

## PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | JANUARY 25, 2024 AT 6:00 PM

CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

### I. 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

### II. REGULAR SESSION

#### A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the DECEMBER 21, 2023 Regular Meeting

### III. PUBLIC HEARING

- A. **PZ CASE #24-01** To conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.
- B. **PZ Case #24-02** To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.
- C. **P&Z Case# 24-03** To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

### IV. ADJOURNMENT

#### CERTIFICATION

I DO HEREBY CERTIFY THAT THE JANUARY 25, 2024 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:** JANUARY 25, 2024

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM II.A.

**SUBJECT**  
ITEMS FOR INDIVIDUAL CONSIDERATION

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** JANUARY 25, 2024

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM II.A.1.

**SUBJECT**

Approval of the minutes from the DECEMBER 21, 2023 Regular Meeting

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                        |                            |
|----|------------------------|----------------------------|
| 1. | 2023.12.21 P&Z Minutes | 2023.12.21 P&Z Minutes.pdf |
|----|------------------------|----------------------------|



## PLANNING AND ZONING COMMISSION MINUTES

REGULAR MEETING | DECEMBER 21, 2023 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

### I. VISITOR AND CITIZEN FORUM

There were no visitors/citizens to speak.

### II. CALL TO ORDER

Chairman Michael Brown called the meeting to order at 6:03 p.m.

#### A. ROLL CALL

**PRESENT:** Michael Brown, Colby Cowan, Perry Clementi, David Dickinson-Cuniff; **ABSENT:** Andrew Malkowski; **STAFF:** Director of Planning and Economic Development Nathan Gonzales, Board Secretary Ariceli Lopez.

### III. REGULAR SESSION

#### A. ITEMS FOR INDIVIDUAL CONSIDERATION

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

**Motion Approve. Action Approve Approval of the minutes from the October 12, 2023 Regular Meeting, Moved By** Perry Clementi, **Seconded By** Colby Cowan. **Motion passed unanimously.**

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.

Community Development Director Nathan Gonzales presented a brief overview and was available to answer questions from the Board. Chairman Brown inquired about if bonds were included and Director Gonzales stated he was not sure but assumed it was part of it.  
Hearing opened at 6:10 and closed at 6:11 with no one speaking.

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

### IV. ADJOURNMENT

**Motion Adjourn. Action Adjourn** ADJOURNMENT, **Moved By** colby cowan, **Seconded By** Perry Clementi. **Motion passed unanimously.**

APPROVED:

ATTEST:

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
BOARD OR COMMISSION SECRETARY

**MEETING DATE:** JANUARY 25, 2024

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.A.

**SUBJECT**

**PZ CASE #24-01** To conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

**ORIGINATED BY NATHAN GONZALES**

**SUMMARY**

**SUMMARY**

| BACKGROUND AND OVERVIEW          |                                                            |
|----------------------------------|------------------------------------------------------------|
| Request                          | Zoning Change from AG to TH                                |
| Applicant                        | Hue Tam Mann                                               |
| Location                         | 516 Crestview Dr                                           |
| Surrounding Uses                 | Residential, Institutional/Civic, Agriculture              |
| Surrounding Zoning               | R-3 to the north, AG to the South and east, C1 to the west |
| Future Land Use Plan Designation | Neighborhoods                                              |
| Staff Recommendation             | Approve                                                    |

**CURRENT STATUS OF PROPERTY**

The subject property is approximately 4.27 acres and contains an existing one-story residential structure that has sat vacant for a while. The home was previously used as a rental. The property is currently serviced by water and sewer on Crestview Drive. Access is also present. The lot is relatively flat and is sloped toward the creek to the east. The land owner is proposing to build a small-scale townhome development at this location. Unlike other types of development projects, this one is unique in that this will be owner-occupied development, in that he plans to own a portion of the units built so that he and his extended family members can live in. The proposed density is compliant with the limits City Council set last Spring in 2023, at 8 units an acre. At 4.27 acres, the maximum allowable units would be 34 units. The proposed development is 32 units. The east portion of the property will serve for site detention and open green space. The townhome community will also be HOA-maintained. A project narrative, concept plan, and sample elevations have been provided for your review.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property is surrounded by AG-Agricultural District zoned property to the south and east. These AG-zoned properties include single-family residences. The Kennedale Fire Station is located directly north, adjacent to the Crestdale Addition where single-family residential is present. The fire station and Crestdale Addition properties are zoned R-3. To the west is the KISD Administration building and the James F. Delany Elementary football field.

## **STAFF REVIEW**

### **LAND USE COMPATIBILITY**

The proposed land use is *single-family attached*, or more commonly known as townhomes. The request to rezone the subject property to TH-Townhome District" would allow for the construction of 32 townhomes.

The proposed zoning is **compatible** with the surrounding uses.

### **COMPREHENSIVE PLAN CONSISTENCY**

The 2012 Comprehensive Plan and Future Land Use Plan envision this part of town to be developed as "*Neighborhoods*". Sample development types include single-family, attached single-family, townhouse/rowhouse, context-sensitive small-scale multifamily, as well as cluster development.

The proposed rezoning is **consistent** with the Comprehensive Plan

### **RELATED GOALS AND TOOLS FROM THE COMPREHENSIVE LAND USE PLAN**

Principle 2: Economic Prosperity- The following are excerpts from our adopted Comprehensive Plan:

- Promote access to housing. The 1949 Housing Act promised a "decent home...for every American family." This necessitates providing housing options for people of varying financial means and residential preferences (p. 4-3).
- Create a stable and equitable tax base. Diversify the mix of land uses across the city to reduce residents' tax burden. Keep sales tax dollars local by promoting opportunities to shop in Kennedale. Provide support so local businesses and artists flourish (p. 4-3).

By providing a mix of housing options such as the one proposed at this location, land uses are further diversified in Kennedale. It should be noted that this development is within walking distance of Kennedale Town Center and this can be an incentive to attract new business to the center of town.

Transect Planning- Our adopted Comprehensive Plan includes details about Transect Planning. While this plan is currently in the process of being updated, transect planning will likely play a role in determining what type of development is compatible with existing land uses. Another way to look at this planning concept is to simply consider the scale of density and intensity of uses within a community's town center as it expands outwards towards its more rural outer regions. For example, busy commercial corridors may be buffered by appropriately scaled, higher-density development such as mixed-use or multifamily development. These multi-family developments are then buffered by smaller-scale uses such as offices and such as townhomes and duplexes. Furthermore, these areas are buffered by the traditional single-family home and rural offerings. Below is a visual example from the Center for Applied Transect Studies that explains the concept of transect planning (Figure A):

## THE TRANSECT AND COMMUNITY UNITS

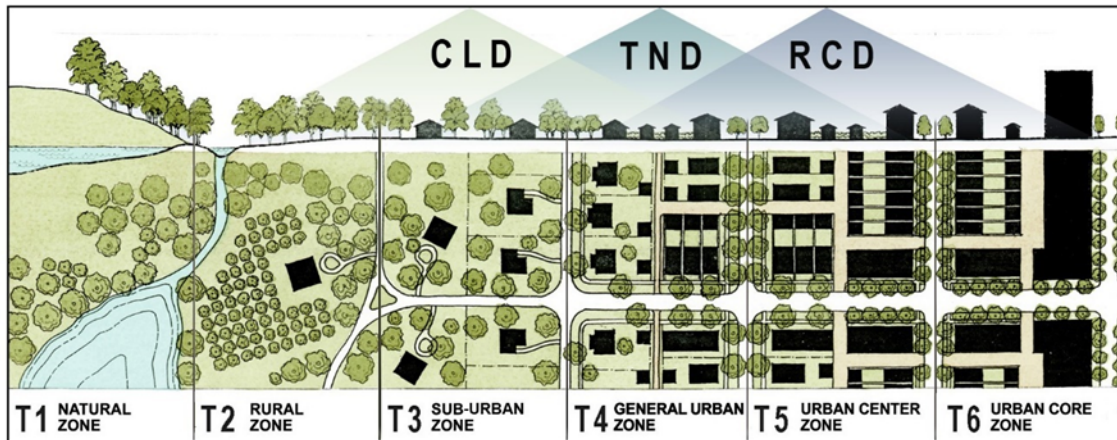


Figure A- Transect Planning  
(Courtesy of Duany Plater-Zyberk & Company, [https://transect.org/rural\\_img.html](https://transect.org/rural_img.html))

Our Comprehensive Plan details transect planning on Page 4-6. This concept is currently visible in the present built environment, to a degree, here in Kennedale (Figure B):

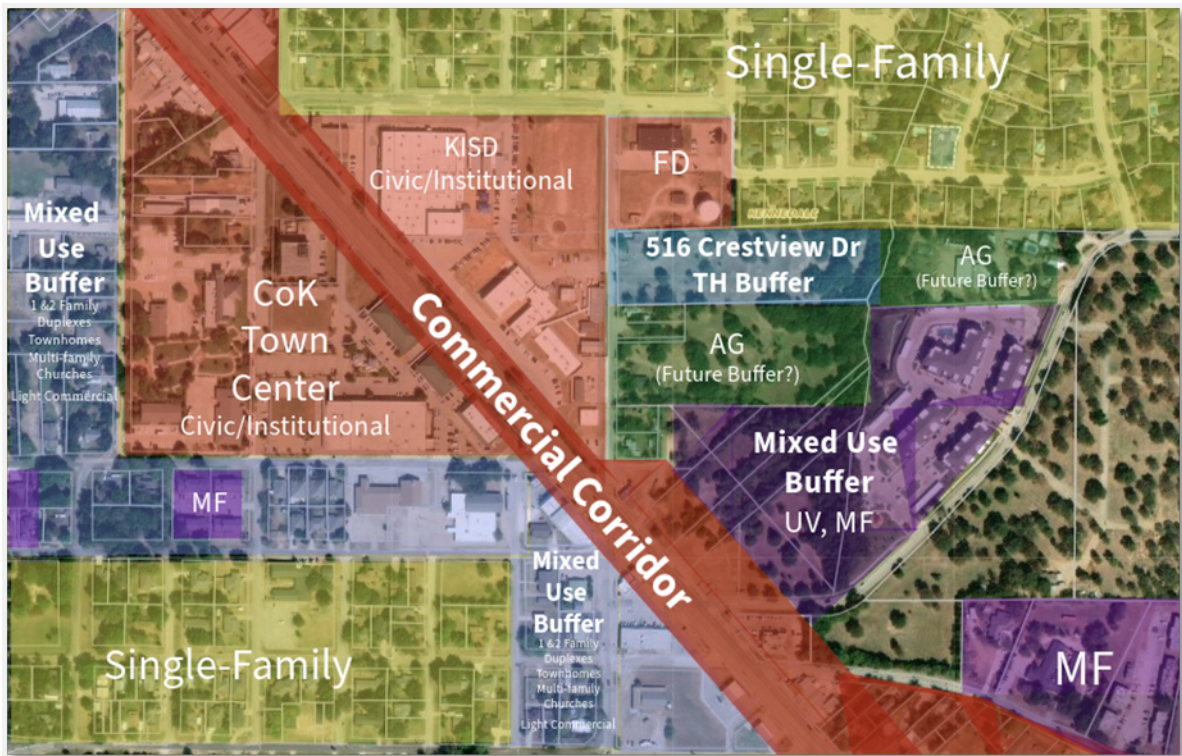


Figure B- Existing Conditions

As depicted in Figure B, the Kennedale Town Center and KISD buildings buffer adjacent property from the heavily traveled Kennedale Parkway/Business 287.

Starting at the Town Center and moving outward to the west we find a mix of land uses which include office, retail, single-family, 2-family (duplexes), townhomes, and small-scale multi-family. This area serves as a transition zone of sorts, buffering the traditional single-family homes found in the Old Town District, S New Hope Rd, and the property west of Sonora Park.



From the KISD property to the east, we find both multi-family and commercially zoned property. There is also existing acreage zoned AG-Agriculture which buffers the single-family neighborhoods of Crestdale Addition. Located within these AG buffers is the subject property at 516 Crestview Dr. Given this, the proposed zoning change to TH-Townhome is compatible, further insulating the existing single-family neighborhoods from the busy commercial corridor that is Business 287.

## DETAILS FROM THE DUNAWAY COMMUNITY SURVEY

This past October, Dunaway conducted a community-wide survey as part of their efforts to assist with updating our Comprehensive Plan. Key takeaways included the community's desire for a variety of single-family housing options (See Figures C & D):



Figure C- Key Takeaways from Dunaway Survey

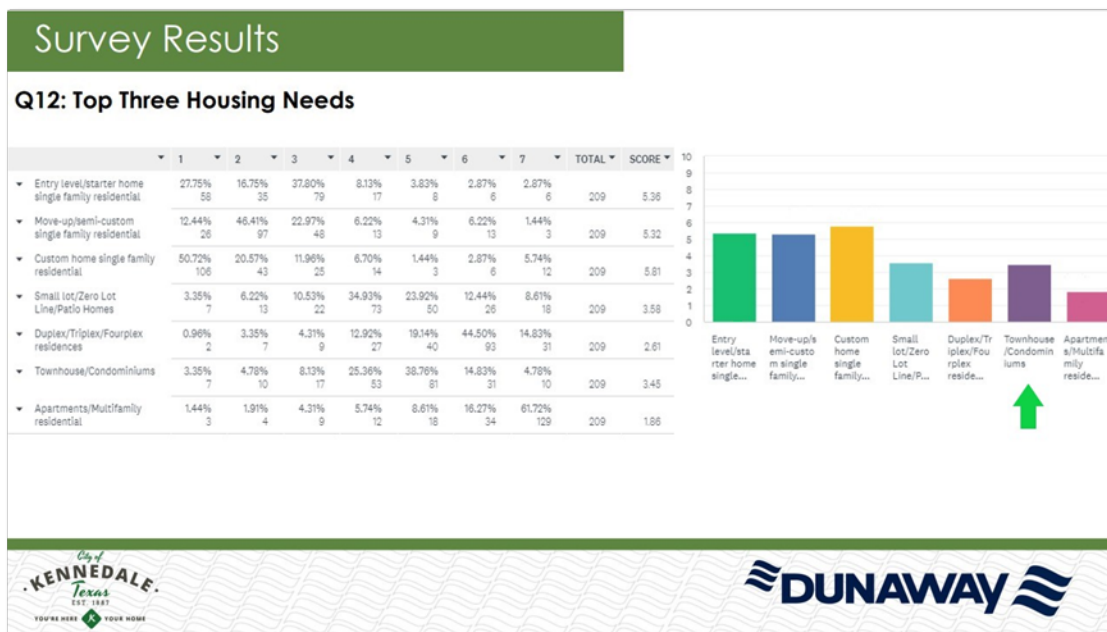


Figure D- Housing Needs from Dunaway Survey

Townhomes are single-family units separated by a firewall. When a building is separated by a firewall, each side of the building is reviewed as a single building even though there may be a row or bank of units attached. As townhomes are defined in our UDC as *single-family, attached*, a case can be made that these may be considered as an option for single-family housing needs. One caveat exists, however. The residential building code requires an automatic fire sprinkler system for all residential dwellings. This includes single-family, two-family, and townhomes. The state legislature, however, signed into law an exception to this rule for one and two-family detached dwellings. Single-family, attached, dwellings such as townhomes would still require a sprinkler system.

Lastly, the community survey noted a desire for more residential housing options in the town center (See Figure E). As previously noted, the proposed project would provide additional residential housing in the town center and is within walking distance of the Town Center. If this project is developed, sidewalks will be installed, extending sidewalks provided by the new fire station remodel. This section of town currently does not have any sidewalks in the area. Improving walkability is a key component of our current Comprehensive Plan, Future Land Use Plan, and recent community survey.

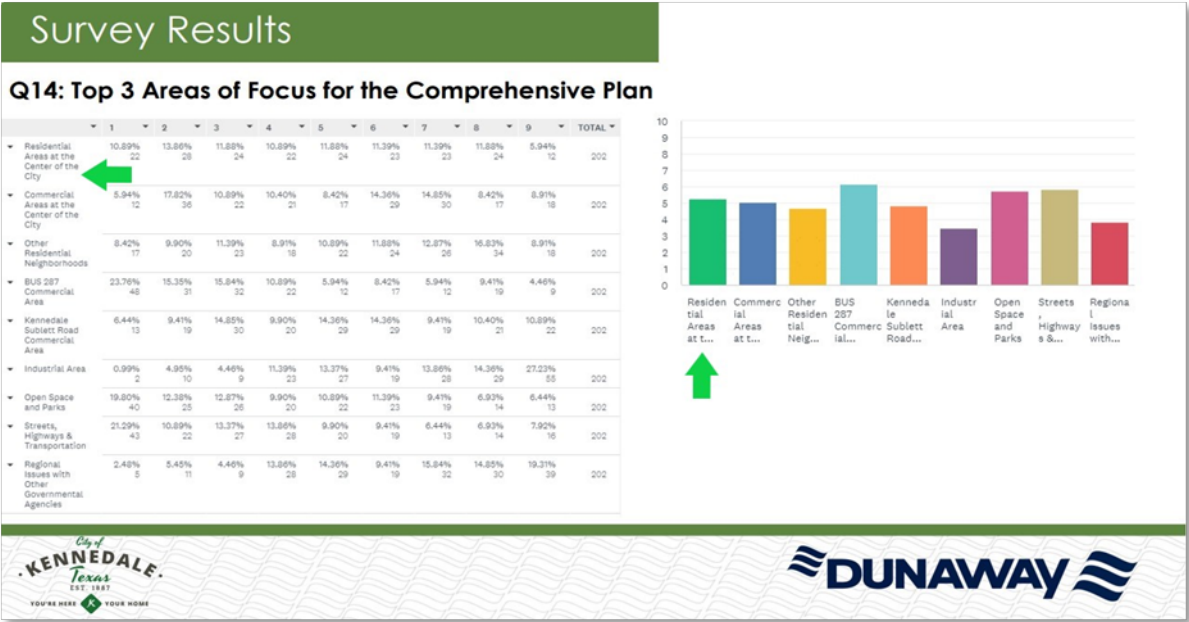


Figure E- Residential Desired in the Center of the City

**STAFF RECOMMENDATION**

The applicant's request for a zoning change to "TH- Townhome District" is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

|                                    |                                             |
|------------------------------------|---------------------------------------------|
| Land Use Compatibility:            | The requested change <b>is compatible</b> . |
| Comprehensive Plan Consistency:    | The requested change <b>is consistent</b> . |
| Future Land Use Plan Consistency:  | The requested change <b>is consistent</b> . |
| 2023 Community Survey Consistency: | The requested change <b>is consistent</b> . |
| Staff Recommendation:              | <b>Approve</b>                              |

**ATTACHMENTS**

|     |                                          |                                               |
|-----|------------------------------------------|-----------------------------------------------|
| 1.  | 516 Project Narrative                    | 516 Project Narrative.pdf                     |
| 2.  | CONCEPTUAL SITE PLAN WITH CONTOURS       | CONCEPTUAL SITE PLAN WITH CONTOURS.pdf        |
| 3.  | CONCEPTUAL SITE PLAN WITHOUT CONTOURS    | CONCEPTUAL SITE PLAN WITHOUT CONTOURS.pdf     |
| 4.  | CONCEPTUAL UTILITY LAYOUT                | CONCEPTUAL UTILITY LAYOUT.pdf                 |
| 5.  | METES AND BOUNDS DESCRIPTION             | METES AND BOUNDS DESCRIPTION.docx             |
| 6.  | Concept1                                 | Concept1.jpg                                  |
| 7.  | Concept2                                 | Concept2.jpg                                  |
| 8.  | Concept3                                 | Concept3.jpg                                  |
| 9.  | Site Posting                             | Site Posting.jpg                              |
| 10. | Streetview                               | Streetview.jpg                                |
| 11. | Star Telegram Notice Published           | Star Telegram Notice Published.jpg            |
| 12. | McClatchy order IPL0152200               | McClatchy order IPL0152200.pdf                |
| 13. | 516 Crestview GIS 200FT buffer snippet   | 516 Crestview GIS 200FT buffer snippet.jpg    |
| 14. | PZ 2401 Mailing Notice for 516 Crestview | PZ 2401 Mailing Notice for 516 Crestview.docx |
| 15. | Mailing List                             | Mailing List.pdf                              |



## 516 Crestview Drive New Construction Project

HueTam Mann

6895 Mansfield Cardinal Rd.

Kennedale, TX 76060

11 / 16 / 2023

City Of Kennedale Planning and Zoning Department

Dear David Glover, Michael Brown, David Dickinson-Cuniff, Perry Clementi.

I have owned the property at 516 Crestview Drive, Kennedale, TX 76060 with my family since July of 2017. My purpose for buying this property is so that when the rest of my family migrates from Vietnam, which is close to happening now, I will have a location to house them as well as my family that is already here living in Kennedale with me.

I am partnering with Mr. Thanh Nguyen because of his vast knowledge and experience in building luxurious but affordable housing, which is my goal. With his help we can improve the land in a positive way and add value to the community.

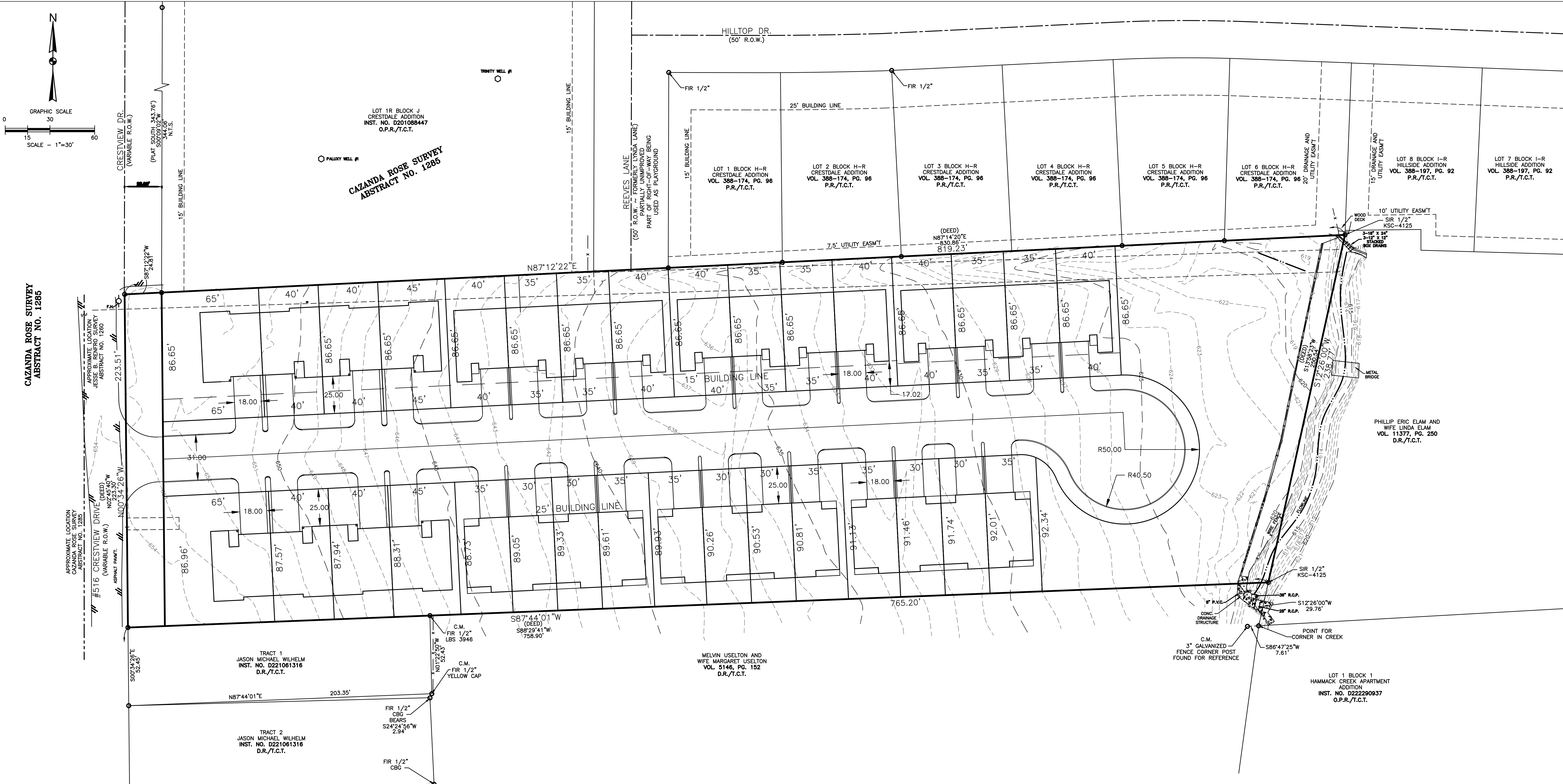
Our goal is to take what is now an empty piece of land with only one house on it and create an attractive neighborhood with varying facades, I want to avoid the cookie cutter appearance and add variety to the property, with Stone and Brick, with walkways, a Dog Park, and a playground.

The surrounding neighbors that I have spoken with, welcome the improvement, and I believe it will make the area safer with the property brought up to Kennedale city standards.

Thank you so much for your consideration in this matter. I look forward to meeting with you and working together to create a beautiful new neighborhood.

HueTam Mann

A handwritten signature in dark ink, appearing to be 'HueTam Mann', written in a cursive, flowing style.

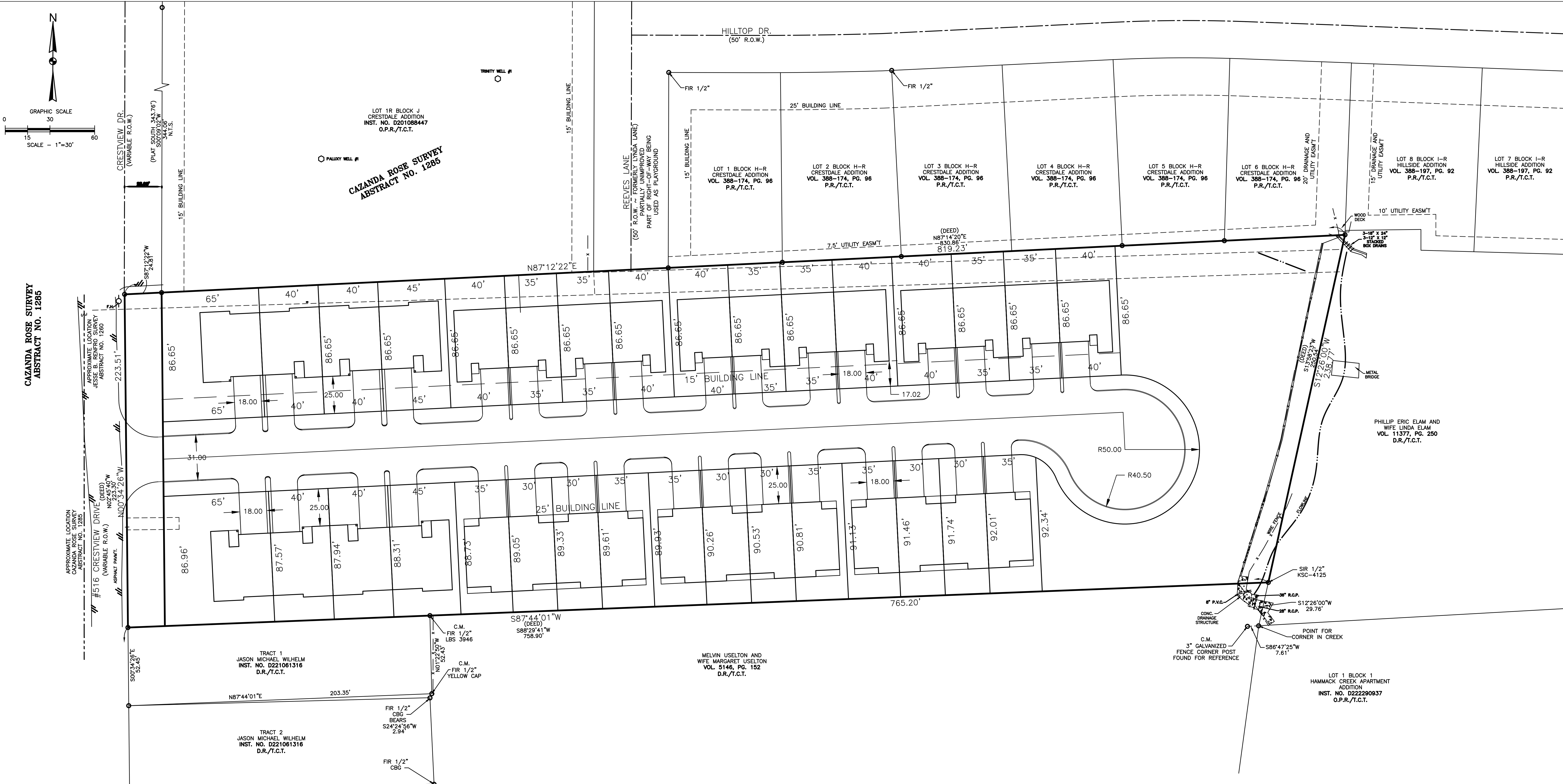


OWNER/APPLICANT:  
HUE TAM MANN  
6895 MANSFIELD CARDINAL ROAD  
KENNEDEALE, TEXAS 76060  
682-558-2347

ENGINEER:  
WALTER J. NELSON AND ASSOCIATES  
F-0062  
1812 CARLA AVENUE  
ARLINGTON, TEXAS 76014  
(817) 642-9119

CONCEPTUAL  
SITE PLAN  
516 CRESTVIEW DRIVE  
BEING 4.129 ACRES  
CITY OF KENNEDALE,  
TARRANT COUNTY, TEXAS





OWNER/APPLICANT:

HUE TAM MANN  
6895 MANSFIELD CARDINAL ROAD  
KENNEDEALE, TEXAS 76060  
682-558-2347

ENGINEER:

WALTER J. NELSON AND ASSOCIATES  
F-0062  
1812 CARLA AVENUE  
ARLINGTON, TEXAS 76014  
(817) 642-9119

# CONCEPTUAL SITE PLAN

516 CRESTVIEW DRIVE  
BEING 4.129 ACRES  
CITY OF KENNEDALE,  
TARRANT COUNTY, TEXAS





## METES AND BOUNDS DESCRIPTION

Being a 4.129 acre tract of land in the Cazanda Rose Survey, Abstract No. 1285 and the Jesse B. Renfro Survey Abstract No. 1260, situated in the City of Kennedale, Tarrant County, Texas, said 4.129 acre tract described in deed to Hue Tam Thi Mann, recorded in Instrument No. D221246222, of the Official Public Records of Tarrant County, Texas, said 4.129 acre tract being more particularly described as follows;

COMMENCING at a 60-D nail found (N:6921793.2224 ~ E:2362072.6330, the basis of coordinates and bearings is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202 "grid", all distances shown hereon are grid distances) at the northwest corner of Lot 1R, Block J, Crestdale Addition, an addition to the City of Kennedale, according to the plat thereof recorded in Instrument No. D201088447, of the Official Public Records of Tarrant County, Texas, said point also being in the east line of Crestview Drive (a variable width right-of-way);

THENCE S. 00°09'02" W., with the west line of said Lot 1R and the east line of Crestview Drive, a distance of 344.06 feet to a point for corner being the southwest corner of said Lot 1R and in the north line of said 4.129 acre tract;

THENCE S. 87°12'22" W., with the north line of said 4.129 acre tract, a distance of 24.81 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northwest corner of said 4.129 acre tract and in the east line of said Crestview Drive, said point being the POINT OF BEGINNING of herein described tract;

THENCE N. 87°12'22" E., with the north line of said 4.129 acre tract and the south line of said Lot 1R and Reeves Lane (formerly Lynda Lane ~ called 50 foot right-of-way, partially unimproved) passing at a distance of 364.93 feet a 1/2 inch iron rod found for the southwest corner of Lot 1, Block H-R, of Crestdale Addition, an addition to the City of Kennedale, according to the plat thereof recorded in Volume 388-174, Page 96, of the Plat Records of Tarrant County, Texas, continuing with the north line of said 4.129 acre tract and Lots 1, 2, 3, and 4, Block H-R, of said Crestdale Addition, passing at a distance of 738.25 feet a 1/2 inch iron rod found for the southwest corner of Lot 6, said Block H-R, continuing with the north line of said 4.129 acre tract and the south line of said Lot 6, a total distance of 819.23 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the northeast corner of said 4.129 acre tract, the southeast corner of said Lot 6, and being in the west line of a tract of land described in deed to Phillip Eric Elam and Wife Linda Elam according to the deed thereof recorded in Volume 11377, Page 250, of the Deed Records of Tarrant County, Texas;

THENCE S. 12°26'00" W., with the common line of said 4.129 acre tract and said Elam tract, a distance of 238.77 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the southeast corner of said 4.129 acre tract, from which a point for corner in a creek being the northwest corner of Lot 1, Block 1, Hammack Creek Apartment Addition, an addition to the City of Kennedale according to the plat thereof recorded in Instrument No. D222290937, of the Official Public Records of Tarrant County, Texas, bears S. 12°26'00" W., 29.76 feet and a 3 inch

galvanized fence corner post found for reference bears S. 86°47'25" W., 7.61 feet from said point for corner in creek;

THENCE S. 87°44'01" W., with the south line of said 4.129 acre tract and the north line of a tract of land described in deed to Melvin Uselton and wife Margaret Uselton, according to the deed thereof recorded in Volume 5146, Page 152, of the Deed Records of Tarrant County, Texas, passing at a distance of 562.16 feet a 1/2 inch iron rod with cap marked "LBS 3946" found for the common north corner of said Uselton tract and a tract of land described in deed to Jason Michael Wilhelm called Tract 1, according to the deed thereof recorded in Instrument No. D221061316, of the Deed Records of Tarrant County, Texas, continuing with the south line of said 4.129 acre tract and said Wilhelm Tract 1, a total distance of 765.20 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the common west corner of said 4.129 acre tract and said Wilhelm Tract 1 and being in the east line of said Crestview Drive, from which two rods bear (1) S. 00°34'26" E., a distance of 52.45 feet to a 1/2 inch iron pipe found for the southwest corner of said Wilhelm Tract 1 and being in the east line of said Crestview Drive and (2) S. 00°34'26" E., a distance of 300.09 feet to a 5/8 inch iron rod found for the most west southwest corner of said Uselton tract and being in the east line of said Crestview Drive;

THENCE N. 00°34'26" W., with the common line of said 4.129 acre tract and said Crestview Drive, a distance of 223.51 feet to the POINT OF BEGINNING and CONTAINING 179,848 square feet or 4.129 acres of land, more or less.



## plans by Bruinier &amp; associates

Duplex Plans

3 &amp; 4 Plex

5+ Units

House Plans

Garage Plans

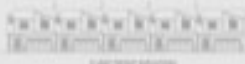
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Sample Plan

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Builders and homeowners, explore our collection of luxury townhouse plans, each designed with a main floor master bedroom and a convenient two-car garage. Start your project today!



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Builders and homeowners, explore our collection of luxury townhouse plans, each thoughtfully designed with a main floor master bedroom and a convenient two-car garage. Start building your vision today!

[Main Floor Plan](#)[Plan D-726](#)[Printable Flyer](#)

s and homeowners, explore our collection of luxury townhouse plans, each designed with a main floor master bedroom and a convenient two-car garage. Start your project today!







CITY OF KENNEDALE  
A ZONING CHANGE HAS BEEN  
REQUESTED FOR THIS LOT  
FOR INFO CALL  
817-985-2135







# **CITY OF KENNEDALE**

## **NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, JANUARY 25, 2024 AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "AG-AGRICULTURE DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR APPROXIMATELY 4.27 ACRES BEING TRACT 3F 3F1 OF THE RENFRO, JESSE B SURVEY, ABSTRACT NO. 1260, AND TRACT 3C1 HS, ABSTRACT 1285, LOCATED AT 516 CRESTVIEW DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-02 PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "PD-PLANNED DEVELOPMENT DISTRICT," MODERNO DEVELOPMENT, TO "PD-PLANNED DEVELOPMENT DISTRICT," ABSARLLC DEVELOPMENT, FOR APPROXIMATELY 6 ACRES 3775 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT NO 1327, TRACT 2K AND 2L, AND 3771 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT 1359, TRACT 1 D AND 1 E, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR THESE CASES WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, FEBRUARY 20, 2024, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

W000000000

Publication Dates



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## Order Confirmation

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE TX 760602249

Order Number: 500887  
Order PO:  
Bill-To Account: 19300  
Date: 12/15/23  
Sales Contact: Nancy Calvery  
Sales Contact Phone:

| Dates                   | Order No. | Description                              | Product                                      | Size     | Billed Units | Times Run | Net Amount |
|-------------------------|-----------|------------------------------------------|----------------------------------------------|----------|--------------|-----------|------------|
| 12/17/2023 - 12/17/2023 | 500887    | Print Legal Ad-IPL01522000<br>IPL0152200 | FTW-Star-Telegram<br>Legal   Misc Legals CLS | 1 x 69 L | 69 L         | 1         | \$0.00     |

Order Total Cost

\$0.00



## Ad Preview

### **CITY OF KENNEDALE NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, JANUARY 25, 2024 AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "AG-AGRICULTURE DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR APPROXIMATELY 4.27 ACRES BEING TRACT 3F 3F1 OF THE RENFRO, JESSE B SURVEY, ABSTRACT NO. 1260, AND TRACT 3C1 HS, ABSTRACT 1285, LOCATED AT 516 CRESTVIEW DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-02 PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "PD-PLANNED DEVELOPMENT DISTRICT," MODERNO DEVELOPMENT, TO "PD-PLANNED DEVELOPMENT DISTRICT," ABSAR LLC DEVELOPMENT, FOR APPROXIMATELY 6 ACRES 3775 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT NO 1327, TRACT 2K AND 2L, AND 3771 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT 1359, TRACT 1 D AND 1 E, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR THESE CASES WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, FEBRUARY 20, 2024, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0152200

Dec 17 2023





516 Crestview Dr

James F. Delaney Elementary

Wildcat Success Center  
Temporarily closed

Kennedale Fire Department

DAEP Alternative Campus

Kennedale Independent School District

Hammack Creek

First Bible Baptist Church

IGNITE First Baptist Church

Xtreme Computers And House Deals  
Computer store

Cara Conkie Decorative Finishes  
Home goods store

John A. Blakeway, CPA  
Temporarily closed

Valero

Wells Fargo ATM

Kenosha Area Chamber of Commerce

Subway Sandwiches

Monica's Nails Spa

Mr. Wally's Axes

Iron Wheel Antiques and Gifts  
Antique store

Dollar General  
Dollar store

Chicken Express  
Fast food

Bravo Hair

Chevron

Metro by T-Mobile  
Cell phone store

Elma's Beauty Salon

The Mission Store & Food Pantry  
Thrift store

Louisa Beauty



## PUBLIC HEARING RESCHEDULED

December 15, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following cases on Thursday, January 25, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #24-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "AG-AGRICULTURE DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR APPROXIMATELY 4.27 ACRES BEING TRACT 3F 3F1 OF THE RENFRO, JESSE B SURVEY, ABSTRACT NO. 1260, AND TRACT 3C1 HS, ABSTRACT 1285, LOCATED AT 516 CRESTVIEW DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A second public hearing for these cases will be held before City Council on Tuesday, February 20, 2024, at 5:30 PM IN the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.



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](mailto:ngonzales@cityofkennedale.com).





The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://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](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135

# 514 CRESTVIEW

16957N-2-2  
WALTHER LARRY  
PO BOX 33346  
FORT WORTH, TX 76162

18418-1R-6  
MCCARTY FLOYD  
300 HILLTOP DR  
KENNEDEALE, TX 76060

18418-1R-7  
MUNIZ HERMINIA  
206 HILLTOP DR  
KENNEDEALE, TX 76060

18418-1R-7  
DeAndra Muniz  
206 HILLTOP DR  
KENNEDEALE, TX 76060

18418-1R-8  
JOPLIN GARY SCOTT  
204 HILLTOP DR  
KENNEDEALE, TX 76060

18418-3-25  
ELLIOTT DOUGLAS  
205 HILLTOP DR  
KENNEDEALE, TX 76060

18418-3-26  
CROSS PERSTON  
203 HILLTOP DR  
KENNEDEALE, TX 76060

8690-ER-13  
BUCHANAN DAVID  
6007 COPPERFIELD DR  
ARLINGTON, TX 76001

\*8690-ER-14  
MERSEAL JAMES  
103 HILLTOP DR  
MANSFIELD, TX 76063

8690-ER-15  
SNELL LONNIE P  
105 HILLTOP DR  
KENNEDEALE, TX 76060

8690-ER-16  
WOODARD BENNY H  
107 HILLTOP DR  
KENNEDEALE, TX 76060

8690-FR-12  
GRAVES BROOKLYN  
600 RUTH DR  
KENNEDEALE, TX 76060

8690-HR-1  
~~TATUM BRIAN~~ *William T*  
100 HILLTOP DR  
KENNEDEALE, TX 76060

8690-HR-2  
LATOYA CHILDRESS  
102 HILLTOP DR  
KENNEDEALE, TX 76060

\*8690-HR-3  
GUISELMAN RICHARD  
104 HILLTOP  
MANSFIELD, TX 76063

8690-HR-4  
KOENIGSEDER AMY KATHERINE  
106 HILLTOP DR  
KENNEDEALE, TX 76060

8690-HR-5  
KNOX MARSHA L  
200 HILLTOP DR  
KENNEDEALE, TX 76060

8690-HR-6  
CONRAD MICHELLE LYNN  
202 HILLTOP DR  
KENNEDEALE, TX 76060

8690-J-1R  
Indya Murray  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

A1260-3A  
ELAM AUSTEN  
349 KENNEDEALE SUBLETT RD  
KENNEDEALE, TX 76060

A1260-3F  
MANN HUE  
6895 MANSFIELD CARDINAL RD  
KENNEDEALE, TX 76060

A1260-3F  
MANN HUE  
6895 MANSFIELD CARDINAL RD  
KENNEDEALE, TX 76060

A1260-3G03  
USELTON MARGARET S  
PO BOX 275  
KENNEDEALE, TX 76060

A1260-3G03A  
WITHERSPOON PROPERTIES INC  
632 LONESOME PRAIRIE TR  
HASLET, TX 76052

A1260-3G04  
WITHERSPOON PROPERTIES INC  
632 LONESOME PRAIRIE TR  
HASLET, TX 76052

A1260-3G05  
WITHERSPOON PROPERTIES INC  
632 LONESOME PRAIRIE TR  
HASLET, TX 76052

A1285-3A  
KENNEDEALE ISD  
120 W KENNEDEALE PKWY  
KENNEDEALE, TX 76060

A1285-3D  
Katie Katie  
120 W KENNEDEALE PKWY  
KENNEDEALE, TX 76060

\* *Morgan Fulwider*  
*103 Hilltop DR*  
*Kenneedale Tx*  
*76060*

\* *Richard Guiselman*  
*104 Hilltop DR*  
*Kenneedale Tx*  
*76060*



**MEETING DATE:** JANUARY 25, 2024

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.B.

**SUBJECT**

**PZ Case #24-02** To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

**ORIGINATED BY NATHAN GONZALES**

**SUMMARY**

| <b>BACKGROUND AND OVERVIEW</b>          |                                                             |
|-----------------------------------------|-------------------------------------------------------------|
| <b>Request</b>                          | Zoning Change from PD (Moderno) to PD (Absar)               |
| <b>Applicant</b>                        | Mohammed M. Rahman, ABSAR LLC                               |
| <b>Location</b>                         | 3775 & 3771 Kennedale New Hope Rd                           |
| <b>Surrounding Uses</b>                 | Residential, Industrial                                     |
| <b>Surrounding Zoning</b>               | R-2 to the north, south, and west, I-Industrial to the east |
| <b>Future Land Use Plan Designation</b> | Neighborhood Village, Neighborhood Corridor, Neighborhoods  |
| <b>Staff Recommendation</b>             | Approve                                                     |

**CURRENT STATUS OF PROPERTY**

The subject properties consist of two tracks, 3775 & 3771 Kennedale New Hope Rd, which are approximately 5.97 acres. Access is provided on Kennedale New Hope Rd. The lot is about 225 feet wide at its street frontage then reduces in size to about 190 feet towards the east. These lots are currently vacant and have a Planned Development (PD) zoning. This current PD was approved by City Ordinance 712 in September 2020 for a project called "Moderno," a cottage-style development that created 50 single lots. These lots were 35'x65' with a minimum lot area of 2,275 SF. The applicant purchased the property in December 2021 but would like to build a single-family development at a traditional scale. Doing so requires a zoning change. The applicant has provided a project narrative, concept plan, and sample elevations. Staff has worked with the applicant on drafting the development standards of the planned development that would be compatible with the area and site conditions.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property is surrounded by R-2 Residential District to the north, south, and west. Towards the east, you will find property zoned I-Industrial District where a gas well owned by Harrison Jet is situated. Land use in the area is mostly residential or undeveloped. The old dragstrip is due west of this location where the city has a development

agreement with the owner to see this developed as residential.

## STAFF REVIEW

### LAND USE COMPATIBILITY

The proposed land use would remain single-family residential and as such it is **compatible** with the surrounding uses.

### COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as a *Neighborhood Corridor* and *Neighborhoods*. A portion of the lot falls within the Neighborhood Village node of the FLUP (See Figure A). Sample development types include single-family, attached single-family, townhouse/rowhouse, context-sensitive small-scale multifamily, as well as cluster development. Commercial offerings of the Neighborhood Corridor include restaurants, retail, service, and professional offices.



Figure A- Future Land Use Plan

The proposed rezoning is **consistent** with the Comprehensive Plan

### DETAILS FROM THE DUNAWAY COMMUNITY SURVEY

This past October, Dunaway conducted a community-wide survey as part of their efforts to assist with updating our Comprehensive Plan. Key takeaways included the community's desire for a variety of single-family housing options (See Figures B & C):



## Key Takeaways

- High overall quality of life
- A good place to live and raise a family
- High satisfaction with public safety services
- More opportunities with parks and open spaces
  - Indoor recreation center & more space for outdoor athletics
- Street improvement and increasing walkability
- ➔ • Desire for a variety of single-family housing options
- Restaurants, grocery store, entertainment, and health care services



Figure B- Key Takeaways from Dunaway Survey

## Survey Results

### Q12: Top Three Housing Needs

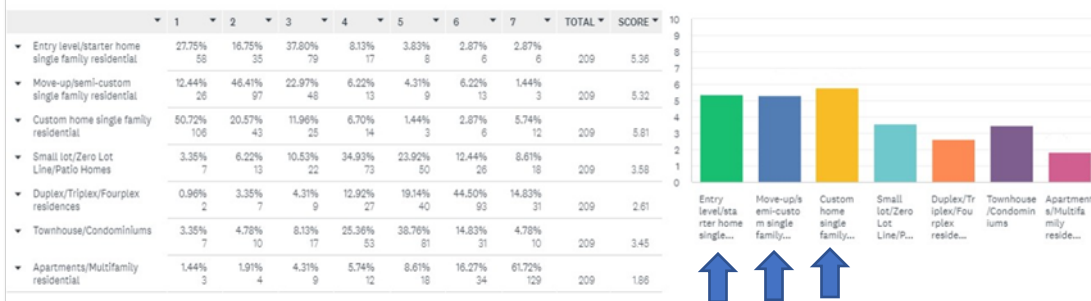


Figure C- Housing Needs from Dunaway Survey

The top three results of the “Housing Needs” portion of the Dunaway Community Survey highlight the desire to see more types of single-family housing. This includes starter/entry-level housing, move-up/semi-customer housing, and custom home residential. The proposed rezone and PD include three lot types of varying sizes and would be considered custom homes.

## STAFF RECOMMENDATION

The applicant's request for a zoning change to PD-Planned Development" is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

Land Use Compatibility: The requested change ***is compatible.***  
Comprehensive Plan Consistency: The requested change ***is consistent.***  
Future Land Use Plan Consistency: The requested change ***is consistent.***  
2023 Community Survey Consistency: The requested change ***is consistent.***  
Staff Recommendation: ***Approve***

## RECOMMENDATION

## ATTACHMENTS

|     |                                                              |                                                                  |
|-----|--------------------------------------------------------------|------------------------------------------------------------------|
| 1.  | Proposed PD Development Standards                            | Proposed PD Development Standards.docx                           |
| 2.  | Kennedale-Site-Layout-12-10-23                               | Kennedale-Site-Layout-12-10-23.pdf                               |
| 3.  | Front Elevation_MRDN#1                                       | Front Elevation_MRDN#1.pdf                                       |
| 4.  | Front Elevation_MRDN#2                                       | Front Elevation_MRDN#2.pdf                                       |
| 5.  | Front Elevation_MRDN#3                                       | Front Elevation_MRDN#3.pdf                                       |
| 6.  | Front Elevation_TRD#1                                        | Front Elevation_TRD#1.pdf                                        |
| 7.  | Front Elevation_TRD#2                                        | Front Elevation_TRD#2.pdf                                        |
| 8.  | Front Elevation_TRD#3                                        | Front Elevation_TRD#3.pdf                                        |
| 9.  | Newspaper Publication                                        | pdf                                                              |
| 10. | Site Posting                                                 | jpg                                                              |
| 11. | 3775 and 3771 Kennedale New Hope Rd GIS 200ft Buffer Snippet | 3775 and 3771 Kennedale New Hope Rd GIS 200ft Buffer Snippet.jpg |
| 12. | PZ 2402 Mailing Notice for 3775 3771 Kennedale New Hope Rd   | PZ 2402 Mailing Notice for 3775 3771 Kennedale New Hope Rd.docx  |
| 13. | Mailing List                                                 | Mailing List.pdf                                                 |

## EXHIBIT "A"

### LEGAL DESCRIPTION

BEING A PART OF THE ROBERT C. RICHEY SURVEYS, ABSTRACTS NO. 1327 & 1359, SITUATED IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND EMBRACING ALL OF THE TRACTS 1 AND 2 DESCRIBED IN THE DEED TO TERRY R. SCOTT AND EVA J. SCOTT AND RECORDED IN VOLUME 6444, PAGE 344 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF THE 2.46 ACRES TRACT DESCRIBED IN THE DEED TO GLEN RAY HINKEL AND BETTY ANN HINKEL, RECORDED IN VOLUME 5914, PAGE 323 OF THE SAID DEED RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF S. NEW HOPE ROAD;

THENCE N 87°36'04"E, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID 2.46 ACRES TRACT, GENERALLY ALONG A FENCE, PASSING A 1/2" IRON ROD FOUND AT 554.11 FEET AND S 02°23'56"E, 1.19 FEET, AND CONTINUING ALONG SAID LINE, IN ALL, A DISTANCE OF 1136.85 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE NORTHEAST CORNER OF SAID TRACT 1, FROM WHICH A CROSS-TIE FENCE CORNER POST BEARS S 87°36'04"W, 1.20 FEET. SAID IRON ROD BEING BY DEED CALL SOUTH 193.00 FEET AND N 87°45'E, 360.8 FEET FROM THE SOUTHWEST CORNER OF THE E.C. CANNON SURVEY, ABSTRACT NO. 378;

THENCE S 01°10'43"E, ALONG THE WEST LINE OF SAID TRACT 1, TO AND ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 229.88 FEET TO A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "MMA" FOR THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO KAMEL SOLIMAN ET AL, RECORDED IN VOLUME 8384, PAGE 1782 OF THE SAID DEED RECORDS. SAID IRON ROD BEING BY DEED CALL SOUTH, 346.32 FEET AND N 87°45' E, 360.8 FEET FROM THE SAID SOUTHWEST CORNER OF CANNON SURVEY;

THENCE S 87°33'48"W, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE SAID NORTH LINE OF SOLIMAN TRACT, A DISTANCE OF 1136.85 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "GSI SURVEYING" FOR THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID SOLIMAN TRACT, IN THE SAID EAST RIGHT-OF-WAY LINE;

THENCE N 01°10'57"W, ALONG THE WEST LINE OF SAID TRACT 2, TO AND ALONG THE WEST LINE OF SAID TRACT 1, AND CONTINUING ALONG THE SAID EAST RIGHT-OF-WAY, A DISTANCE OF 230.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.008 ACRES (261,703 SQUARE FEET MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.



**EXHIBIT "B"**  
**AFSAR ADDITION — Development Standards**

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Planned Development standards stated below.

1. Property location and size.
  - a. AFSAR ADDITION (Subject Property) is established on property located at 3775 and 3771 Kennedale New Hope Road. This Planned Development is comprised of 2 tracts of land consisting of approximately 6 acres, more particularly shown on the Site Plan, which is attached hereto for all purposes.
2. Purpose
  - a. To create a Planned Development for thirty-four (34) single family residential lots. The minimum gross density, net density, lot sizes, lot layout and configuration are as shown on the Site Plan (Exhibit C). An entry feature will be provided at the connection point to Kennedale New Hope Road. This neighborhood will meet at least 5 of the qualifying conditions as laid out in Section 9.2.C of the Unified Development Code (UDC). These conditions include: 2) a pedestrian-oriented design, 3) high quality architectural design beyond the site plan requirements of this article; 4) extensive landscaping beyond the site plan requirements of this article; 7) provision of open space or public plazas and features.
3. Development plan.
  - a. The proposed Site Plan will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control building permits.
4. Lot composition and layout.
  - a. The lot layout and composition shall conform to the Site Plan and the requirements of Table 1 below:

Table 1: Lot Composition

| Lot Type | Lot Size (FT) | Lot Size (SF) |
|----------|---------------|---------------|
| A        | 60x89         | 5340          |
| B        | 55x89         | 4895          |
| C        | 50x89         | 4450          |

5. Unless specifically provided by this Planned Development Ordinance, the development standards stipulated by the Single-Family Residential District (R-4) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 6 dwelling units per gross acre of land; however, in no case should the proposed development exceed 34 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

|                                 |       |
|---------------------------------|-------|
| Minimum Front Setback           | 10    |
| Minimum Side Setback Lot Type A | 7.5   |
| Minimum Side Setback Lot Type B | 5     |
| Minimum Side Setback Lot Type C | 5     |
| Maximum Height                  | 35    |
| Minimum Rear Setback            | 10    |
| Minimum Area/Dwelling           | 1,500 |
| Maximum Lot Coverage            | 50%   |

6. Community Architectural Controls.

- a. Architectural attributes for this residential development will consist of the following:
  - i. Facades will avoid large expanses of uninterrupted single exterior materials and must be broken up by changes in plane through architectural attenuation.
  - ii. Shutters, if provided, will be sized and shaped to match the associated openings.
  - iii. Gutters, if provided, will be exposed or painted copper, galvanized steel, or aluminum if exposed to the street.
  - iv. All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least (30) years.
  - v. A minimum of overall 4:12 roof pitch is required on all structures with the exception of sunrooms, covered patios, and porches, which shall have a minimum of a 2:12 roof pitch.
  - vi. In order to encourage variety on a continuous block, the exterior facades for houses will vary throughout the development utilizing at least five separate designs and shall not be repeated adjacent to each other throughout the community.
  - vii. All homes shall incorporate a covered front porch as indicated on approved elevations.
  - viii. Parking shall be provided for two enclosed spaces for each home.
  - ix. Decorative lighting is required along all walkways and sufficient to provide for well-lit walkways at night.
  - x. The landscape within the development shall be consistent with the landscape plan and landscape materials submitted and approved during the site development process.
  - xi. All common open space, landscaping in open space areas, private roads, drainage areas and masonry columns will have a mandatory Homeowners' Association (HOA) to maintain those improvements.

7. Utility, Service and Mechanical Equipment

- a. All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
- b. All services to the Lot, including pre-wiring for cable television, must be installed underground if available.

8. Sidewalk Requirements

- a. Sidewalks shall be a minimum of 5 feet wide and provided in accordance with Public Works Manual. Sidewalks shall be continuous within the development and be designed in a way that connect to existing or future developments.

9. Homeowners' Association

- a. Homeowners' Association (HOA). A Homeowners' Association shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale UDC. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development

10. Landscaping and Open Space.

- a. The City's Landscaping ordinance will supersede where this ordinance is silent. This ordinance will supersede to resolve any conflicts.
- b. The development shall generally conform to the Concept Plan. Any open space within the development may be used as a detention pond or retention pond.
- c. There will be a minimum of two 3" caliper trees per residential lot located in the front yard and installed by the homebuilder. All tree locations and types will conform to the City of Kennedale ordinances. For purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a roadway immediately adjoining the front yard of the lot.
- d. There will be a minimum of 6 three-gallon (3 gal) shrubs per residential lot located in the front yard. All shrub locations and types will conform to the City of Kennedale ordinances.
- e. All lawns and landscaping will be irrigated.
- f. Landscaping will be installed by the developer at the entry to the subdivision and in common areas, including within the right-of-way for Kennedale New Hope Road and along the subdivision wrought iron/tubular steel fencing, and along the right-of-way on Kennedale New Hope Road adjacent to the planned development district.



# EXHIBIT "C"

## Concept Plan



### PROPOSED SINGLE FAMILY DEVELOPMENT

3775 KENNEDALE NEW HOPE ROAD  
ROBERT C. RICHEY SURVEY ABSTRACT 1327 & 1359  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS  
AREA: 6.076 ACRES

OWNER/DEVELOPER:  
ABSAR, LLC.  
CONTACT: MOHAMMAD M. RAHMAN, 816 ARAF AVENUE  
RICHARDSON, TEXAS 75081  
Ph. (214) 783-1815 E-mail: mrahman839@gmail.com

TOTAL LOT: 34 SINGLE FAMILY PLUS 1-DETENTION POND/OPEN SPACE  
MINIMUM LOT DEPTH: 85.0'

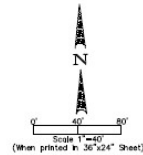
60' WIDE LOT: 12 (LOT 1 LOT 12)  
MINIMUM AREA: 5,350 SF

55' WIDE LOT: 6 (LOT 13 TO LOT 18)  
MINIMUM AREA: 4,900 SF

50' WIDE LOT: 16 (LOT 19 TO LOT 34)  
MINIMUM AREA: 4,450 SF

### LEGEND

- PUBLIC STREET
- PROP. 4' SIDEWALK ALONG PROPOSED CONC. STREET
- PARKWAY (500 AREA)
- 6' HIGH WOODEN FENCE
- TREES



AFSAR ADDITION  
3775 KENNEDALE NEW HOPE ROAD  
ROBERT C. RICHEY SURVEY ABSTRACT 1327 & 1359  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS  
AREA: 6.076 ACRES  
CONTACT: MOHAMMAD M. RAHMAN, 816 ARAF AVENUE  
RICHARDSON, TEXAS 75081  
Ph. (214) 783-1815 E-mail: mrahman839@gmail.com

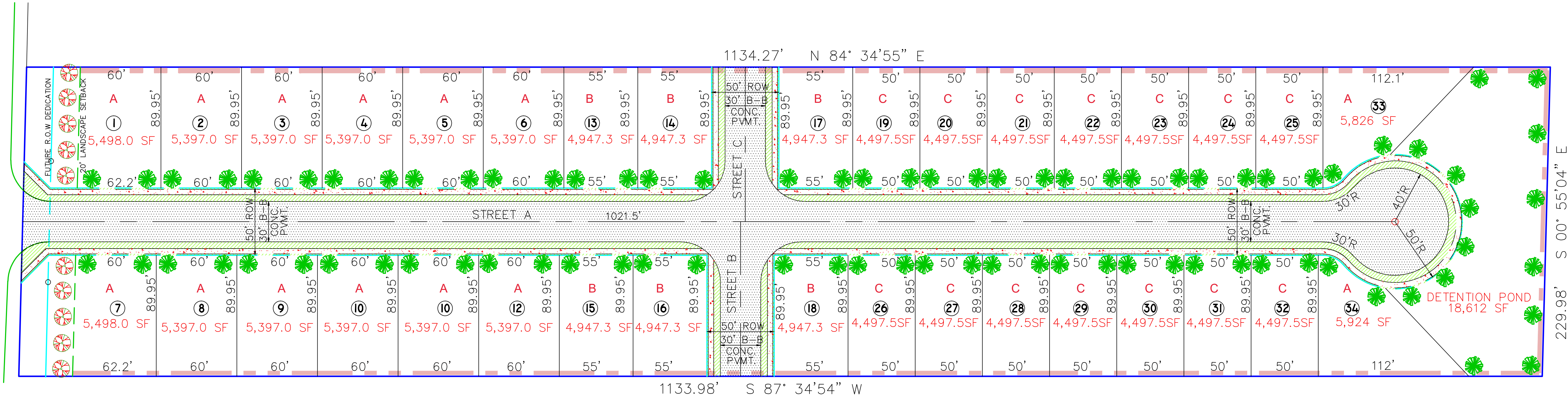
ND & Associates, LLC  
803 Cherry Tree Lane  
Wylie, Texas 75098  
Ph. (214) 833-7101  
Email: info@ndandassociates.com  
FIRM # F-13340

| NO. | REVISION | DATE |
|-----|----------|------|
| 1   |          |      |
| 2   |          |      |
| 3   |          |      |
| 4   |          |      |
| 5   |          |      |



| CONCEPT PLAN |            |
|--------------|------------|
| DATE         | 12/18/23   |
| DESIGNED BY  | ND         |
| CHECKED BY   | ND         |
| PROJECT      | 775-KEN-23 |
| SHEET NO.    | C-1        |

KENNEDALE NEW HOPE ROAD



## PROPOSED SINGLE FAMILY DEVELOPMENT

3775 KENNEDALE NEW HOPE ROAD  
ROBERT C. RICHEY SURVEY ABSTRACT 1327 & 1359  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS  
AREA: 6.076 ACRES

OWNER/DEVELOPER:  
ABSAR, LLC,  
CONTACT: MOHAMMAD M. RAHMAN, 816 ARAF AVENUE  
RICHARDSON, TEXAS 75081  
Ph. (214) 783-1815 E-mail: mrahman839@gmail.com

TOTAL LOT: 34 SINGLE FAMILY PLUS 1-DETENTION POND/OPEN  
SPACE  
MINIMUM LOT DEPTH: 85.0'

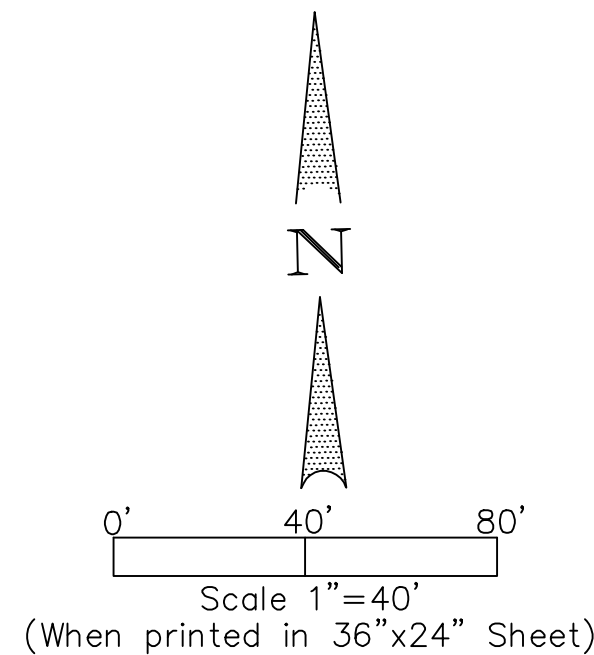
60' WIDE LOT: 12 (LOT 1 LOT 12)  
MINIMUM AREA: 5,350 SF

55' WIDE LOT: 6 (LOT 13 TO LOT 18)  
MINIMUM AREA: 4,900 SF

50' WIDE LOT: 16 (LOT 19 TO LOT 34)  
MINIMUM AREA: 4,450 SF

## LEGEND

- PUBLIC STREET
- PROP. 4' SIDEWALK ALONG PROPOSED CONC. STREET
- PARKWAY (SOD AREA)
- 6' HIGH WOODEN FENCE
- TREES



AFSAR ADDITION  
3775 KENNEDALE NEW HOPE ROAD  
ROBERT C. RICHEY SURVEY ABSTRACT 1327 & 1359  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS  
AREA: 6.076 ACRES  
ABSAR, LLC,  
CONTACT: MOHAMMAD M. RAHMAN, 816 ARAF AVENUE  
RICHARDSON, TEXAS 75081  
Ph. (214) 783-1815 E-mail: mrahman839@gmail.com

ND & Associates, LLC  
603 Cherry Tree Lane  
Wylie, Texas 75098  
PH: (214) 533 7181  
EMAIL: naim1207@yahoo.com  
FIRM # - 13340

| No. | DATE | REVISION |
|-----|------|----------|
| 1   |      |          |
| 2   |      |          |
| 3   |      |          |
| 4   |      |          |

Md. Naim Uddin Khan  
ENGINEER NO. 8776, THESE PLANS WERE  
PREPARED UNDER MY CLOSE SUPERVISION  
OF MD. NAIM UDDIN KHAN, REGISTERED  
PROFESSIONAL ENGINEER. THIS DOCUMENT WAS  
AUTHORISED BY MD. NAIM UDDIN KHAN P.E.  
#8776

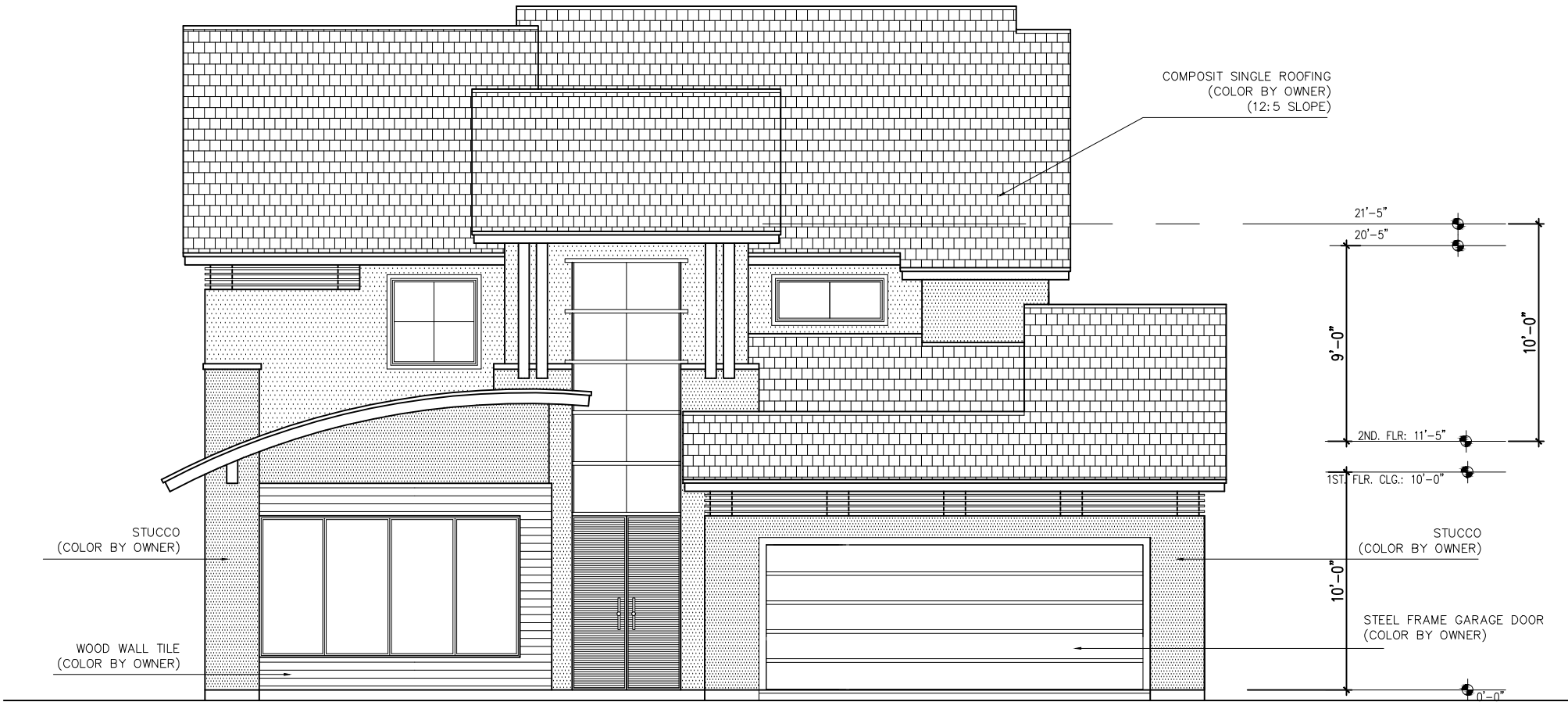
## CONCEPT PLAN

|                                 |                          |
|---------------------------------|--------------------------|
| DATE:<br><b>12/10/23</b>        | SCALE:                   |
| DRAWN:<br><b>NK</b>             | CHECKED BY:<br><b>NK</b> |
| PROJECT #:<br><b>775-KEN-23</b> |                          |
| SHEET NO:<br><b>C-1</b>         |                          |









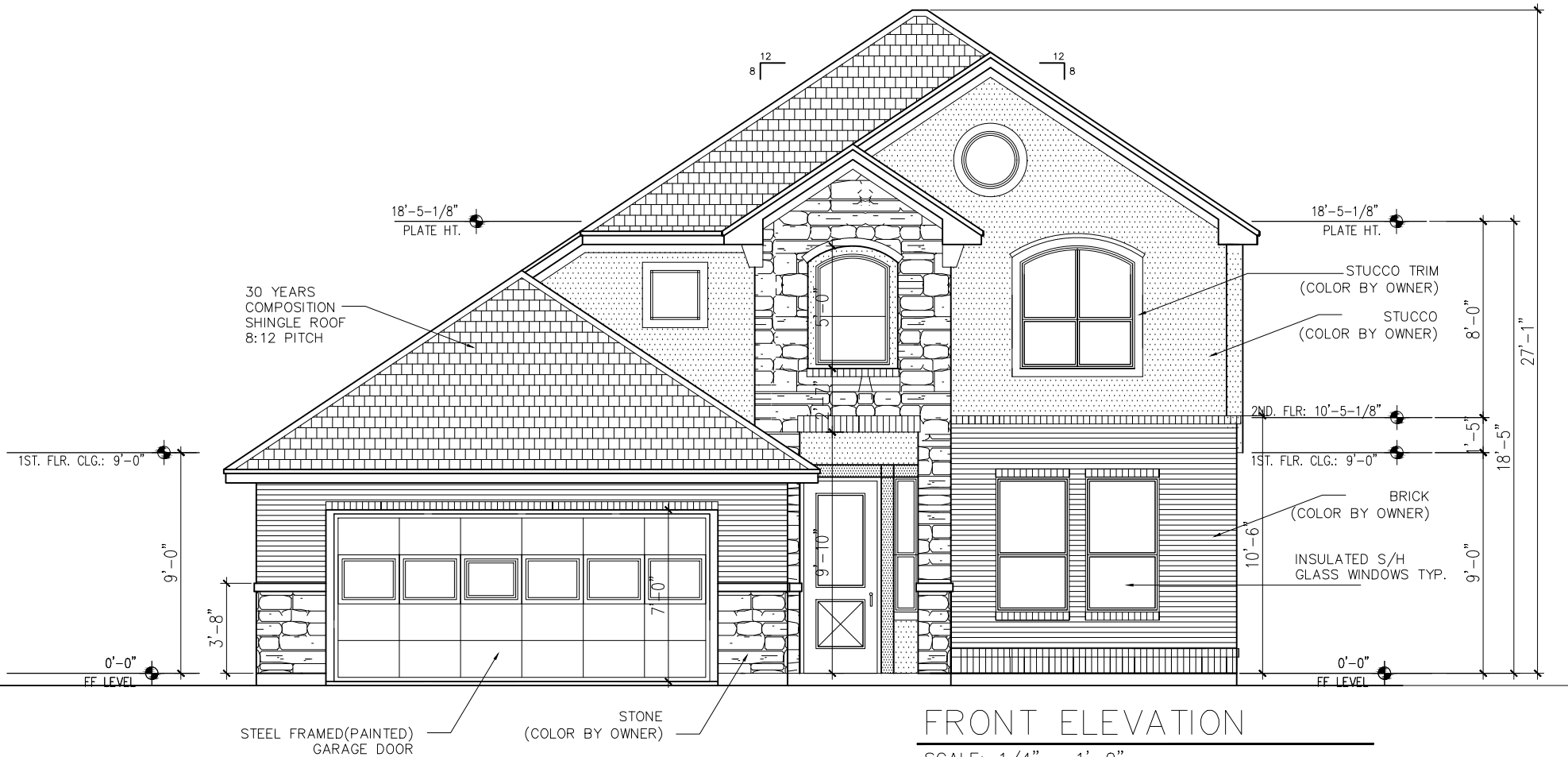
## FRONT SIDE ELEVATION

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









## FRONT ELEVATION

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



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## Order Confirmation

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE TX 760602249

Order Number: 500887  
Order PO:  
Bill-To Account: 19300  
Date: 12/15/23  
Sales Contact: Nancy Calvery  
Sales Contact Phone:

| Dates                   | Order No. | Description                              | Product                                      | Size     | Billed Units | Times Run | Net Amount |
|-------------------------|-----------|------------------------------------------|----------------------------------------------|----------|--------------|-----------|------------|
| 12/17/2023 - 12/17/2023 | 500887    | Print Legal Ad-IPL01522000<br>IPL0152200 | FTW-Star-Telegram<br>Legal   Misc Legals CLS | 1 x 69 L | 69 L         | 1         | \$0.00     |

Order Total Cost

\$0.00



## Ad Preview

### **CITY OF KENNEDALE NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, JANUARY 25, 2024 AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "AG-AGRICULTURE DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR APPROXIMATELY 4.27 ACRES BEING TRACT 3F 3F1 OF THE RENFRO, JESSE B SURVEY, ABSTRACT NO. 1260, AND TRACT 3C1 HS, ABSTRACT 1285, LOCATED AT 516 CRESTVIEW DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-02 PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "PD-PLANNED DEVELOPMENT DISTRICT," MODERNO DEVELOPMENT, TO "PD-PLANNED DEVELOPMENT DISTRICT," ABSAR LLC DEVELOPMENT, FOR APPROXIMATELY 6 ACRES 3775 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT NO 1327, TRACT 2K AND 2L, AND 3771 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT 1359, TRACT 1 D AND 1 E, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR THESE CASES WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, FEBRUARY 20, 2024, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

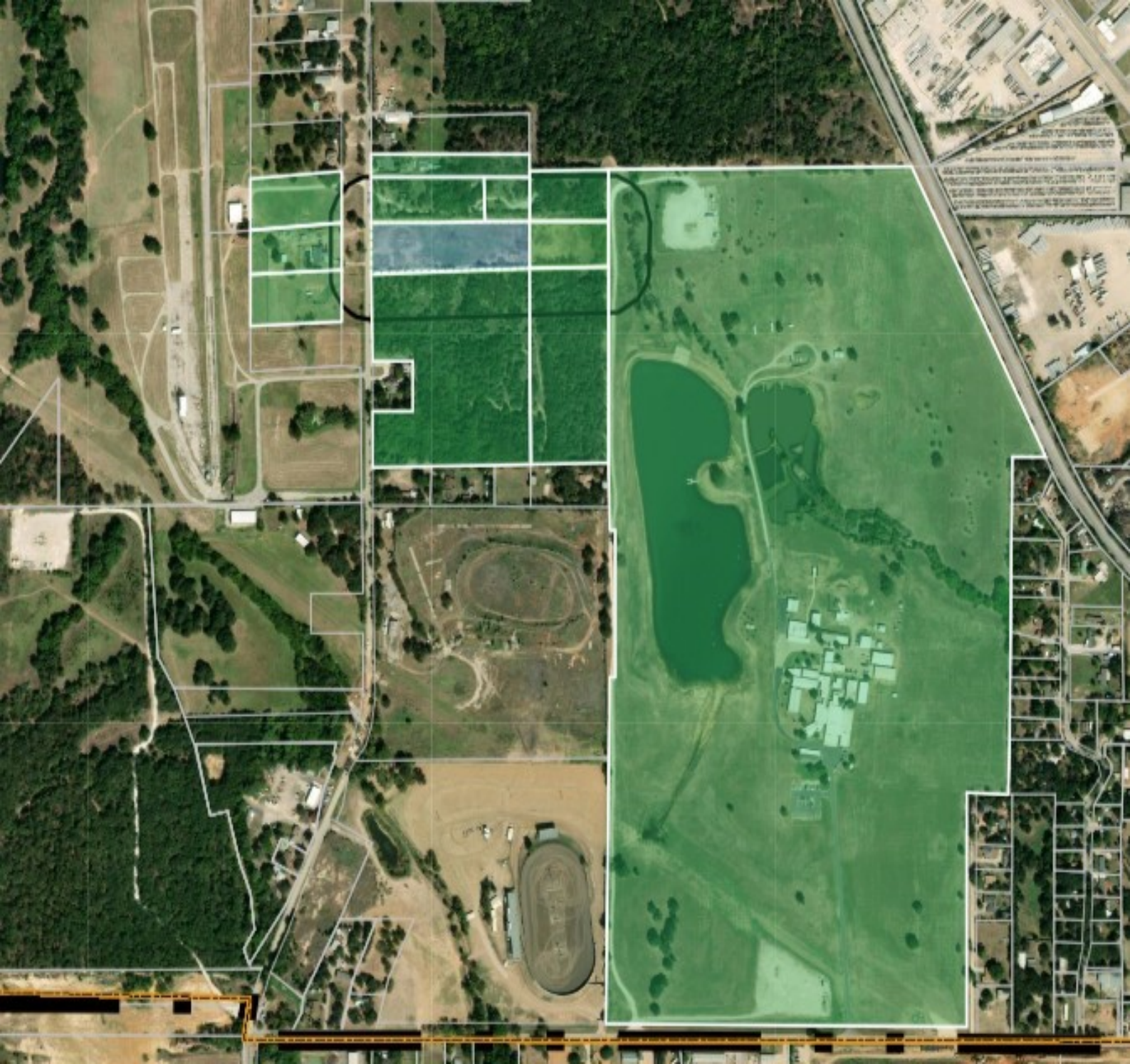
IPL0152200

Dec 17 2023



CITY OF KENNEDALE  
A ZONING CHANGE HAS BEEN  
REQUESTED FOR THIS LOT  
FOR INFO CALL  
817-985-2135









## PUBLIC HEARING RESCHEDULED

December 15, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following cases on Thursday, January 25, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

*PZ CASE #24-02 PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "PD-PLANNED DEVELOPMENT DISTRICT," MODERNO DEVELOPMENT, TO "PD-PLANNED DEVELOPMENT DISTRICT," ABSAR LLC DEVELOPMENT, FOR APPROXIMATELY 6 ACRES 3775 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT NO 1327, TRACT 2K AND 2L, AND 3771 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT 1359, TRACT 1 D AND 1 E, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.*

A second public hearing for these cases will be held before City Council on February 20, 2024, at 5:30 PM IN the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.





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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://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](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135

# 3775 KENNEDALE NEW HOPE MAILING LIST

MUMTAHINA LLC  
PART OF 1031 EXCHANGE THROUGH GBT 1031 LLC  
816 ARAF AVE,  
RICHARDSON, TX 75081

BELL DAVID R JR  
3750 KENNEDALE NEW HOPE RD  
KENNEDEALE, TX 76060-7232

MAXWELL ADAM  
PO BOX 1081  
KENNEDEALE, TX 76060-1081

SOLIMAN CICIL ETAL  
PO BOX 1767  
COLLEYVILLE, TX 76034-1767

SOLIMAN CICIL ETAL  
PO BOX 1767  
COLLEYVILLE, TX 76034-1767

MUMTAHINA LLC  
PART OF 1031 EXCHANGE THROUGH GBT 1031 LLC  
816 ARAF AVE,  
RICHARDSON, TX 75081

HINKEL GLEN R  
PO BOX 540  
KENNEDEALE, TX 76060-0540

HINKEL GLEN R  
PO BOX 540  
KENNEDEALE, TX 76060-0540

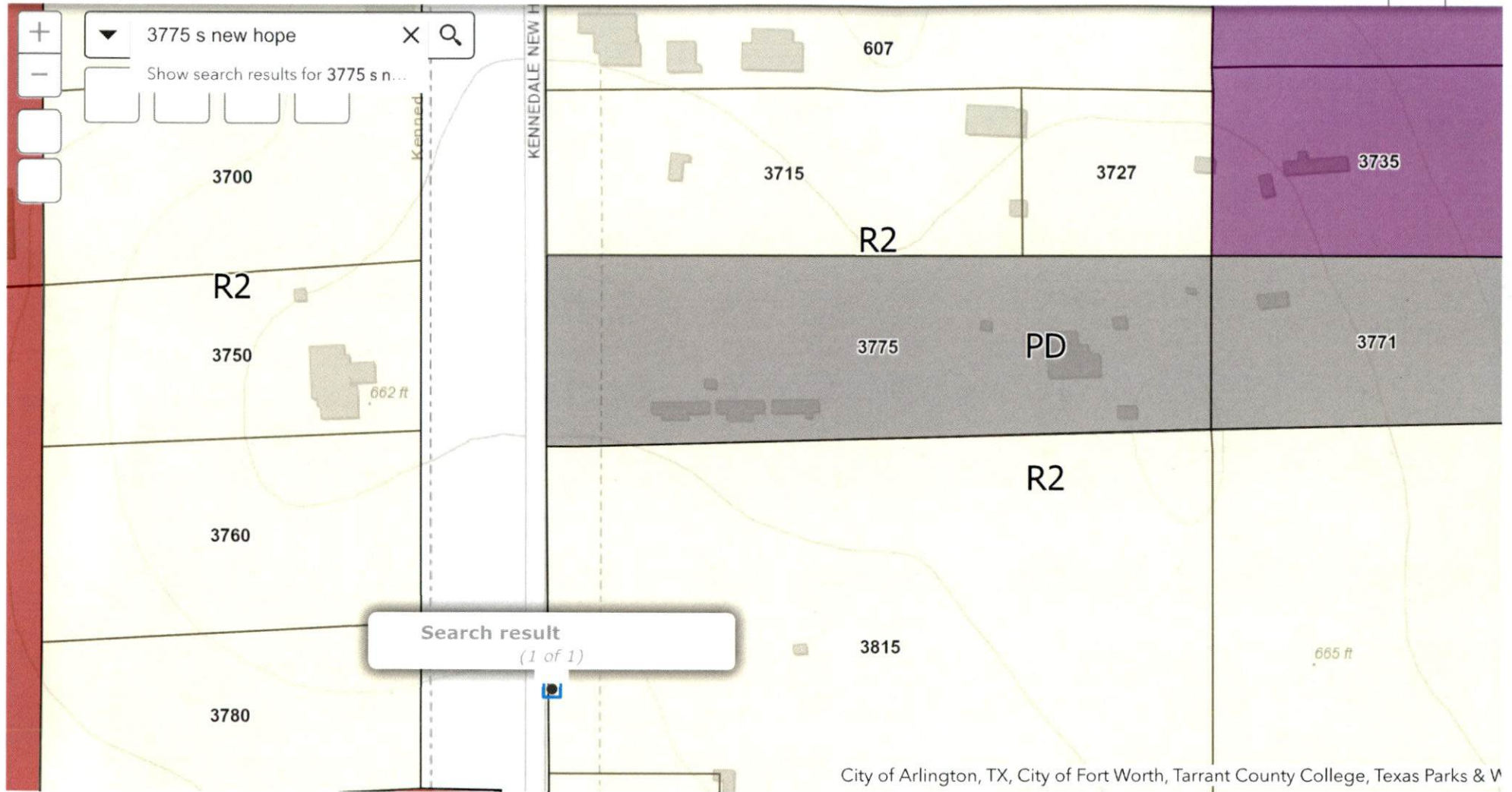
HINKEL GLEN R  
PO BOX 540  
KENNEDEALE, TX 76060-0540

SOLIMAN CICIL ETAL  
PO BOX 1767  
COLLEYVILLE, TX 76034-1767

OLIVAS ERIKA & JOEL  
6601 SHOAL CREEK DR  
ARLINGTON, TX 76001-8309

HM REAL ESTATE MANAGEMENT LTD  
3830 NEW HOPE RD BOX# 690  
KENNEDEALE, TX 76060





**MEETING DATE:** JANUARY 25, 2024

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.C.

**SUBJECT**

**P&Z 24-03** To conduct a public hearing and consider a proposed zoning change request from "R-3- Residential District" to "TH-Townhome District" for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

**ORIGINATED BY** NATHAN GONZALES

**SUMMARY**

| <b>BACKGROUND AND OVERVIEW</b>          |                                                                 |
|-----------------------------------------|-----------------------------------------------------------------|
| <b>Request</b>                          | Zoning Change from R-3 to TH-Townhome                           |
| <b>Applicant</b>                        | Matthew Sanchez, MK3 Group LLC                                  |
| <b>Location</b>                         | 6821 & 6817 Oak Crest Dr W                                      |
| <b>Surrounding Uses</b>                 | Residential, Commercial                                         |
| <b>Surrounding Zoning</b>               | R-3 to the north, south, and west, NV to the west, C2 to the SW |
| <b>Future Land Use Plan Designation</b> | Employment Center                                               |
| <b>Staff Recommendation</b>             | Approve                                                         |

**CURRENT STATUS OF PROPERTY**

The subject properties consist of two lots, 6821 & 6817 Oak Crest Dr W, which are approximately 0.98 acres. Both lots have street frontage off of Oak Crest Dr W. Both lots are currently zoned "R-3 Residential District." The applicant requests a zoning change to "TH-Townhome District." This applicant proposed to build two detached 2-family dwellings on each lot with a shared access drive between 6821 and 6817 Oak Crest Dr. W. Two-family dwellings are permitted by right in the "TH-District" but not permitted in the "R-3 District." These structures are similar to townhomes in both appearance and density. In the Spring of 2023, the City Council established spatial requirements for townhomes with a maximum density of (8) dwelling units an acre. As both lots combined equate to just under an acre, each lot as platted today would see (4) units per half acre, consistent with zoning requirements. Furthermore, the existing lot widths and depth would exceed the minimum requirements for the TH-Townhome District. A concept plan and sample elevations have been provided for your review.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property is surrounded by R-3 Residential District to the north, south, east, and west. To the west is the property zoned NV-Neighborhood District. This NV District allows for higher-density residential. A few lots north, both 6808 and 6800 Oak Crest Dr W have been rezoned to TH-Townhome District. Further south around the Oak Crest Dr W loop are properties zoned C-2 Commercial and I-Industrial. These commercial and industrial lots consist of truck parking and auto salvage yards.

## STAFF REVIEW

### LAND USE COMPATIBILITY

The Oak Crest Addition has seen a significant transition in development over the past few years. Where bars and sexually oriented businesses once stood, now we find restaurant and hotel development underway. Additionally, higher-density residential is currently under construction on Oak Crest Dr W. As there already exists TH-Townhome District zoned property in the Oak Crest Addition, the proposed land use TH-Townhome District at these two locations is **compatible** with the surrounding uses.

### COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Employment Center* (See Figure A). Sample development types include multi-tenant offices, retail, restaurant, hotel, and multifamily.

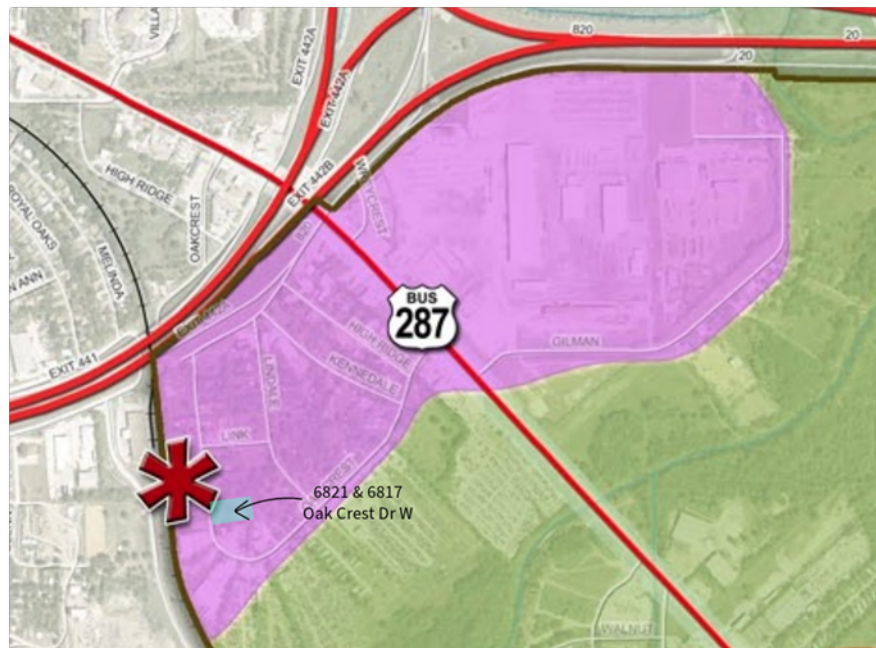


Figure A- Future Land Use Plan

The proposed rezoning is **consistent** with the Comprehensive Plan and Future Land Use Plan.



## STAFF RECOMMENDATION

The applicant's request for a zoning change to "TH-Townhome District" is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

Land Use Compatibility:

The requested change ***is compatible.***

Comprehensive Plan Consistency:

The requested change ***is consistent.***

Future Land Use Plan Consistency:

The requested change ***is consistent.***

Staff Recommendation:

***Approve***

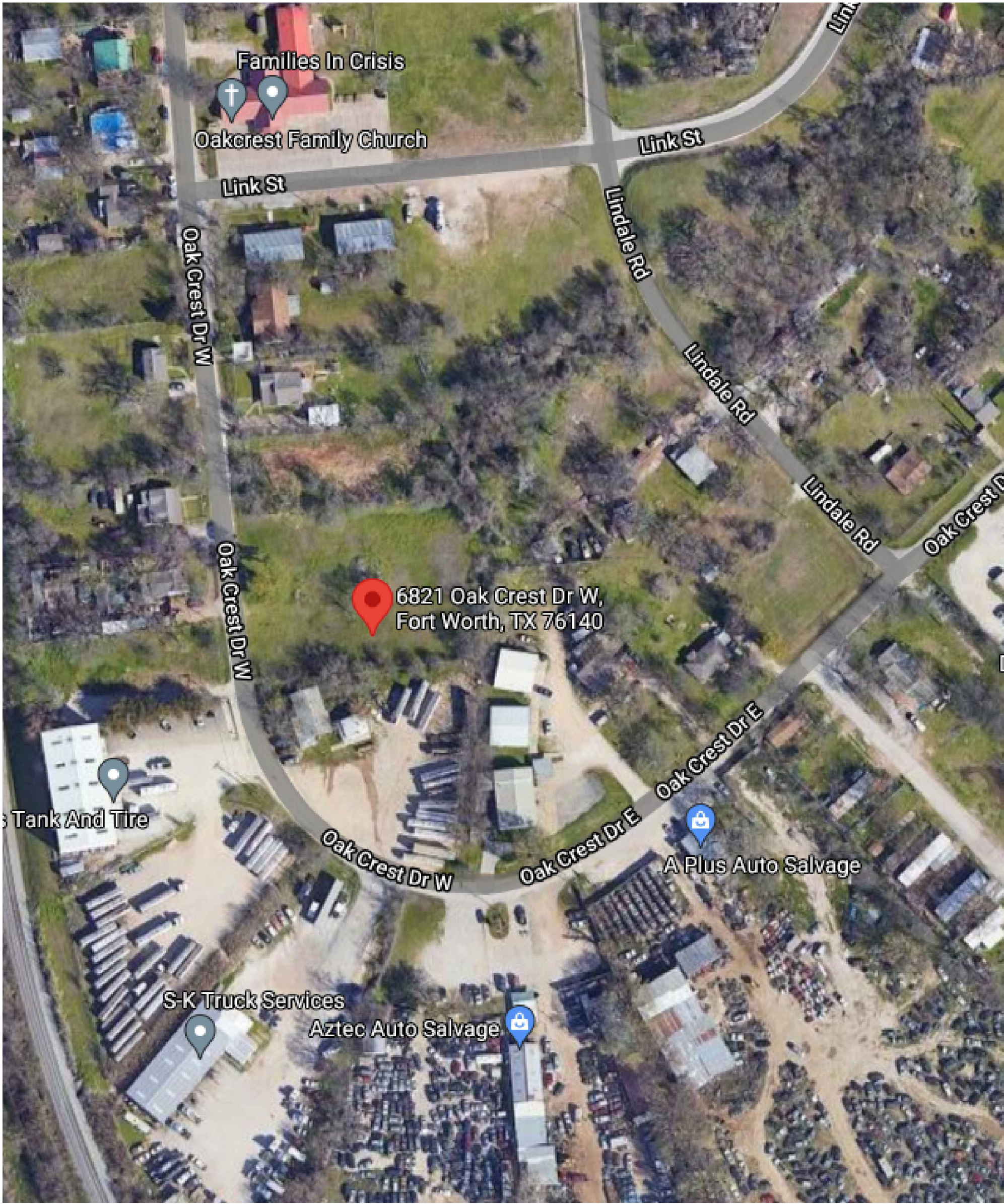
## RECOMMENDATION

### ATTACHMENTS

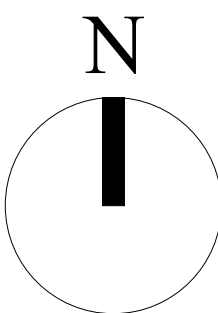
|    |                                           |                                                |
|----|-------------------------------------------|------------------------------------------------|
| 1. | Newspaper Publication                     | McClatchy order IPL0152200.pdf                 |
| 2. | PZ 2402 Mailing Notice for 6817 Oak Crest | PZ 2402 Mailing Notice for 6817 Oak Crest.docx |
| 3. | PZ 2402 Mailing Notice for 6821 Oak Crest | PZ 2402 Mailing Notice for 6821 Oak Crest.docx |
| 4. | GIS 200ft buffer                          | GIS 200ft buffer.jpg                           |
| 5. | 6817 OAK CREST W MAILING LIST0001         | 6817 OAK CREST W MAILING LIST0001.pdf          |
| 6. | 6821 OAK CREST W MAILING LIST0001         | 6821 OAK CREST W MAILING LIST0001.pdf          |



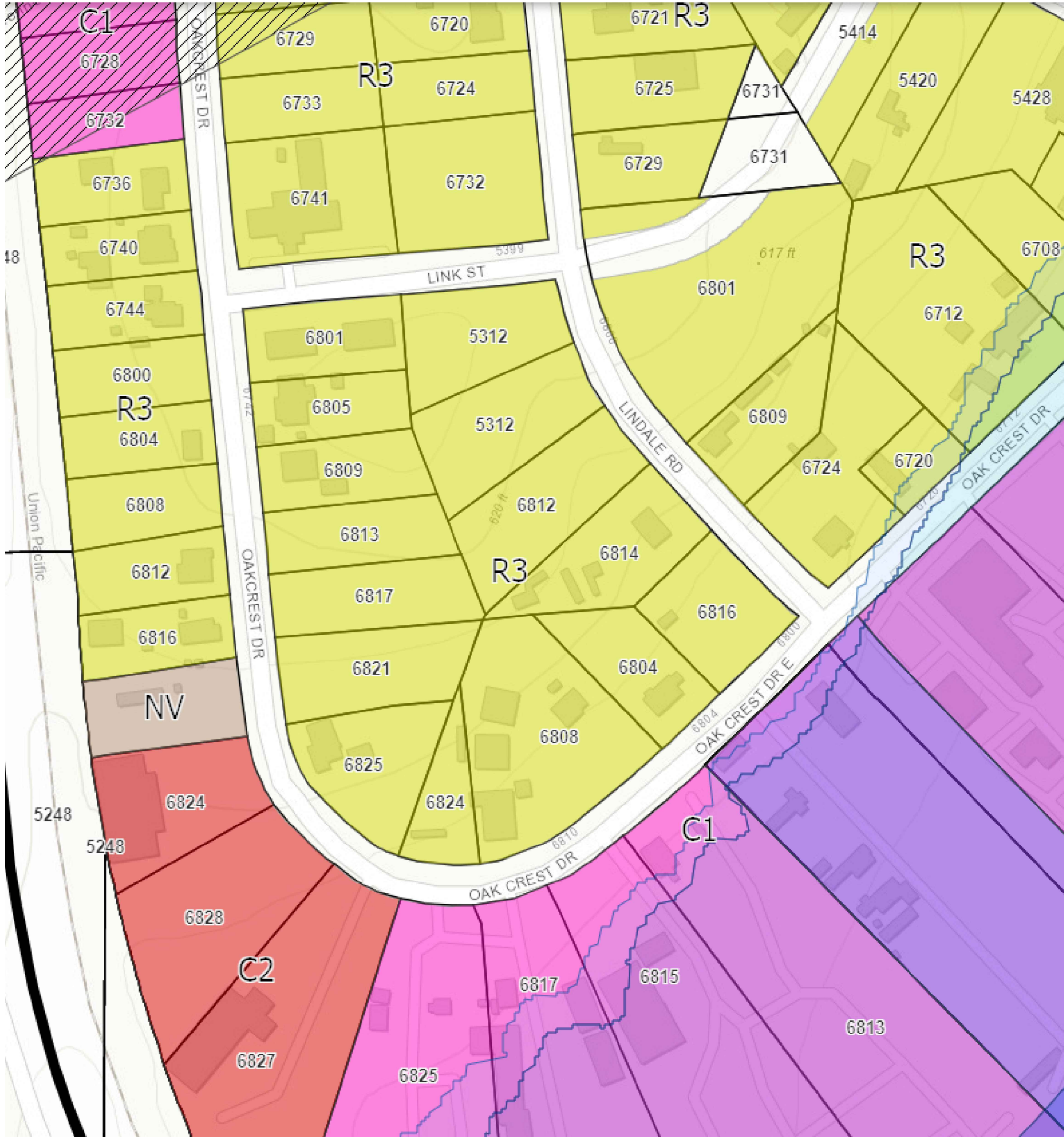
VICINITY MAP - AERIAL VIEW



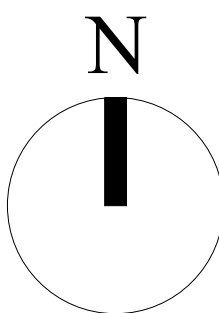
( PICTURE BY GOOGLE MAPS)



VICINITY MAP - ZONING



( PICTURE BY THE CITY OF KENNEDALE,TX - ZONING MAP)



STREET VIEW



( PICTURE BY GOOGLE MAPS)

GENERAL NOTES

LOT OWNER: MK3 GROUP, LLC

LOT ADDRESS: 6817 AND 6821 OAK CREST DR W, KENNEDALE, TX 76140

LOT SIZE: 22,637.71 SF

CURRENT ZONING: R3

EXISTING CONDITION: LOT IS EMPTY

EXISTING SERVICES: ELECTRICITY, 8" WATER LINE, NO SEWER LINE

CLIENT:

**MK3 GROUP, LLC**

1002 SPANISH TRAIL,  
KELLER, TX 76262

PROJECT:

**DUPLEX  
CONCEPT**

6817 AND 6821 OAK CREST DR W,  
KENNEDALE, TX 76140

SHEET TITLE:

**COVER  
SHEET**

| NO. | REVISION/ISSUED  | DATE     |
|-----|------------------|----------|
| 1   | SCHEMATIC DESIGN | 11/28/23 |
|     |                  |          |
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DRAWN BY: F. CANOURA

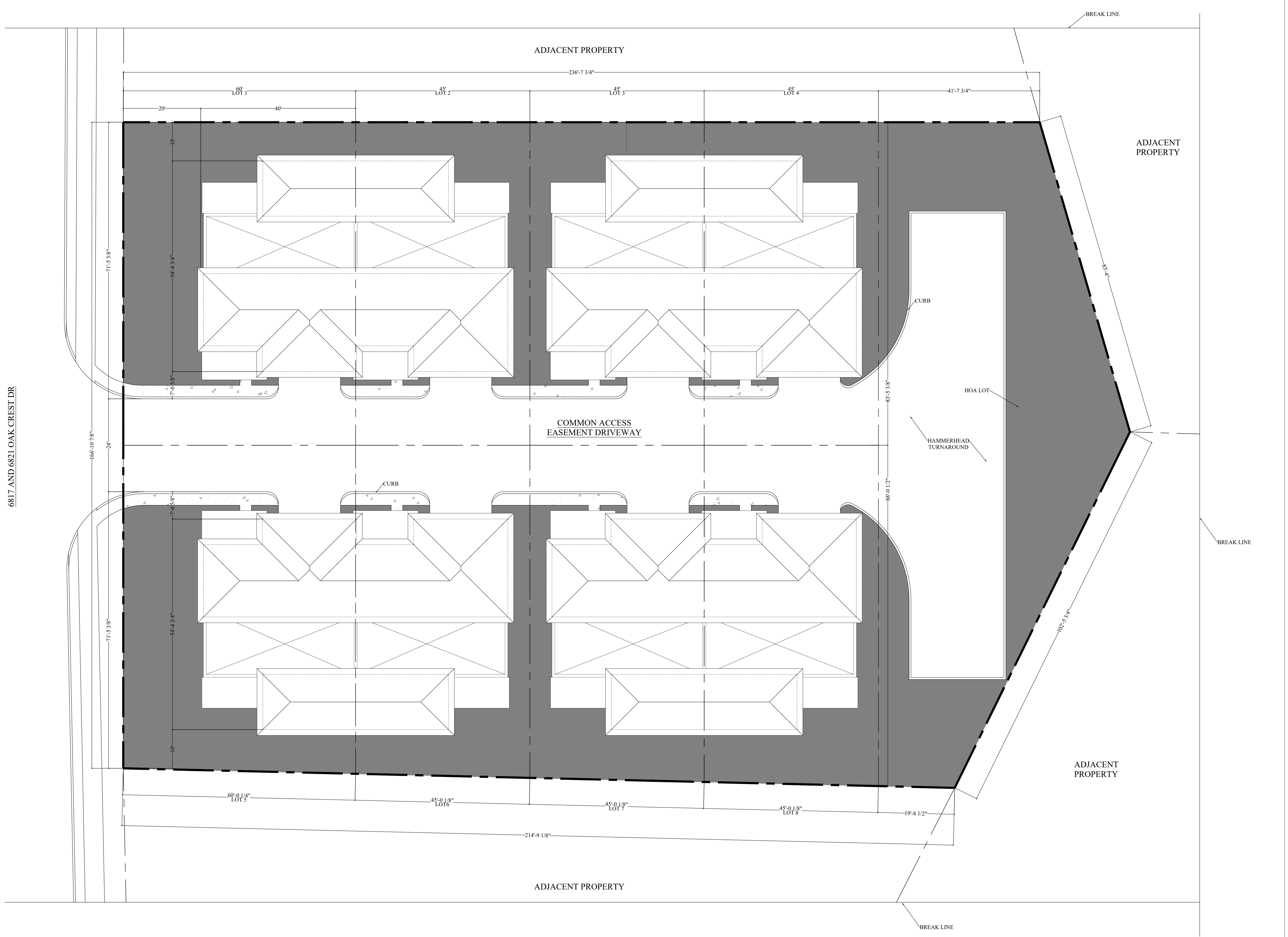
CHECKED BY:

DATE: 11-28-23

SCALE: AS NOTED

**CS1.0**

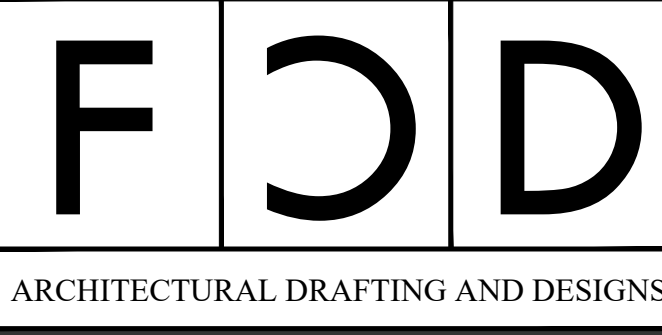




6817 AND 6821 OAK CREST DR

CONCEPT SITE PLAN

SCALE: 3/32" = 1'-0"



FEDERICO CANOURA  
FCANOURA@FC-DESIGNS.NET  
(682) 407-5770

CLIENT:

MK3 GROUP, LLC

1002 SPANISH TRAIL,  
KELLER, TX 76262

PROJECT:

DUPLEX  
CONCEPT

6817 AND 6821 OAK CREST DR W,  
KENNEDALE, TX 76140

SHEET TITLE:

CONCEPT  
SITE PLAN

| NO. | REVISION/ISSUED  | DATE     |
|-----|------------------|----------|
| 1   | SCHEMATIC DESIGN | 11/28/23 |
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DRAWN BY: F. CANOURA

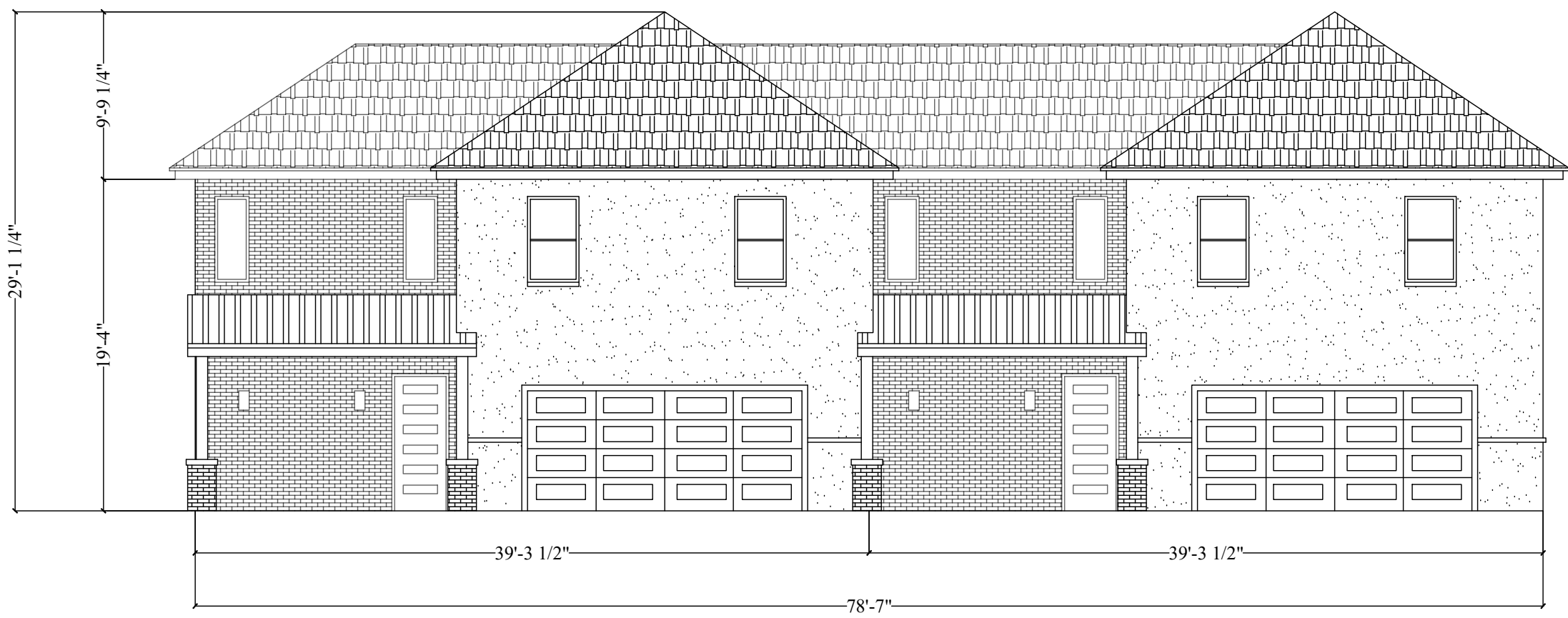
CHECKED BY:

DATE: 11-28-23

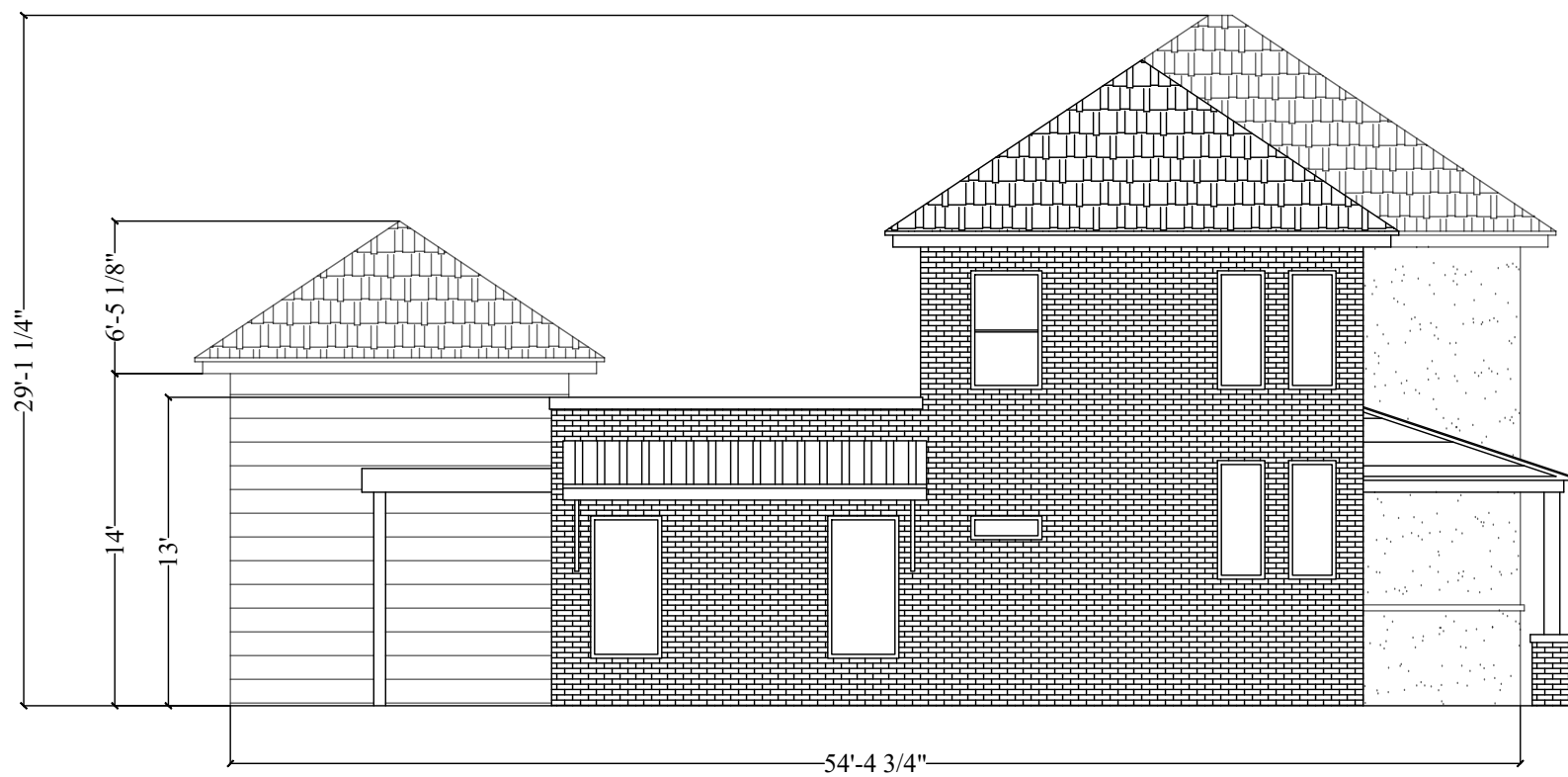
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A1.0

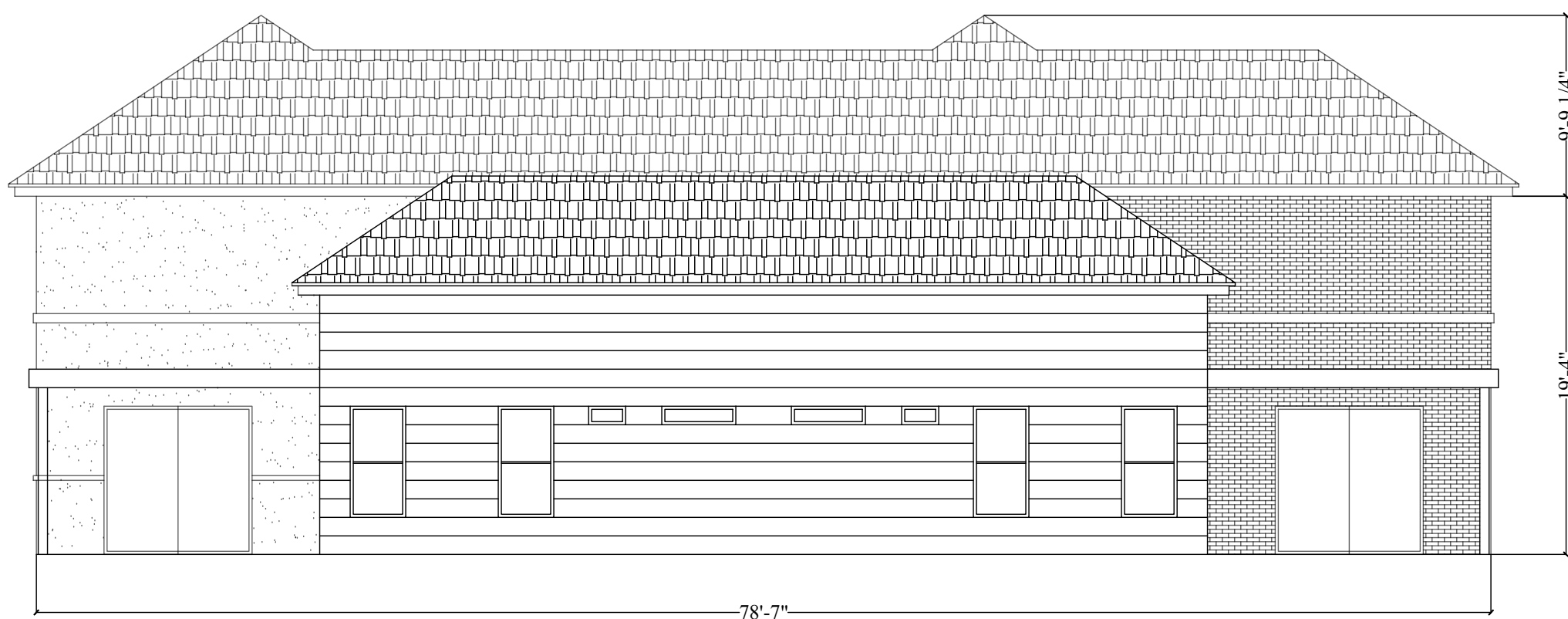




04 FACADE



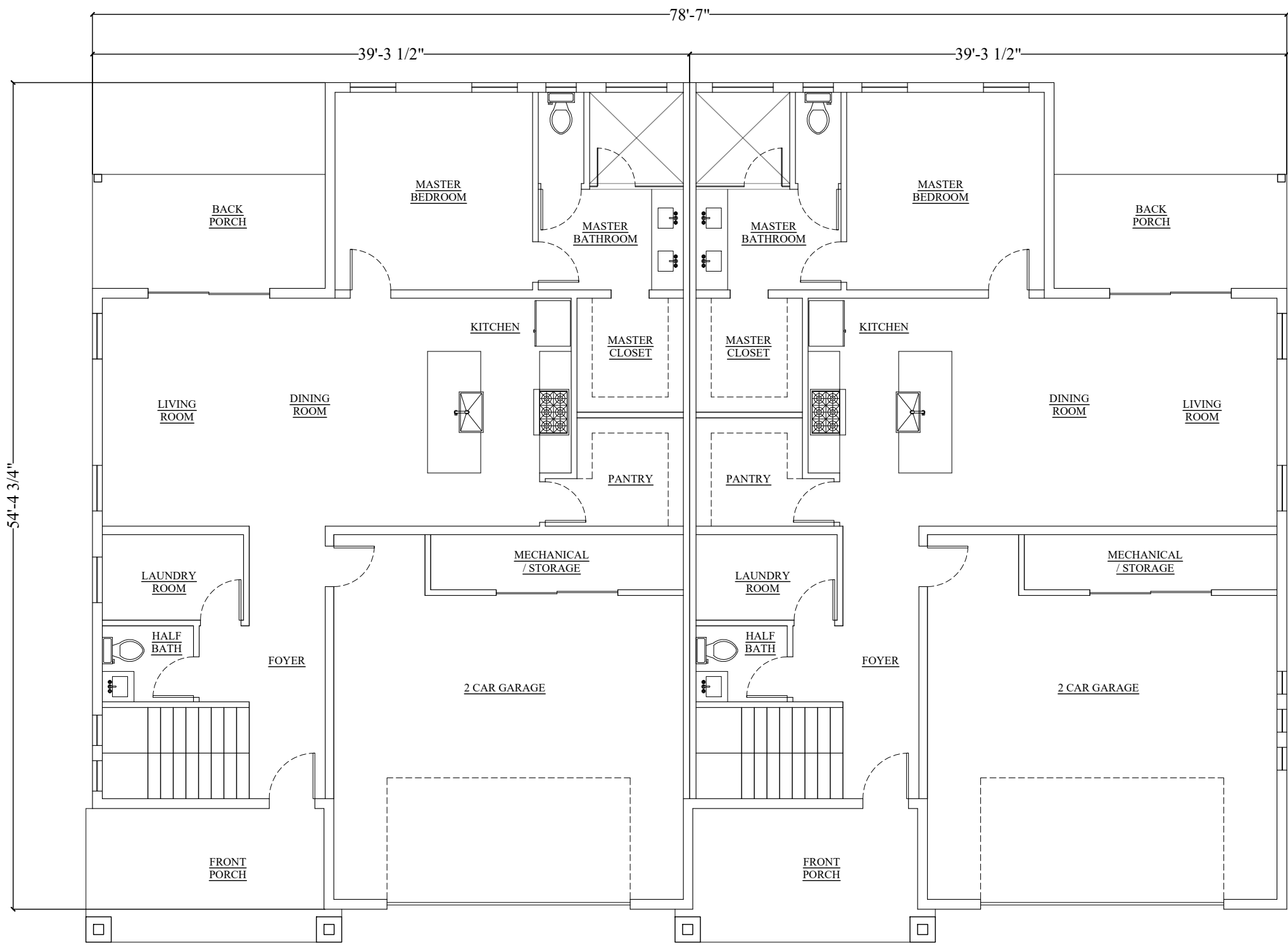
05 LEFT SIDE ELEVATION



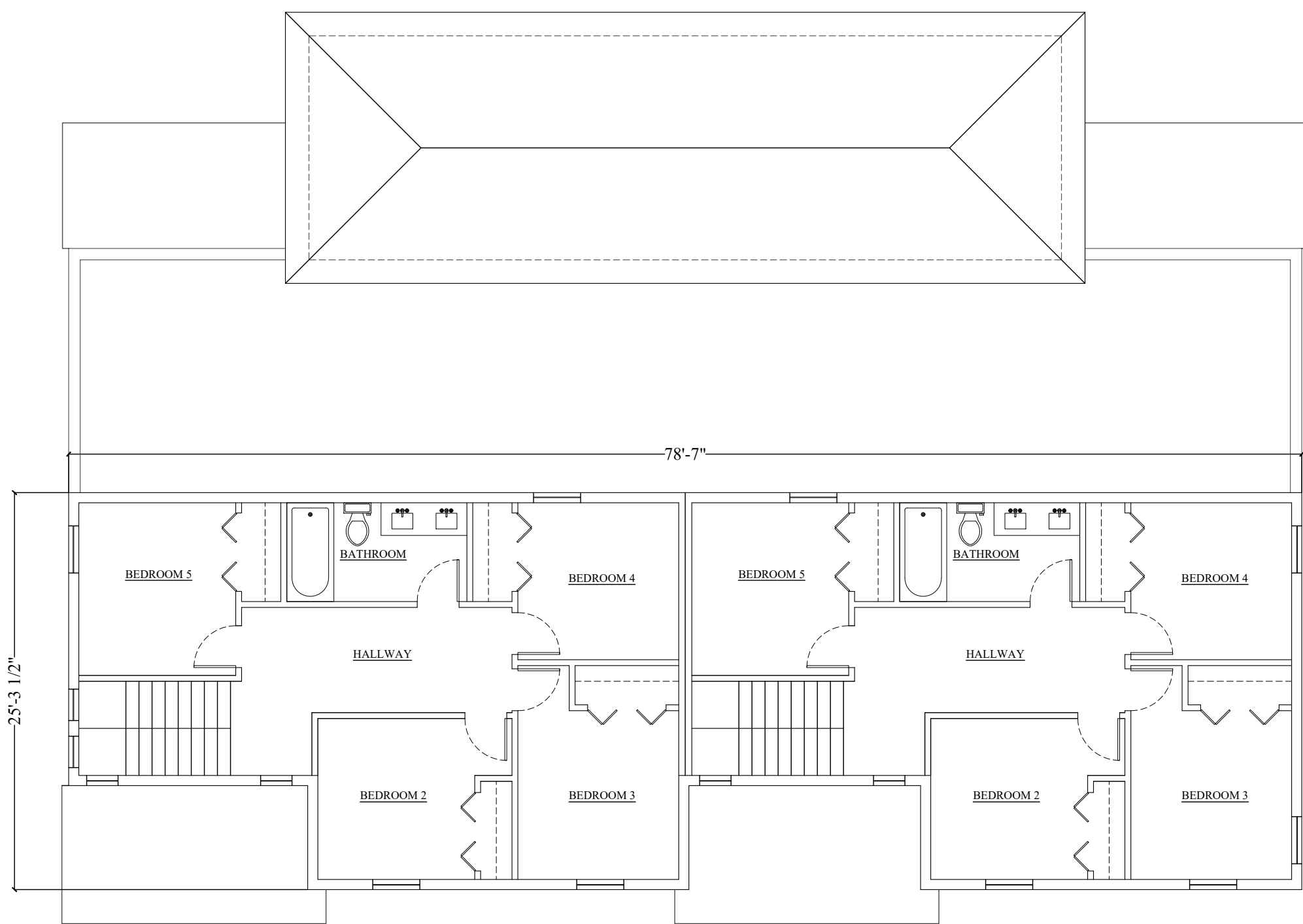
06 REAR SIDE ELEVATION



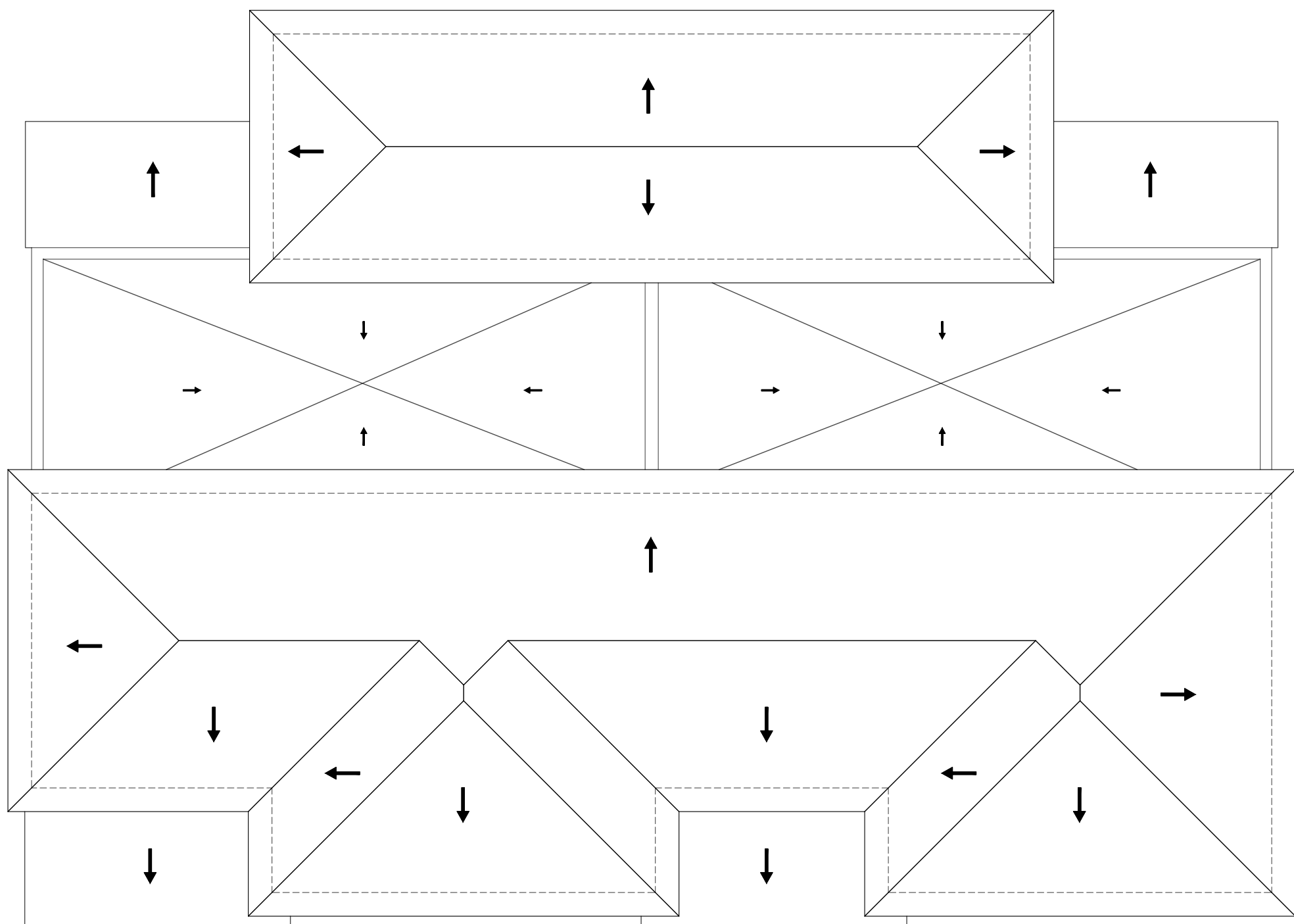
07 RIGHT SIDE ELEVATION



01 FIRST FLOOR



02 SECOND FLOOR



03 ROOF PLAN

FLOOR PLANS, ROOF PLAN AND ELEVATIONS

SCALE: 1/8" = 1'-0"

CLIENT:

MK3 GROUP, LLC

1002 SPANISH TRAIL,  
KELLER, TX 76262

PROJECT:

DUPLEX  
CONCEPT

6817 AND 6821 OAK CREST DR W,  
KENNEDALE, TX 76140

SHEET TITLE:

FLOOR PLANS, ROOF  
PLAN & ELEVATIONS

| NO. | REVISION/ISSUED  | DATE     |
|-----|------------------|----------|
| 1   | SCHEMATIC DESIGN | 11/28/23 |
|     |                  |          |
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|     |                  |          |

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 11-28-23

SCALE: AS NOTED

A2.0





01 3D MODEL RENDERING

RENDERING

SCALE: 1/8" = 1'-0"

| NO. | REVISION/ISSUED  | DATE     |
|-----|------------------|----------|
| 1   | SCHEMATIC DESIGN | 11/28/23 |
|     |                  |          |
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|     |                  |          |
|     |                  |          |

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 11-28-23

SCALE: AS NOTED

A3.0



CITY OF  
KENNEDALE  
A ZONING  
CHAGNE IS  
REQUESTED  
FOR THIS SITE  
GATE 1  
FOR INFORMATION CALL  
**817-985-2131**





CITY OF  
KENNEDALE  
A ZONING  
CHANGE IS  
REQUESTED  
FOR THIS SITE  
CASE #  
FOR INFORMATION CALL:  
**817-985-2135**







The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## Order Confirmation

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE TX 760602249

Order Number: 500887  
Order PO:  
Bill-To Account: 19300  
Date: 12/15/23  
Sales Contact: Nancy Calvery  
Sales Contact Phone:

| Dates                   | Order No. | Description                              | Product                                      | Size     | Billed Units | Times Run | Net Amount |
|-------------------------|-----------|------------------------------------------|----------------------------------------------|----------|--------------|-----------|------------|
| 12/17/2023 - 12/17/2023 | 500887    | Print Legal Ad-IPL01522000<br>IPL0152200 | FTW-Star-Telegram<br>Legal   Misc Legals CLS | 1 x 69 L | 69 L         | 1         | \$0.00     |

Order Total Cost

\$0.00



## Ad Preview

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THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, JANUARY 25, 2024 AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "AG-AGRICULTURE DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR APPROXIMATELY 4.27 ACRES BEING TRACT 3F 3F1 OF THE RENFRO, JESSE B SURVEY, ABSTRACT NO. 1260, AND TRACT 3C1 HS, ABSTRACT 1285, LOCATED AT 516 CRESTVIEW DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-02 PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "PD-PLANNED DEVELOPMENT DISTRICT," MODERNO DEVELOPMENT, TO "PD-PLANNED DEVELOPMENT DISTRICT," ABSAR LLC DEVELOPMENT, FOR APPROXIMATELY 6 ACRES 3775 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT NO 1327, TRACT 2K AND 2L, AND 3771 KENNEDALE NEW HOPE ROAD, ROBERT C RICHEY SURVEY, ABSTRACT 1359, TRACT 1 D AND 1 E, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE #24-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR THESE CASES WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, FEBRUARY 20, 2024, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0152200  
Dec 17 2023









## PUBLIC HEARING RESCHEDULED

December 15, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following cases on Thursday, January 25, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #24-02 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A second public hearing for this case will be held before City Council on Tuesday, February 20, 2024, at 5:30 PM IN the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.



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](mailto:ngonzales@cityofkennedale.com).



The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://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](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135





## PUBLIC HEARING RESCHEDULED

December 15, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following cases on Thursday, January 25, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #23-15 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "R-3- RESIDENTIAL DISTRICT" TO "TH-TOWNHOME DISTRICT" FOR BLOCK 8, LOTS 10 AND 11, OF THE OAK CREST ADDITION, LOCATED AT 6817 OAK CREST DR W AND 6821 OAK CREST DR W, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A second public hearing for these cases will be held before City Council on Tuesday, February 20, 2024, at 5:30 PM IN the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.



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](mailto:ngonzales@cityofkennedale.com).



The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://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](mailto:ngonzales@cityofkennedale.com)  
(817)985-2135



30390-8-9-10  
Carlos Velazquez  
4804 Osage Ct  
Arlington, Texas 76018-1071

30390-8-10-30

30390-8-3  
GONZALEZ ANTONIO  
4225 ALAMO AVE  
FORT WORTH, TX 76107

30390-7-10  
LONG JAMES C  
5028 HETHERINGTON PL  
THE COLONY, TX 75056

30390-8-14  
OAKCREST FAMILY CHURCH INC  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-13  
TRAN HUNG T  
4219 GLENGATE DR  
ARLINGTON, TX 76016

30390-8-1  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-7-12  
OAKCREST FAMILY CHURCH INC  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-11  
Matthew Sanchez  
1002 Spanish Trail  
Keller, Texas 76262

30390-8-15  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-7  
SMITH SHIRLEY  
2102 OAKWOOD ST  
HALTOM CITY, TX 76117

30390-8-12  
Indya Murray  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

30390-8-8A  
TMSP LLC  
6824 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-6

30390-8-4  
HARDEE AMBER  
6744 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-2  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-9-10  
Carlos Velazquez  
4804 Osage Ct  
Arlington, Texas 76018-1071

30390-8-10-30

30390-1-29  
B J HESTER FAMILY LTD PRTNSHP  
PO BOX 8622  
FORT WORTH, TX 76124

30390-1-26  
Warrior Acquisitions LLC  
5361 Grenada Dr.  
Fort Worth, Texas 76179

30390-1-28  
Warrior Acquisitions  
5361 Grenada Dr.  
Fort Worth, Texas 76179

30390-8-14  
OAKCREST FAMILY CHURCH INC  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-13  
TRAN HUNG T  
4219 GLENGATE DR  
ARLINGTON, TX 76016

30390-1-25  
HALL DEREK  
6720 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-1  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-7-12  
OAKCREST FAMILY CHURCH INC  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-1-32  
TEXAS TANK & TIRE  
6824 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-11  
Matthew Sanchez  
1002 Spanish Trail  
Keller, Texas 76262

30390-1-32  
TEXAS TANK & TIRE  
6824 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-15  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140

30390-1-27  
ZACARIAS-GARCIA MIGUELINA  
6804 OAK CREST DR W  
FORT WORTH, TX 76140

30390-1-30  
RANDALL CARELLA  
6816 OAK CREST DR W  
FORT WORTH, TX 76140

30390-1-24  
JOHNSON ROBERT KELTON  
311 HILLCREST AVE  
RICHARDSON, TX 75081

30390-8-12  
Indya Murray  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

30390-1-31  
Carlos Vasquez  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

30390-8-2  
OAK CREST FAMILY CHURCH  
6741 OAK CREST DR W  
FORT WORTH, TX 76140





# 6821 OAK CREST W

30390-8-9-10  
Carlos Velazquez  
4804 Osage Ct  
Arlington, Texas 76018-1071

30390-8-10-30

30390-1-29  
B J HESTER FAMILY LTD PRTNHP  
PO BOX 8622  
FORT WORTH, TX 76124

A1375-43D  
SOUTHERN PACIFIC RR CO  
1400 DOUGLAS STOP 1640 ST  
OMAHA, NE 68179

30390-1-28  
Warrior Acquisitions  
5361 Grenada Dr.  
Fort Worth, Texas 76179

30390-8-13  
TRAN HUNG T  
4219 GLENGATE DR  
ARLINGTON, TX 76016

~~30390-1-33  
Indya Murray  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060~~

30390-1-32  
TEXAS TANK & TIRE  
6824 OAK CREST DR W  
FORT WORTH, TX 76140

30390-8-11  
Matthew Sanchez  
1002 Spanish Trail  
Keller, Texas 76262

30390-1-32  
TEXAS TANK & TIRE  
6824 OAK CREST DR W  
FORT WORTH, TX 76140

14400--F1C

30390-1-30  
RANDALL CARELLA  
6816 OAK CREST DR W  
FORT WORTH, TX 76140

A1376-43  
SOUTHERN PACIFIC RR CO  
1400 DOUGLAS STOP 1640 ST  
OMAHA, NE 68179

~~30390-8-12  
Indya Murray  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060~~

30390-1-31  
Carlos Vasquez  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060



6821 Oak Crest W

40283-1-13  
PEREZ DANIEL  
1407 FERN CT  
KENNEDEALE, TX 76060

40283-1-16  
KREIGER VICTOR E ETAL GLORIA  
1402 FERN CT  
KENNEDEALE, TX 76060

40283-1-10  
DREW ROBERT  
1401 FERN CT  
KENNEDEALE, TX 76060

40283-1-18  
HIVALE JOHN S  
418 COKER VALLEY DR  
KENNEDEALE, TX 76060

40283-1-12  
LIZARRAGA RICHARD  
1405 FERN CT  
KENNEDEALE, TX 76060

40283-1-7  
OWENS MELVIN L  
1404 MALLARD CT  
KENNEDEALE, TX 76060

40283-1-5  
FLORES GILBERT  
1409 MALLARD CT  
KENNEDEALE, TX 76060

40283-1-8  
HALL SHARON KAY  
1402 MALLARD CT  
KENNEDEALE, TX 76060

40283-1-17  
ATCHLEY WILLIAM  
1400 FERN CT  
KENNEDEALE, TX 76060

40283-1-15  
MCCARTNEY DAMON L  
1404 FERN CT  
KENNEDEALE, TX 76060

40283-1-11  
MOORE LISA  
1403 FERN CT  
KENNEDEALE, TX 76060

40283-1-9  
RIFFE JOHN P  
1400 MALLARD CT  
KENNEDEALE, TX 76060

40283-1-14  
HARDY CORNELIUS R  
1406 FERN CT  
KENNEDEALE, TX 76060

40283-1-6  
KETNER RICHARD L  
1406 MALLARD CT  
KENNEDEALE, TX 76060

