

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | FEBRUARY 22, 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. Approval of the minutes from the JANUARY 25, 2024 Regular Meeting
- B. PZ CASE #24-04 to Conduct a public hearing and consider a proposed zoning change request from "MF-Multifamily District" to "PD-Planned Development" for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas.
 - 1. Staff Presentation
 - 2. Applicant
 - 3. Public Hearing
 - 4. Action

III. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE FEBRUARY 22, 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: FEBRUARY 22, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.A.

SUBJECT

Approval of the minutes from the JANUARY 25, 2024 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

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

REGULAR MEETING | JANUARY 25, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairperson M. Brown called the meeting order at 6:00 pm

A. ROLL CALL

Members Present: M. Brown, C. Cowan, A. Malkowski

Members Absent: Perry Clementi, D. Davidson-Cuniff

Staff Present: Nathan Gonzales, Community Development Director; Ariceli Lopez, Board Secretary.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Motion Approve. **Action** Approve Approval of the minutes from the DECEMBER 21, 2023 Regular Meeting, **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. Motion passed unanimously.

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.

Chairperson Michael Brown opened the hearing at 6:04PM.

Community Development Director Nathan Gonzales gave an overview and was available to answer questions from the committee.

Walter Nelson, the agent for owners, addressed the board and was available to answer questions from the committee.

Michael Buchanan (speaking on behalf of Donna Buchanan) spoke in opposition.

Jan Joplin (spoke as a citizen) spoke in opposition.

Marsha Knox spoke in opposition.

Jan Joplin approached a second time and spoke in opposition.

Motion Approve. **Action** Approve **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., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 6:50 pm.

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.

Chairperson Brown opened the hearing at 7:17pm

Community Development Director Nathan Gonzales gave a brief overview and was available to answer questions.

Muhammad Rahman owner of AZBAR LLC, addressed the committee and was available to answer questions.

Debbie Morris spoke in opposition.

Motion Approve. **Action** Approve 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., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 7:21 pm.

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.

Chairperson Brown opened the hearing at 7:35 pm.

Community Development Director Nathan Gonzales gave a brief overview and was available for questions.

Ferido Cana (Developer) and Mark Sanchez (partial owner of MK Group) both addressed the committee and were available for questions.

Motion Approve. **Action** Approve **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., **Moved By** Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

The hearing was closed at 7:38 pm.

IV. ADJOURNMENT

Motion to Adjourn. Moved By Andrew Malkowski, **Seconded By** Colby Cowan. **Motion passed unanimously.**

Adjournment at 7:39pm

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: FEBRUARY 22, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

PZ CASE #24-04 to conduct a public hearing and consider a proposed zoning change request from "MF-Multifamily District" to "PD-Planned Development" for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change MF-Multifamily to PD-Planned Development
Applicant	Trenton Robertson, Master Plan
Location	3100 Joplin Rd
Surrounding Uses	Residential, Commercial
Surrounding Zoning	R-3 to the west and south, C2 to the North
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject property is approximately 10.27 acres and has been developed as the 287 Alta Landing Apartments. The current zoning for the property is MF-Multifamily District. The owners and applicant have requested a zoning change to a PD-Planned Development to allow for additional carports, landscaping, and guardrails to be built. The current zoning would prohibit the addition of carports as it would further exceed their lot coverage. The rezone to a Planned Development would assist in addressing zoning nonconformities that exist at the location (density, building height, lot coverage). If you recall, the City Council changed the maximum density from 16 units an acre to 8 units an acre in the MF-Multifamily District in the Spring of 2023. This in and of itself creates a nonconformity regarding the density at Alta Landing which currently sits at 27 units an acre, meeting the intent of an Urban Village envisioned by the city's adopted Future Land Use Plan. To be clear, no new apartment units or buildings are being proposed. The density noted in the PD Development Standards set the limit at what exists today at 27. Another benefit of the proposed rezoning is that the PD would establish an adopted site plan that delineates the location of guard rails along the higher retaining walls. As the project was developed, guard rails were discussed but were not required by the city's development standards. Including guard rails and the additional landscaping will help ensure these facets of the project remain in perpetuity.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property sits on the border of Kennedale and Arlington. To the east, in Arlington, is a shopping center and storage facility. To the north are restaurants and service establishments that are zoned C-2 Commercial. To the west is the Steeplechase neighborhood which is zoned R-3. This current development and proposed additions are compatible with surrounding land uses.

STAFF REVIEW

LAND USE COMPATIBILITY

The existing land use will remain the same, and as such, the proposed PD is **consistent** with land use compatibility in the area.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Urban Village* (See Figure A). Sample development types include lofts/apartments, retail, restaurants, and plazas.

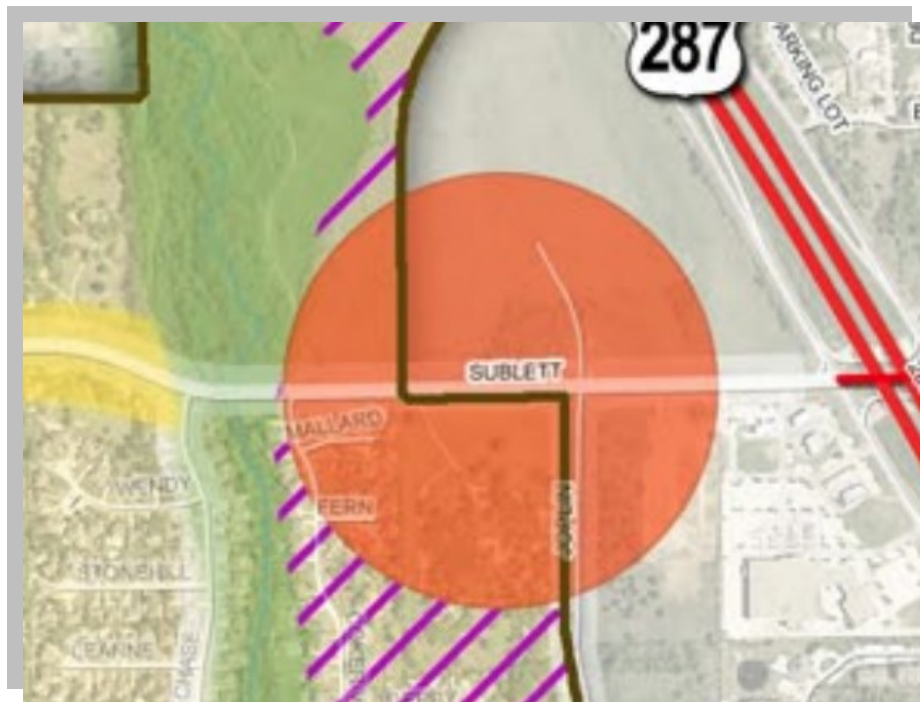


Figure A- Future Land Use Plan

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 "PD-Planned Development" is compatible with the existing land use and is consistent with the current Comprehensive Plan, therefore staff has recommended approval.

Land Use Compatibility:
Comprehensive Plan Consistency:
Future Land Use Plan Consistency:
Staff Recommendation:

The requested change ***is compatible.***
The requested change ***is consistent.***
The requested change ***is consistent.***
Approve

RECOMMENDATION

ATTACHMENTS

1.	PD Planned Development Standards	PD Planned Development Standards.docx
2.	PD Site Plans	PD Site Plans.pdf
3.	3100 Joplin Rd Site Posting	3100 Joplin Rd Site Posting.jpg
4.	Star Telegram Affidavit	Star Telegram Affidavit.pdf
5.	3100 Joplin GIS 200FT Buffer	3100 Joplin GIS 200FT Buffer .jpg
6.	Mailing List	Mailing List.pdf

ALTA 287
DEVELOPMENT STANDARDS FOR MULTI-FAMILY (MF) RESIDENTIAL
(PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas.

The intent of these PD guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional regulations and standards not permitted in the existing zoning. This community features high-quality apartments that are desirable in a higher density residential area.

- I. **Purpose:** This property is designed to allow for a maximum of 270 dwelling units (10 buildings) and one amenity center. The apartment management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements. If required, the Town of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition or construction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right, any changes or modifications shall also adhere to these requirements.
- II. **Permitted Uses:** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale Unified Development Code.
- III. **Development Regulations**
 - A) **Plan Requirements:** No application for any new building permit for the construction of a building or structure shall be approved unless a plat, meeting all the requirements of the City of Kennedale, has been approved by the City Council and recorded in the Tarrant County Plat Records.
 - B) **Area Regulations:** All regulations and standards for new construction shall adhere to Section 3 of the City of Kennedale Unified Development Code. In the event there is a contradiction between the Unified Development Code, this ordinance, and/or the attached exhibits, the exhibits shall prevail. The following standards shall be required:
 - 1. Density: 27 units max. per acre
 - C) **Parking:**
 - 1. All off-street parking shall be located as depicted and shown in the attached exhibits. The minimum number of parking spaces shall be 396.
 - a. There shall be a minimum of 50 carports.
 - 2. Loading zone requirements shall be excluded from the development.
- IV. **Design Standards:**
 - A) **Building Form Standards:** All new buildings shall meet, at minimum, the building form and design standards outlined in the Unified Development Code Section 3.7 (B) and (C) and be consistent with the existing structures.

B) Fences/ Walls/ Retaining Walls/ Guard Rails:

- a. Fences, screen walls, retaining walls, and guard rails shall be maintained by a Property Owner's Association or similar managing authority.
- b. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines.
- c. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.

- C) Landscaping: Landscaping, at minimum, shall conform to the requirements outlined in Article 13 of the Unified Development Code. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6-months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property management company.

Planned Development Regulations Summary Table 'A'

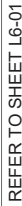
PLANNED DEVELOPMENT REGULATIONS - TABLE 'A'		
	Existing	Proposed
Base Zoning	MF	PD
Uses	Multi-Family	Multi-Family
Setbacks (Minimum)		
Front Yard - Primary	5 Feet	5 Feet
Side Yard (Exterior End of Building)	8 Feet	8 Feet
Rear Yard	80 Feet	80 Feet
Building Height (Maximum)	3 stories	3 stories
Minimum parking setback	30 Feet	18 Feet
Parking	Max. 396 spaces	Max. 396 spaces (including 50 carports)

306 SURFACE SPACES
(INCLUDING 50 CARPORTS)
@ 150 SPACE / UNIT



 JOHN A. WOMBLE, P.E. 101127233	ALTA 287 KENNEDALE, TEXAS ISSUE FOR CONSTRUCTION		WOOD PARTNERS WOOD PARTNERS 5440 HUNTERS HILL ROAD DALLAS, TEXAS 75250	 OWNER: DESIGN ALLIANCE, INC. 2201 RIDGE ROAD ROCKWELL, TX 75087 214-665-0306																																																																																																																																																																																																																																																																																																																																																			
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DESCRIPTION	DATE	001	ISSUED FOR PERMIT	07/20/20	002	REVISED	07/20/20	003	REVISED	07/20/20	004	REVISED	07/20/20	005	REVISED	07/20/20	006	REVISED	07/20/20	007	REVISED	07/20/20	008	REVISED	07/20/20	009	REVISED	07/20/20	010	REVISED	07/20/20	011	REVISED	07/20/20	012	REVISED	07/20/20	013	REVISED	07/20/20	014	REVISED	07/20/20	015	REVISED	07/20/20	016	REVISED	07/20/20	017	REVISED	07/20/20	018	REVISED	07/20/20	019	REVISED	07/20/20	020	REVISED	07/20/20	021	REVISED	07/20/20	022	REVISED	07/20/20	023	REVISED	07/20/20	024	REVISED	07/20/20	025	REVISED	07/20/20	026	REVISED	07/20/20	027	REVISED	07/20/20	028	REVISED	07/20/20	029	REVISED	07/20/20	030	REVISED	07/20/20	031	REVISED	07/20/20	032	REVISED	07/20/20	033	REVISED	07/20/20	034	REVISED	07/20/20	035	REVISED	07/20/20	036	REVISED	07/20/20	037	REVISED	07/20/20	038	REVISED	07/20/20	039	REVISED	07/20/20	040	REVISED	07/20/20	041	REVISED	07/20/20	042	REVISED	07/20/20	043	REVISED	07/20/20	044	REVISED	07/20/20	045	REVISED	07/20/20	046	REVISED	07/20/20	047	REVISED	07/20/20	048	REVISED	07/20/20	049	REVISED	07/20/20	050	REVISED	07/20/20	051	REVISED	07/20/20	052	REVISED	07/20/20	053	REVISED	07/20/20	054	REVISED	07/20/20	055	REVISED	07/20/20	056	REVISED	07/20/20	057	REVISED	07/20/20	058	REVISED	07/20/20	059	REVISED	07/20/20	060	REVISED	07/20/20	061	REVISED	07/20/20	062	REVISED	07/20/20	063	REVISED	07/20/20	064	REVISED	07/20/20	065	REVISED	07/20/20	066	REVISED	07/20/20	067	REVISED	07/20/20	068	REVISED	07/20/20	069	REVISED	07/20/20	070	REVISED	07/20/20	071	REVISED	07/20/20	072	REVISED	07/20/20	073	REVISED	07/20/20	074	REVISED	07/20/20	075	REVISED	07/20/20	076	REVISED	07/20/20	077	REVISED	07/20/20	078	REVISED	07/20/20	079	REVISED	07/20/20	080	REVISED	07/20/20	081	REVISED	07/20/20	082	REVISED	07/20/20	083	REVISED	07/20/20	084	REVISED	07/20/20	085	REVISED	07/20/20	086	REVISED	07/20/20	087	REVISED	07/20/20	088	REVISED	07/20/20	089	REVISED	07/20/20	090	REVISED	07/20/20	091	REVISED	07/20/20	092	REVISED	07/20/20	093	REVISED	07/20/20	094	REVISED	07/20/20	095	REVISED	07/20/20	096	REVISED	07/20/20	097	REVISED	07/20/20	098	REVISED	07/20/20	099	REVISED	07/20/20	100	REVISED	07/20/20	101	REVISED	07/20/20	102	REVISED	07/20/20	103	REVISED	07/20/20	104	REVISED	07/20/20	105	REVISED	07/20/20	106	REVISED	07/20/20	107	REVISED	07/20/20	108	REVISED	07/20/20	109	REVISED	07/20/20	110	REVISED	07/20/20	111	REVISED	07/20/20	112	REVISED	07/20/20
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1 PLANTING PLAN



1 **PLANTING PLAN**
SCALE: 1" = 20' - 0"

PLANT SCHEDULE	
TREES	BEST ANIMAL / COMMON NAME
	Alder (betula, "betto") / Cedar (cedrus) Sugar Maple
	Box coveys / Red Finch / Bay Wood (Japanese Holly)
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandifolia / Little Gem / Dwarf Southern Magnolia
	Platanus incana / Mexican Platanus
	Quercus macrocarpa / Bur Oak
	Quercus muhlenbergii / Chinquapin Oak
	Quercus phellos / Mockernut / Mockernut Oak
	Quercus laevis / Bursera Red Oak
	Quercus laevis / Little Red Oak
	Quercus agrifolia / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alatus / Winged Elm
	Ulmus americana / Cedar Elm
	Ulmus parvifolia / Ash / Olive Leafed Elm
	Pinus strobus / Pinus Resin
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	Pinus strobus / Pinus Res

GROUND COVERS	   	BOTANICAL / COMMON NAME Cyclodon dactylon / T F 419 / Bermuda Grass Juncus horridulus / Creeping Juniper Lonicera Maich
VINES	   	BOTANICAL / COMMON NAME Liriodendron / Big Blue / Big Blue Yucca Quercus laevis / Mondo Grass Pilea repens / Creeping Fig

Continued on next page

[illegible]

REFER TO SHEET LG-03

1 **PLANTING PLAN**
SCALE: 1" = 20' - 0"

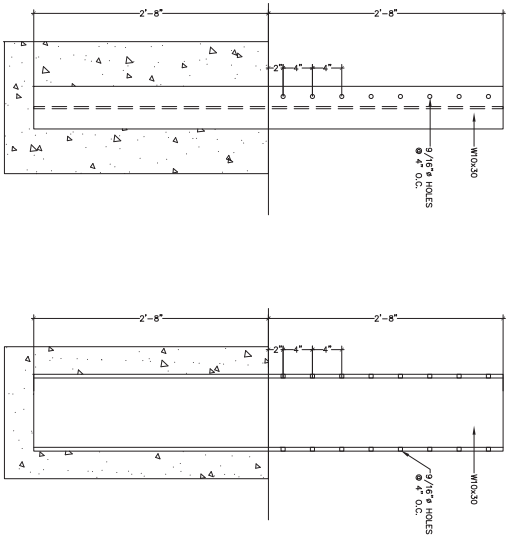
©2012 NAL. SUBJECT CODE: 002X SM*

	BOTANICAL / COMMON NAME
	Cynodon dactylon / T4 19 / Bermuda Grass
	Amorpha horizontalis / Creeping Juniper
	ambrosia/Match
	Urtica muscari / Big Blue / Big Blue Urtica
	Quercus laevis / Mondo Grass
	Quercus laevis / Mondo Grass
	Quercus laevis / Mondo Grass
	BOTANICAL / COMMON NAME
	Pilea repens / Creeping Fig

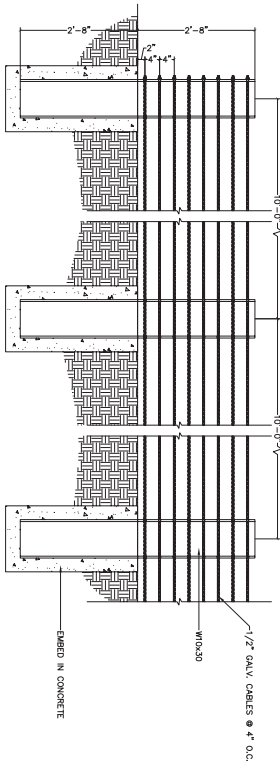
	All landscaping highlighted in green is "newly proposed" vegetation
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EXHIBIT D - GUARDRAIL
DETAILS

01 CABLE BARRIER RAIL
Sheet 11-3 11-3
REV. 01



02 CABLE BARRIER RAIL
Sheet 11-3 11-3
REV. 01



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CUSTOMER: WOOD PARTNERS	
JOB NAME: XX	
DATE OF PRINT: 11-13-2023	
REVISION: 0	
REVISION DATE: X-X-XX	
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**EXHIBIT D - GUARDRAIL
DETAILS**





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Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, FEBRUARY 22, 2024 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-04 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "MF-MULTIFAMILY DISTRICT" TO "PD-PLANNED DEVELOPMENT" FOR APPROXIMATELY 10.2722 ACRES FOR BLOCK 1, LOT 2R1, OF THE VAQUERO COKER ADDITION, LOCATED AT 3100 JOPLIN RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR THIS CASE WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, MARCH 19, 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.

IPL0158545
Feb 6 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

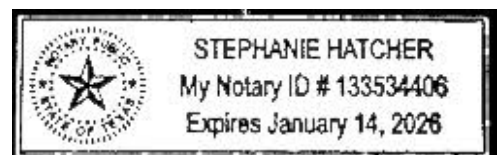
02/06/24

Stefani Beard

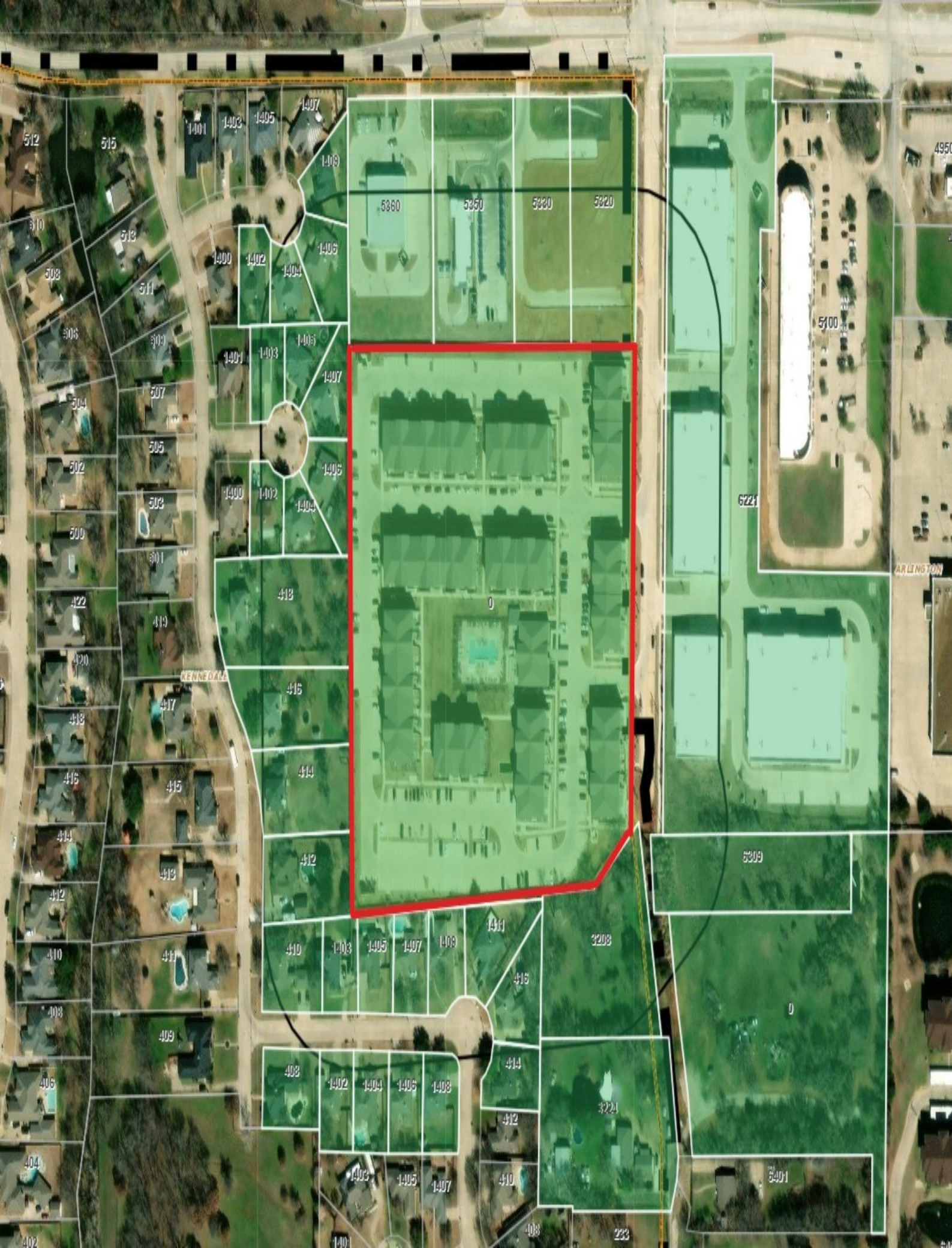
Sworn to and subscribed before me this 7th day of February in the year of 2024

Stephanie Hatcher

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



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



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

40283-1-25
COX CODY
1407 DERBY DR
KENNEDEALE, TX 76060

40283-1-19
WEINER STEVEN J
416 COKER VALLEY DR
KENNEDEALE, TX 76060

40283-3-3
BINGAMAN TIM
1404 DERBY DR
KENNEDEALE, TX 76060

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

A 792-1A01
SANCHEZ FILOMENO
416 GLENBROOK 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

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

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

A 792-1A
Candice Murphy
3224 JOPLIN RD
KENNEDEALE, TX, TX 76060

40283-1-29
NEWTON SHERRY LYNN
414 GLENBROOK DR
KENNEDEALE, TX 76060

40283-1-24
LITTLETON JODY
1405 DERBY DR
KENNEDEALE, TX 76060

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

40283-1-20
CLIPPER RAYMOND
414 COKER VALLEY DR
KENNEDEALE, TX 76060

40283-3-2
COOK DAHL B
1402 DERBY DR
KENNEDEALE, TX 76060

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

40283-3-4
SAMMS SARAH
1406 DERBY DR
KENNEDEALE, TX 76060

40283-1-23
CARRASCO THOMAS E
1403 DERBY DR
KENNEDEALE, TX 76060

40283-1-28
SANCHEZ FILOMENO C
416 GLENBROOK DR
KENNEDEALE, TX 76060

40283-3-1
MARKS AL
408 COKER VALLEY DR
KENNEDEALE, TX 76060

40283-1-27
HOWELL DANNY W
1411 DERBY DR
KENNEDEALE, TX 76060

40283-1-22
NICHOLS MATTHEW
410 COKER VALLEY DR
KENNEDEALE, TX 76060

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

40283-1-26
MARTIN PRISCILLA
1409 DERBY DR
KENNEDEALE, TX 76060

40283-1-21
WATSON MICHAEL
412 COKER VALLEY DR
KENNEDEALE, TX 76060

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

40283-3-5
SIMPSON TRAVIS
1408 DERBY DR
KENNEDEALE, TX 76060