedale Junior High, approximately 33.203 acres, situated in the E.R. Mingus Survey, Abstract No. 1114, located at 930 Corey A Edwards Dr., City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE DECEMBER 21, 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: DECEMBER 21, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: DECEMBER 21, 2023

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

SUBJECT

Approval of the minutes from the October 12, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned (1)	Minutes unsigned (1).pdf
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PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | OCTOBER 12, 2023 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. VISITOR AND CITIZEN FORUM

II. CALL TO ORDER

Vice Chair Andrew Malkowski called the meeting to order at 6:02 pm.

A. ROLL CALL

Members Present: A. Malkowski, D. Davidson-Cuniff, C. Cowin, P. Clementi.

Members Absent: M. Brown

III. WORK SESSION

A. Discuss the P & Z submittal calendar and new meeting day.

Community Development Director Nathan Gonzales stated that in order to meet the new statutory requirements, the P&Z monthly meetings should be moved from the second Thursday of the month to the fourth Thursday of the month except for November and December for the holiday season.

B. Discuss upcoming P&Z Commissioner training options.

Community Development Director Nathan Gonzales presented training options for the board members.

IV. REGULAR SESSION

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

Motion to approve. Action Approval of minutes from the September 14, 2023 Regular Meeting., **Moved By** P. Clementi **Seconded By** C. Cowan. **Motion passed unanimously.**

V. PUBLIC HEARING

- A. **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.

Community Development Director Nathan Gonzales spoke about the proposed retail, daycare and subdividing of land. The plat does meet all standards and requirements.

PUBLIC HEARING was opened at 6:16 pm.

Mrs. Nancy McDowell requested to speak. Board Secretary Ariceli Lopez swore the citizen in. Mrs. McDowell spoke about the potential traffic congestion on Potomac and Little School Rd and is concerned about the increase of possible traffic during peak hours. She asked if a traffic study had been done and if needed, would additional stop signs or traffic lights be added?

Director Gonzales stated he will look into a traffic study in the years to come and potentially add a traffic light or stop sign.

PUBLIC HEARING was closed at 6:19 pm.

P&Z MEMBER DISCUSSION:

Vice Chair Malkowski: Asked for verification of the location of the lots. Malkowski also verified with the Director that additional stop signs/traffic lights would go through Kennedale and not Arlington.

P. Clementi: Asked who would initiate the need for any additional stop signs/traffic lights.

N. Gonzales: Advised the Kennedale Police Chief/Public Works Director could request additional signs. Civil Engineering is still under review.

C. Cowan: Confirmed the location is between Pennsylvania and Tree Point. Director Gonzales confirmed.

Vice Chair Malkowski requested a motion.

Motion **Approve**. Action **Approve 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, Moved By** Cowan, **Seconded By** Clementi **Motion passed unanimously**.

B. **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**

Community Development Director Nathan Gonzales presented that the applicant has 3 lots to replat to expand his home and make into 1 lot and receive a building permit.

PUBLIC HEARING opened and closed at 6:29 pm; no one requested to speak regarding this matter.

P&Z MEMBER DISCUSSION

P Clementi inquired about the platting process.

N. Gonzales advised the applicant will hire their own land survey company.

Motion Approve. Action to Approve 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, Moved By Dickinson-Cuniff **Seconded By** Clementi **Motion passed unanimously**

VI. ADJOURNMENT

Motion to adjourn by Clementi. Second by Cowan.
Vice Chair Malkowski adjourned the meeting at 6:32 p.m.

APPROVED:

ATTEST:

ANDREW MALKOWSKI, VICE CHAIR

ARICELI LOPEZ, COMMISSION SECRETARY

MEETING DATE: DECEMBER 21, 2023

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

SUBJECT

Consider approval for Final Plat of Lot 1, Block 1, of Kennedale Junior High, approximately 33.203 acres, situated in the E.R. Mingus Survey, Abstract No. 1114, located at 930 Corey A Edwards Dr., City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Final Plat
Applicant	Monica Silva, Gil Engineering
Location	930 Corey A Edwards
Surrounding Uses	Residential, Institutional/Civic
Surrounding Zoning	R-3 to the north and east, R-1 to the south and west, PD-UV1 to the west
Future Land Use Plan Designation	Neighborhoods
Staff Recommendation	Approve

STAFF REVIEW

The KISD Junior High School property consists of three lots which are not platted. This final plat will consolidate all lots into one. KISD plans to build a 30,000 SF addition on property. Platting is required prior to the issuance of this building permit.

RECOMMENDATION

Staff has reviewed the request for Final Plat and has determined it meets all city requirements. Staff recommends approval.

ATTACHMENTS

1.	Kennedale Junior High Final Plat	Kennedale Junior High Final Plat.pdf
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STANDARD PLAT NOTES

- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.
- The City of Kennedale shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not limited to: private streets, emergency access easements, and gated security entrances, recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels of 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 obligation of said owners association, as set forth herein.

STATE OF TEXAS)
COUNTY OF TARRANT)

KNOWN ALL MEN BY THESE PRESENTS, THAT KENNEDALE INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENTS, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

33.206 ACRES SITUATED IN THE E.R. MINGUS SURVEY, ABSTRACT NUMBER 1114, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN THE FOLLOWING DEEDS: A 2.00 ACRE TRACT OF LAND CONVEYED TO KENNEDALE ISD RECORDED IN VOLUME 5981 PAGE 452 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AN 18.00 ACRE TRACT OF LAND CONVEYED TO KENNEDALE ISD RECORDED IN VOLUME 5981 PAGE 457 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, A 6.762 ACRE TRACT CALLED TRACT I CONVEYED TO KENNEDALE ISD IN VOLUME 1113 PAGE 1996 DEED RECORDS OF TARRANT COUNTY, TEXAS, A 6.703 ACRE TRACT CALLED TRACT II CONVEYED TO KENNEDALE ISD IN VOLUME 1113 PAGE 1996 DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTH-WEST CORNER OF THE HERE IN DESCRIBED TRACT SAME BEING THE NORTH-WEST CORNER OF BLOCK 1, LOT 1A OF THE SPRING BRANCH ADDITION PHASE I RECORDED IN VOLUME 388-155, PAGE 53 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAME BEING A POINT ON THE EAST RIGHT OF WAY OF CORY A. EDWARDS DR,

THENCE N 0° 19' 30" W 1030.65 FEET FOLLOWING THE WEST LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING THE EAST RIGHT OF WAY LINE OF CORY A. EDWARDS DR TO 1/2" IRON ROD FOUND,

THENCE N 1° 19' 29" E 1.27 FEET FOLLOWING THE WEST LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE SOUTH LINE OF BLOCK 1 LOT 6 OF EMERALD CREST ESTATES RECORDED INSTRUMENT NUMBER D218232964, DEED RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT N 88° 40' 31" W 22.6 FEET FOR THE SOUTH-WEST CORNER OF SAID BLOCK 1 LOT 6,

THENCE S 88° 40' 31" E 273.47 FEET LEAVING THE WEST LINE AND FOLLOWING THE NORTH LINE OF THE HERE IN DESCRIBED TRACT TO AN 1/2" IRON ROD FOUND FOR A POINT ON THE NORTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING THE SOUTH-EAST CORNER OF SAID BLOCK 1 LOT 6, SAME BEING A POINT ON THE WEST LINE OF BLOCK 1 LOT 7 OF THE FINAL PLAT OF LOTS 1-33, BLOCK 1 WINDING CREEK ADDITION, RECORDED IN INSTRUMENT NUMBER D205201813 PLAT RECORDS OF TARRANT COUNTY, TEXAS,

THENCE S 0° 00' 00" E 1.90 FEET TO A 1/2" IRON ROD FOUND FOR A POINT ON THE NORTH LINE OF HERE IN DESCRIBED TRACT, SAME BEING THE SOUTH-WEST CORNER OF SAID BLOCK 1 LOT 7,

THENCE N 89° 30' 17" E 867.32 FEET ALONG THE NORTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF SAID FINAL PLAT OF LOTS 1-33 TO AN 1/2" IRON ROD FOUND,

THENCE S 0° 14' 15" W 19.76 FEET TO 1/2" IRON ROD FOUND FOR A POINT ON THE NORTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE SOUTH LINE OF SAID FINAL PLAT OF LOTS 1-33,

THENCE N 89° 27' 02" E 99.54 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTH-EAST CORNER OF THE HERE IN DESCRIBED TRACT, SAME BEING THE SOUTH-EAST CORNER OF SAID FINAL PLAT OF LOTS 1-33, SAME BEING A POINT ON THE WEST LINE OF THE FINAL PLAT OF OAK HILL PARK, PHASE II RECORDED IN INSTRUMENT NUMBER D206029368 (CABINET A SLIDE 10824), PLAT RECORDS OF TARRANT COUNTY, TEXAS,

THENCE LEAVING THE NORTH LINE OF THE HERE IN DESCRIBED TRACT AND ALONG THE EAST LINE OF THERE IN DESCRIBED TRACT, SAME BEING THE WEST LINE OF SAID FINAL PLAT OF OAK HILL PARK, PHASE II, THE FOLLOWING SIX (6) COURSE:

- S 9° 41' 04" E 89.47 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS N 76° 42' 10" W 25.22',
- S 22° 16' 20" E 274.81 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS N 81° 40' 19" W 43.83',
- S 6° 37' 45" W 105.95 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS S 66° 07' 14" W 27.86',
- S 21° 26' 54" E 197.55 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS S 48° 31' 56" W 28.58',
- S 50° 36' 38" E 157.80 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS S 35° 33' 15" W 50.07',
- S 43° 25' 36" E 103.94 FEET TO A CALCULATED POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS S 41° 52' 22" W 42.93'

THENCE S 28° 38' 07" E 212.89 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTH-EASTERLY CORNER OF THE HERE IN DESCRIBED TRACT, SAME BEING THE SOUTH-WEST CORNER OF SAID FINAL PLAT OF OAK HILL PARK SAME BEING A POINT,

THENCE LEAVING THE EAST LINE OF THE HERE IN DESCRIBED TRACT AND ALONG THE SOUTH LINE OF THERE IN DESCRIBED TRACT, THE FOLLOWING EIGHT (8) COURSE:

- N 89° 41' 15" W 13.04 FEET LONG THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT SAME BEING THE NORTH LINE OF A 7.11 ACRE TRACT OF LAND CALLED THE MINOR PLAT LOTS 1R, 2, & 3, BLOCK A RUZ ADDITIONS RECORDED IN INSTRUMENT NUMBER D203255049, PLAT RECORDS OF TARRANT COUNTY, TEXAS, TO A 1/2" IRON ROD FOUND,
- S 89° 34' 43" W 494.93 FEET TO A 1/2" IRON ROD FOUND FOR A POINT ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE NORTH LINE OF SIAD RUZ ADDITIONS,
- S 89° 44' 30" W 199.60 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE NORTH LINE OF SAID RUZ ADDITIONS,
- S 73° 52' 37" W 6.41 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING THE NORTH-WEST CORNER OF LOT 1R OF SAID RUZ ADDITIONS, SAME BEING THE NORTH-EAST CORNER OF LOT 14B OF THE SPRING BRANCH ADDITION PHASE II, RECORDED IN VOLUME 388 PAGE 159 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS,
- S 89° 30' 00" W 235.70 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE NORTH LINE OF SAID SPRING BRANCH ADDITIONS PHASE II,
- S 89° 01' 00" W 254.30 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING THE NORTH-EAST CORNER OF THE SPRING BRANCH ADDITION PHASE I, RECORDED IN VOLUME 388 PAGE 155 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS,
- S 88° 55' 50" W 2.69 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE NORTH LINE OF SAID SPRING BRANCH PHASE I,
- S 87° 52' 29" W 102.69 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HERE IN DESCRIBED TRACT, SAME BEING A POINT ON THE NORTH LINE OF SAID SPRING BRANCH PHASE I,

THENCE S 89° 44' 00" W 400 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.206 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ 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 _____

STATE OF TEXAS S
COUNTY OF TARRANT S

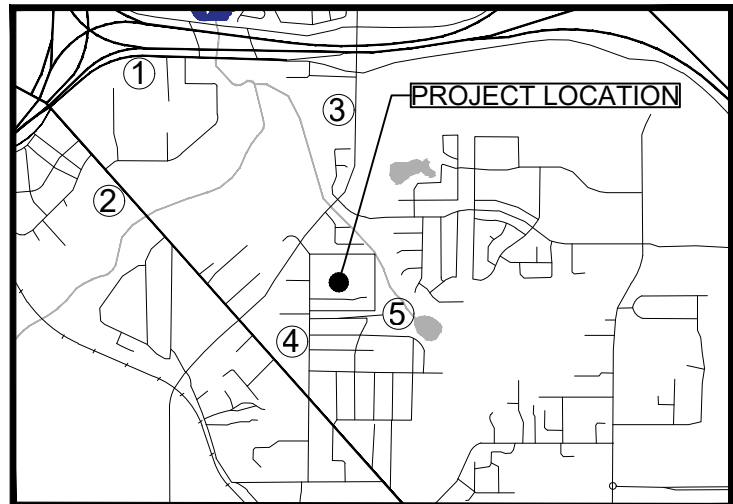
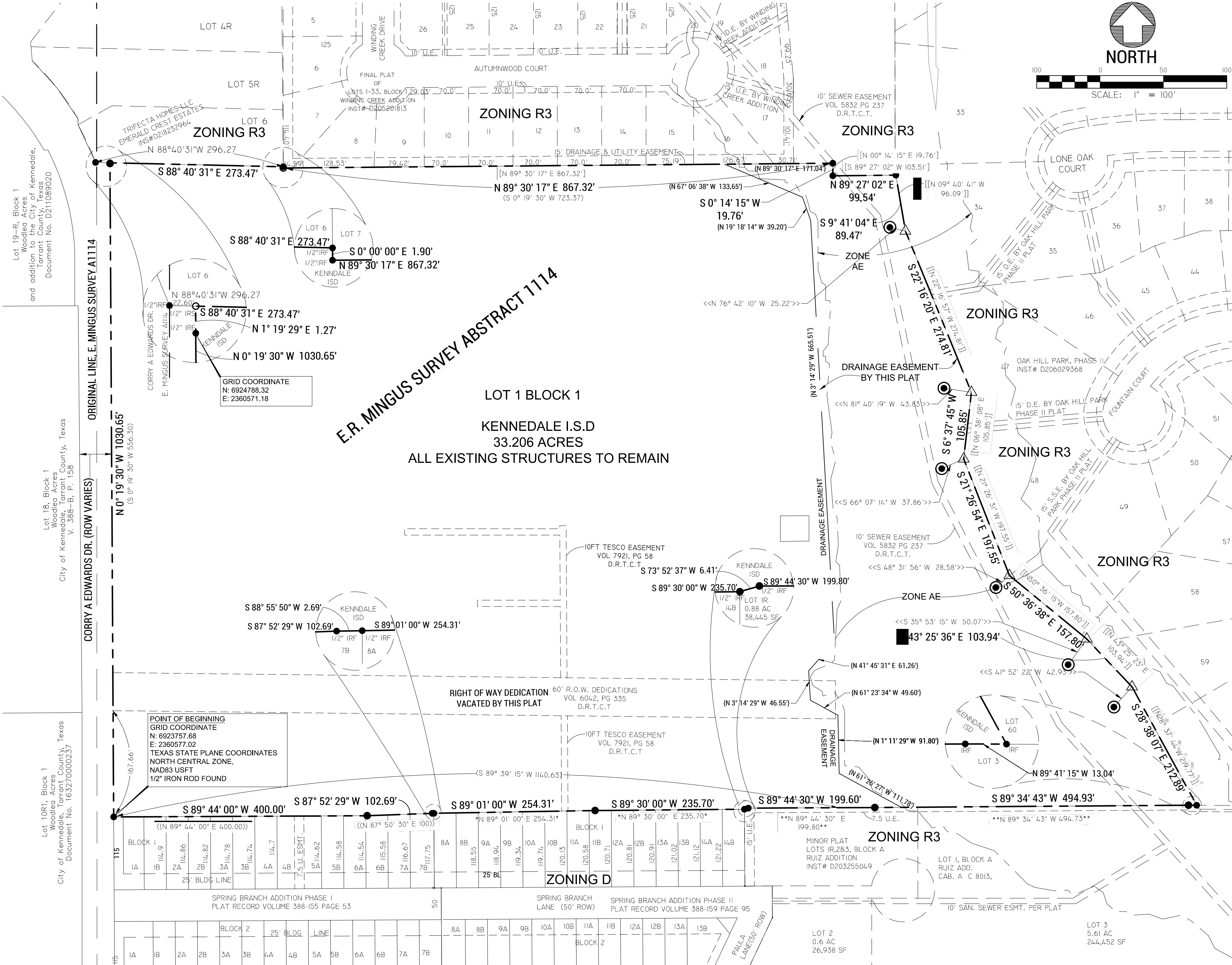
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND 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: _____

FINAL PLAT
LOT 1, BLOCK 1
OF KENNEDALE JUNIOR HIGH
1446453 sq.ft, 33.206 acres
E.R. MINGUS SURVEY, ABSTRACT NUMBER 1114
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
DATE OF PREPARATION DECEMBER 9, 2023



- INTERSTATE 20
- W KENNEDALE PKWY
- BOWMAN SPRINGS RD
- CORY A. EDWARDS DR.
- SPRING BRANCH LN.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Victor M. Gil, 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 made under my supervision on the ground.

Registered Professional Land Surveyor No. 5417
504 E. Braker Ln., Austin, TX 78753
(512) 835-4203
Date: _____

CITY COUNCIL CERTIFICATE OF APPROVAL
THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

MAYOR, CITY OF KENNEDALE _____

ATTEST: CITY SECRETARY _____

CERTIFICATE OF APPROVAL
THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION _____

OWNER
KENNEDEALE I.S.D.
120 W. KENNEDALE PKWY
KENNEDEALE, TEXAS 76060

NOTES:
This project is referenced to the Texas Coordinate system of 1983, North Central Zone. All distances are horizontal surface distances unless noted and all bearing are grid bearing.

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48439C0340K DATED 9/25/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OF TARRANT COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS WITHIN ZONE AE SHADED.

