

PLANNING AND ZONING COMMISSION AGENDA
REGULAR MEETING | FEBRUARY 29, 2024 AT 5:30 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 FEBRUARY 22, 2023 Regular Meeting
- B. Consider approval for Preliminary Plat creating Lots 1-15 and open space, Block 1, RMC Business Park Addition, being 24.814 acres of land situated within the Jessie B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.
- C. Consider Site Plan approval for a new commercial building located at 535 W Kennedale Parkway, Kennedale, TX, 76060

III. PUBLIC HEARING

- A. PZ CASE #24-05 to conduct a public hearing and consider a proposed zoning change request from "C-1 Commercial District" to "EC-1 Employment Center District" for approximately 0.3265 acres, Block 7, Lot 4a Less Row Blk 7, of the Oak Crest Addition, located at 6704 Lindale RD, City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE FEBRUARY 29, 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 29, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.A.

SUBJECT

Approval of the minutes from the FEBRUARY 22, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned (55)	Minutes unsigned (55).pdf
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PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | FEBRUARY 22, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

Present: Andrew Malkowski, Colby Cowan, Perry Clementi, Michael Brown
(CHAIR)

Staff: Ariceli Lopez, Raeanne Byungton

II. REGULAR SESSION

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

Motion . Action Approval of the minutes from the JANUARY 25, 2024, Regular Meeting, **Moved By Andrew Malkowski , Seconded By Colby Cowan. Motion passed unanimously.**

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

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

Ariceli Lopez (Planning Technician) presented the Staff Report.

2. Applicant

Carolyn Horner, on behalf of the applicant, gave a presentation on the improvements that would be made.

3. Public Hearing

Chairperson Brown opened the public hearing at 6:19 pm.

Speakers:

Roy Scott-spoke in opposition

Fil Sanchez-spoke in opposition

John Hivale- spoke in opposition

Tim Verbek- spoke in opposition

Christina Husfeld- spoke in opposition

Fabian Restrepo- spoke in opposition

Jason Husfeld- spoke in opposition

Public hearing was closed at 6:43 pm.

4. Action

Motion Approve . Action Approve 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.

Moved By Andrew Malkowski, **Seconded By** Perry Clementi. **Motion failed with a vote of 2-2 with Chairperson Brown and Colby Cowan against and Andrew Malkowski and Perry Clementi for approval.**

Motion to approve the recommendation to Council does not pass in the event of a tie.

III. ADJOURNMENT

Motion . Action: ADJOURNMENT, **Moved By** Perry Clementi, **Seconded By** Andrew Malkowski.
Motion passed unanimously

Adjournment at 7:03 pm

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

MEETING DATE: FEBRUARY 29, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM II.B.

SUBJECT

Consider approval for Preliminary Plat creating Lots 1-15 and open space, Block 1, RMC Business Park Addition, being 24.814 acres of land situated within the Jessie B. Renfro Survey, Abstract No. 1260, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Request for Preliminary Plat
Applicant	Mitch Hanzik, RMC Capitol
Location	317 S New Hope Rd
Surrounding Uses	Residential, Industrial
Surrounding Zoning	Duplexes to the north, R3 to the west and south, C-2 to the east
Future Land Use Plan Designation	Employment Center
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject property is approximately 24.73 acres, is undeveloped, and currently zoned I-Industrial. There is an existing gas well on-site. The proposed development at this location will consist of creating 15 new lots for future commercial and warehouse space. Both these land uses are permitted by right in the zoning district.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Directly north of the subject property is a residential neighborhood consisting of duplexes. To the west and south are existing single-family detached homes. Automotive facilities border the subject property to the east across the railroad track.

STAFF REVIEW

The plans to build a commercial and warehouse space at this location will require screening and

landscaping. This of course will be reviewed further upon the submission of civil drawings. As previously stated, the proposed land use is permitted by right in the zoning district. The applicant has met all city requirements for platting.

Staff Recommendation:

Approve

ATTACHMENTS

1.	RMC Business Park - PPlat Approval Letter	RMC Business Park - PPlat Approval Letter.pdf
2.	RMC Businss Park PPlat	RMC Businss Park PPlat.pdf



February 23, 2024

Christopher Bryant, PE
Baird Hampton & Brown
6300 Ridglea Place Suite 700
Fort Worth, TX 76116

Re: RMC Business Park – Preliminary Plat Approval

Mr. Bryant,

On 02/12/2024, we received the 4th preliminary plat submittal for the above referenced project, consisting of the following attachments:

- RMC – Preliminary Plat
- RMC Business Park (2-12-2024)
- HEC-HMS Model of Existing Conditions (with and without the existing pond modeled as a weir)
- HEC-HMS Model of Proposed Conditions
- HEC-RAS Model of Existing and Proposed Conditions Multi-profile and Routing
- Drainage Area Maps of Existing and Proposed Conditions
- Existing and Proposed Land Use
- Existing Conditions Time of Concentration Calculations
- Base Soil Conditions
- Schematic Detail of the Proposed Pond Outfall
- Existing Condition Terrain
- Comment Response Letter
- RMC Business Park Civil Set – 3rd Review Comments

We have reviewed these above mentioned documents for the RMC Business Park site development project and have attached design suggestions the developer and engineer should consider upon preparing the final construction plans. All significant comments have been cleared and we believe the preliminary plat is complete, and recommend approval.

Please feel free to reach out to our office at 817-810-0696 or at max.aransen@shield-engineering.com at any time should you have any questions or concerns.

Max Aransen, PE
February 23, 2024
Page 2 of 2

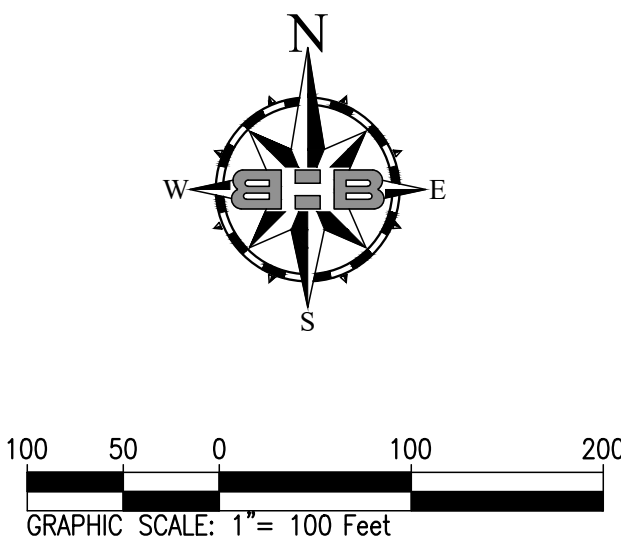
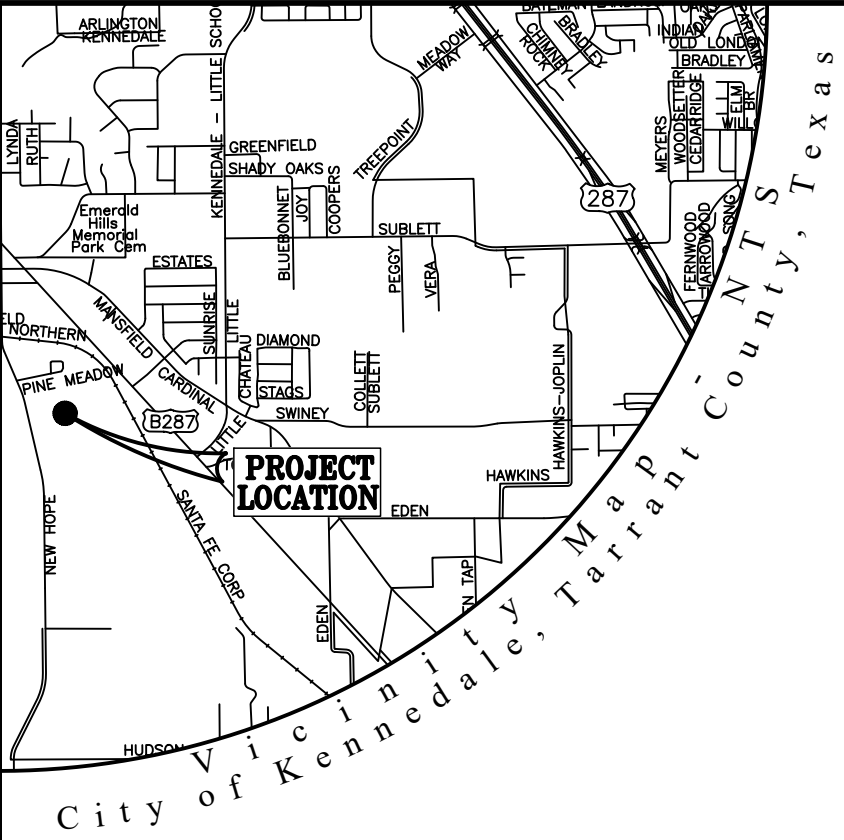
Sincerely,
Shield Engineering Group, PLLC

Max Aransen, PE

Attachments:

RMC Business Park Final Construction Plan Considerations

CC: Nathan Gonzales, Community Development Director, City of Kennedale
Brian Avirett, PE, Shield Engineering Group
Jean-Marie Alexander, PE, Shield Engineering Group
Kevin Glaub, PE, CFM, Shield Engineering
Omar Cereceres, EIT, Shield Engineering Group



LEGEND

BSL.....Building Setback Line
CIRF..... Found Capped Iron Rod stamped "Pink Station 6173"
DRTCT..... Deed Records, Tarrant County, Texas
IPF.....Found 1-Inch Iron Pipe
IRF..... Found 1/2-Inch Iron Rod
IRF(A).....Found 1" Iron Rod
IRS..... Set 5/8-Inch Capped Iron Rod stamped "BHB INC"
MON.....Monument
POB.....Point of Beginning
PRTCT..... Plat Records, Tarrant County, Texas

GENERAL NOTES

- "The City of Kennedale shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, drainage systems, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/buildings and facilities. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Kennedale, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein."
- Any proposed changes in the use of open space, storm water facilities, easements or private infrastructure improvements depicted in this plat are subject to review and approval by the City of Kennedale.
- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
- All property corners are set 5/8 -Inch Capped Iron Rod marked "BHB INC" unless otherwise noted.
- This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty of guarantee, either expressed or implied.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations placed on this survey.

FLOOD ZONE NOTE

- A. A portion of the subject property lies within OTHER FLOOD AREAS - Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0340K, Map Revised September 25, 2009. The location as shown is per scaling. This does not represent a drainage study floodplain limits.
- B. The remainder of the subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0340K, Map Revised September 25, 2009.

LAND SURVEYOR:
BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Riddlee Place, Suite 700 Fort Worth, TX 76116
rlee@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

OWNER:
RMC Capital LLC.
4801 Esco Drive
Fort Worth, Texas 76140

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C1	045°42'46"	1370.00'	1093.04'	S48°31'25"E 1064.28'
C2	018°19'22"	1370.00'	438.11'	S62°13'07"E 436.25'
C3	015°15'16"	1370.00'	364.75'	S45°25'49"E 363.67'
C4	001°03'46"	1370.00'	25.41'	S26°11'55"E 25.41'
C5	011°04'23"	1370.00'	264.77'	S32°15'59"E 264.36'
C6	090°00'00"	29.50'	46.34'	N45°03'34"E 41.72'
C7	029°38'39"	54.50'	28.20'	S14°52'54"W 27.88'
C8	094°21'18"	74.50'	122.69'	S76°52'52"W 109.29'
C9	016°39'26"	600.00'	174.43'	N47°36'46"W 173.82'
C10	043°26'49"	131.00'	99.34'	N17°33'38"W 96.97'
C11	032°32'48"	105.00'	59.64'	S12°06'37"E 58.85'
C12	090°00'00"	27.50'	43.20'	N73°23'01"W 38.89'
C13	090°00'00"	27.50'	43.20'	N16°36'59"E 38.89'
C14	032°32'48"	130.00'	73.85'	S12°06'37"E 72.86'
C15	043°26'49"	106.00'	80.38'	N17°33'38"W 78.47'
C16	003°38'11"	575.00'	36.49'	N41°06'08"W 36.49'
C17	086°21'49"	29.50'	44.47'	N86°06'08"W 40.37'
C18	050°39'24"	29.50'	26.08'	S25°23'16"W 25.24'
C19	090°00'00"	54.50'	85.61'	N45°03'34"E 77.07'
C20	032°32'48"	145.00'	82.37'	S12°06'37"E 81.26'

Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Bearing
C21	038°43'10"	91.00'	61.50'	N15°11'48"W 60.33'
C22	102°33'26"	29.50'	52.80'	N00°33'45"W 46.03'
C23	004°06'00"	575.00'	41.15'	N53°53'29"W 41.14'
C24	094°21'18"	49.50'	81.52'	S76°52'52"W 72.61'
C25	045°23'02"	20.00'	15.84'	S22°37'57"E 15.43'
C26	017°42'14"	182.42'	56.37'	S43°59'00"E 56.14'
C27	062°59'48"	100.00'	109.95'	S60°49'56"E 104.49'
C28	094°45'55"	30.00'	49.62'	N40°17'13"E 44.15'
C29	068°42'44"	40.00'	47.97'	N27°15'37"E 45.15'
C30	069°28'52"	30.00'	36.38'	N26°52'33"E 34.19'
C31	090°00'00"	30.00'	47.12'	N73°23'01"W 42.43'
C32	068°42'44"	20.00'	23.99'	S27°15'37"E 22.57'
C33	094°45'55"	50.00'	82.70'	S40°17'13"W 73.59'
C34	054°10'45"	120.00'	113.47'	N65°14'28"W 109.29'
C35	018°43'58"	156.57'	51.19'	N43°23'26"W 50.96'
C36	012°21'36"	50.00'	10.79'	N51°30'16"W 10.77'
C37	044°36'58"	20.00'	15.57'	N67°37'57"W 15.18'
C38	033°49'39"	120.00'	70.85'	N75°25'00"W 69.82'
C39	056°32'01"	50.00'	49.33'	S59°24'10"W 47.36'

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N21°50'14"W	127.40'	L27	N80°51'12"W	42.64'
L2	N61°27'48"W	149.83'	L28	S63°30'36"W	41.25'
L3	S53°04'05"W	43.85'	L29	S75°35'28"W	72.84'
L4	S37°56'23"W	61.06'	L30	S84°27'48"W	56.73'
L5	S37°00'32"W	54.26'	L31	N41°10'44"W	42.82'
L6	S61°36'59"W	25.00'	L32	N16°35'30"W	41.17'
L7	N28°23'01"W	32.20'	L33	N73°55'48"W	37.77'
L8	S61°36'59"W	18.50'	L34	S64°18'30"W	22.34'
L9	N28°23'01"W	25.00'	L35	N53°31'21"W	17.53'
L10	N61°36'59"E	18.50'	L36	N27°18'03"E	63.82'
L11	S78°41'26"E	139.13'	L37	N52°58'21"E	97.71'
L12	N52°50'02"W	111.46'	L38	S81°19'17"E	70.53'
L13	S37°09'37"W	299.42'	L39	N66°50'47"E	65.71'
L14	S79°25'45"W	92.14'	L40	S00°03'34"W	28.12'
L15	N62°03'44"W	92.63'	L41	S57°21'06"E	30.70'
L16	S62°03'44"E	92.84'	L42	S29°20'02"E	56.43'
L17	N79°25'45"E	81.11'	L43	N07°05'45"W	55.15'
L18	N37°09'37"E	308.62'	L44	N61°36'59"W	98.99'
L19	S52°50'02"E	128.24'	L45	S61°36'59"W	88.84'
L20	S39°17'02"E	52.71'	L46	S07°05'45"E	55.15'
L21	S30°32'39"W	22.73'	L47	N15°46'41"W	20.20'
L22	S45°08'44"W	44.98'	L48	N30°49'15"W	54.36'
L23	S15°51'30"W	42.69'	L49	N57°41'04"W	50.19'
L24	S80°14'07"W	62.47'	L50	S86°23'13"W	29.44'
L25	S00°26'44"W	14.23'	L51	S87°23'00"W	31.90'
L26	S54°46'44"W	14.38'			

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 2-22-2024

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: February 22, 2024

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the Jesse B Renfro Survey, Abstract Number 1260, City of Kennedale, Tarrant County, Texas, and being all of a tract of land as described by deed to RMC Capital LLC, as recorded in Document Number D219285084, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found MAG Nail for the most westerly northwest corner of the said RMC Capital tract, same being the southwest corner of Lot 32, Block 1, Pine Meadows Addition, an addition to the City of Kennedale, Tarrant County, Texas as shown on the plat recorded in Volume 388-139, Page 16, Plat Records, Tarrant County, Texas (PRTCT), and being in the east right-of-way line of New Hope Road (a variable width right-of-way);

THENCE North 78°02'17" East, with the common line between the said RMC Capital tract and said Pine Meadows Addition, a distance of 852.96 feet to a found 1-inch iron pipe for the southeast corner of Lot 21 of said Block 1, Pine Meadows Addition;

THENCE North 00°57'59" East, continuing with the said common line, passing at a distance of 380.00 feet, a point for the northeast corner of said Pine Meadows Addition, same being the southeast corner of a tract of land as described by deed to Jose Hernandez and Spouse, Martha Hernandez as recorded in Document Number D206241795, DRTCT, and now continuing with the common line between the said RMC Capital tract and the said Hernandez tract, passing at a distance of 445.37 feet, a point for the northeast corner of the said Hernandez tract, same being the southeast corner of Lot 1, Block 1, Living Water Baptist Church Addition, an addition to the City of Kennedale, Tarrant County, Texas as shown on the plat recorded in Cabinet B, Slide 3621, PRTCT, from which a found 1/2-inch iron rod bears South 51°11'37" West, a distance of 0.95 feet, and now continuing with the common line between the said RMC Capital tract and the said Living Water Baptist Church Addition in all for a total distance of 457.67 feet to a point for the northwest corner of the said RMC Capital tract, and being in the southwest right-of-way line of the Southern Pacific Railroad (a 100-foot right-of-way) from which a found 1/2-inch iron rod bears North 00°57'59" East, a distance of 0.54 feet;

THENCE with the common line between the said RMC Capital tract and the said Southern Pacific Railroad the following courses and distances:

along a curve to the left having a central angle of 45°42'46", a radius of 1370.00 feet, an arc length of 1093.04 feet and a chord which bears South 48°31'25" East, a distance of 1064.28 feet to a found 1/2-inch capped iron rod marked "STANTON RPLS 6173" (CIRF);

South 28°23'01" East, a distance of 679.99 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the southeast corner of the said RMC Capital tract, same being the northeast corner of Lot 1, Block 1, Kennedale Sub-Station Addition, an addition to the City of Kennedale, Tarrant County, Texas as shown on the plat recorded in Volume 388-180, Page 48, PRTCT;

THENCE North 88°12'32" West, with the common line between the said RMC Capital tract and the said Kennedale Sub-Station Addition, passing at a distance of 753.08, a found 3 1/2-inch aluminum disc marked "TESCO" for the northwest corner of the said Kennedale Sub-Station Addition, same being the northeast corner of a tract of land as described by deed to Texas Electric Service Company as recorded in Volume 3864, Page 596, DRTCT, and now continuing with the common line between the said RMC Capital tract and the said Texas Electric Service Company tract in all for a total distance of 837.95 feet to a point for the most easterly corner of a tract of land as described by deed to Texas Electric Service Company as recorded in Volume 3873, Page 23, DRTCT from which a found 1/2-inch iron rod bears North 76°49'54" East, a distance of 0.65 feet;

THENCE North 72°56'17" West, with the common line between the said RMC Capital tract and the said Texas Electric Service Company tract as recorded in Volume 3873, Page 596, DRTCT, a distance of 312.40 feet to a 2 1/2-inch aluminum disc marked "TESCO" found for the most northerly corner of the said Texas Electric Service Company tract as recorded in Volume 3873, Page 23, and being in the east line of a tract of land as described by deed to Texas Electric Service Company as recorded in Volume 3867, Page 276, DRTCT;

THENCE with the southwest line of the said RMC Capital tract the following courses and distances:
North 00°33'17" East, a distance of 431.84 feet to a found 1/2-inch iron rod for a re-entrant corner in the said RMC Capital tract;

North 89°56'26" West, a distance of 783.40 feet to a CIRF in the east right-of-way line of the aforementioned New Hope Road;

THENCE North 21°50'14" West, with the common line between the said RMC Capital tract and said New Hope Road, a distance of 127.40 feet to the POINT OF BEGINNING and containing 1,080,880 feet or 24.814 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use: the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Signature _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY COMMISSION EXPIRES

____/____/____ Date

PRELIMINARY PLAT
LOTS 1-15 AND OPEN SPACE, BLOCK 1
RMC BUSINESS PARK ADDITION
BEING 24.814 ACRES OF LAND SITUATED WITHIN THE
Jessie B. Renfro Survey Abstract No. 1260
City of Kennedale, Tarrant County, Texas
FEBRUARY, 2024

MEETING DATE: FEBRUARY 29, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM II.C.

SUBJECT

PZ Case 24-07 Consider Site Plan approval for a new commercial building located at 535 W Kennedale Parkway, Kennedale, TX, 76060

ORIGINATED BY NATHAN GONZALES

SUMMARY

A new commercial building will be constructed at 535 W Kennedale Parkway. This new building will serve as an automotive repair facility. A new driveway, parking lot, fire lane, dumpster screen, and landscaping will all be installed. A building permit has been submitted and approved. In the Spring of 2022, the City Council revised the UDC to require site plan approval for all new commercial developments greater than 2,500 SF in size. This new proposed building exceeds that threshold and therefore comes to the Planning and Zoning Commission for approval. Before the permit can be issued, site plan approval is required.

RECOMMENDATION

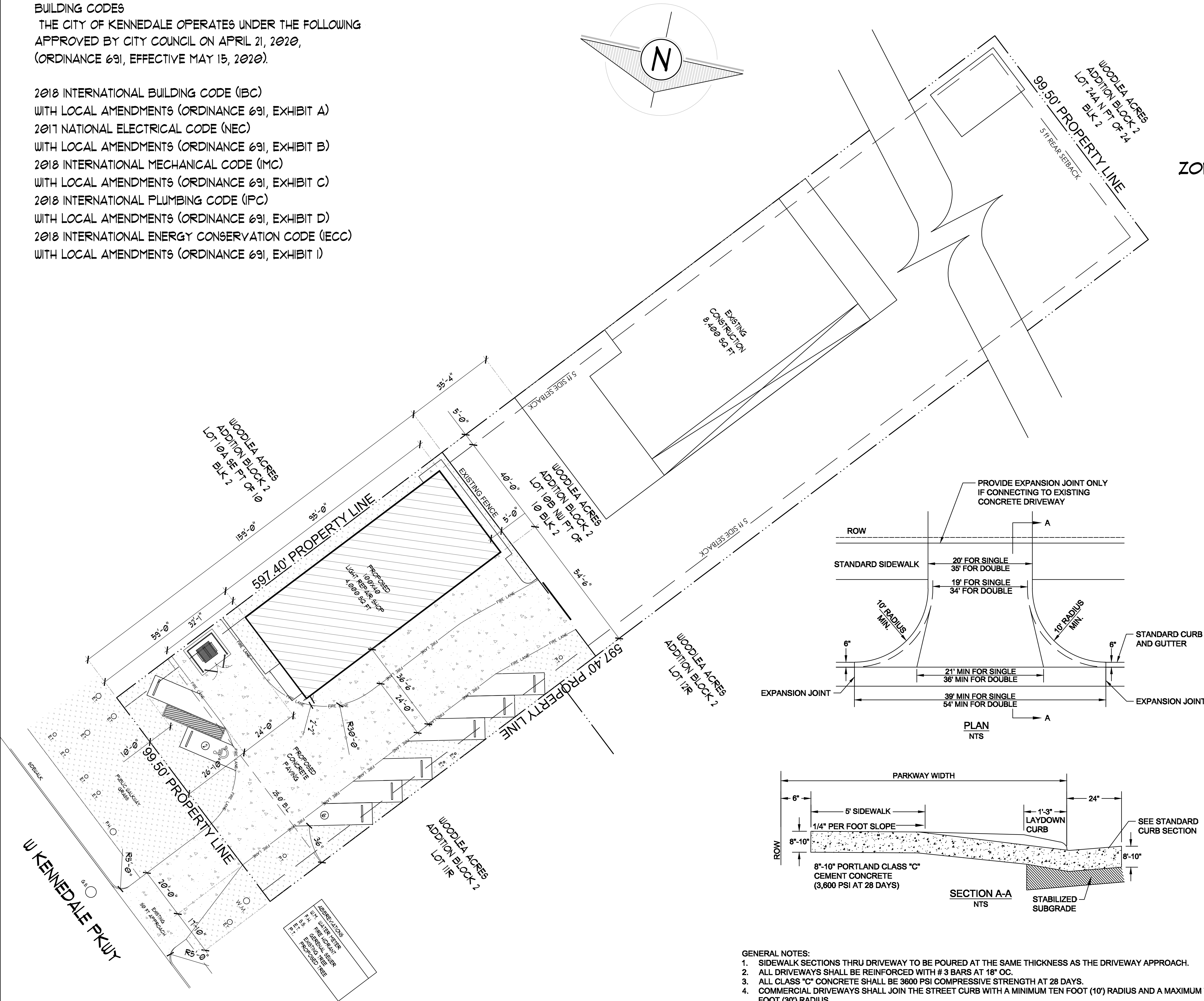
Staff recommends approval.

ATTACHMENTS

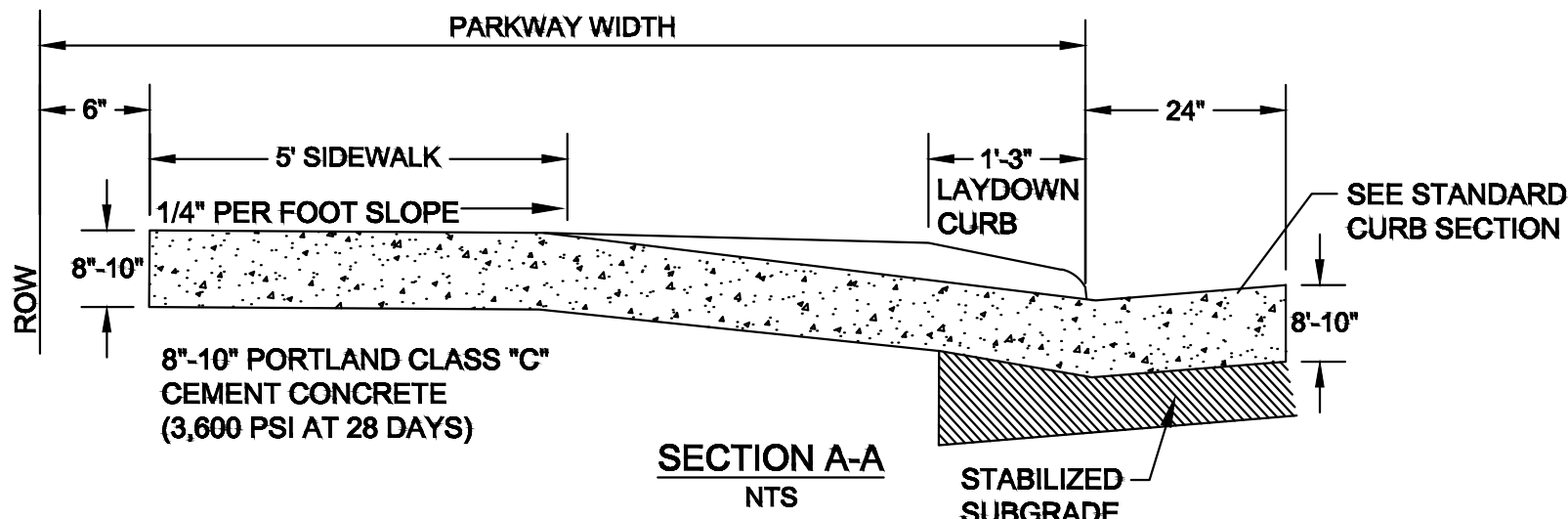
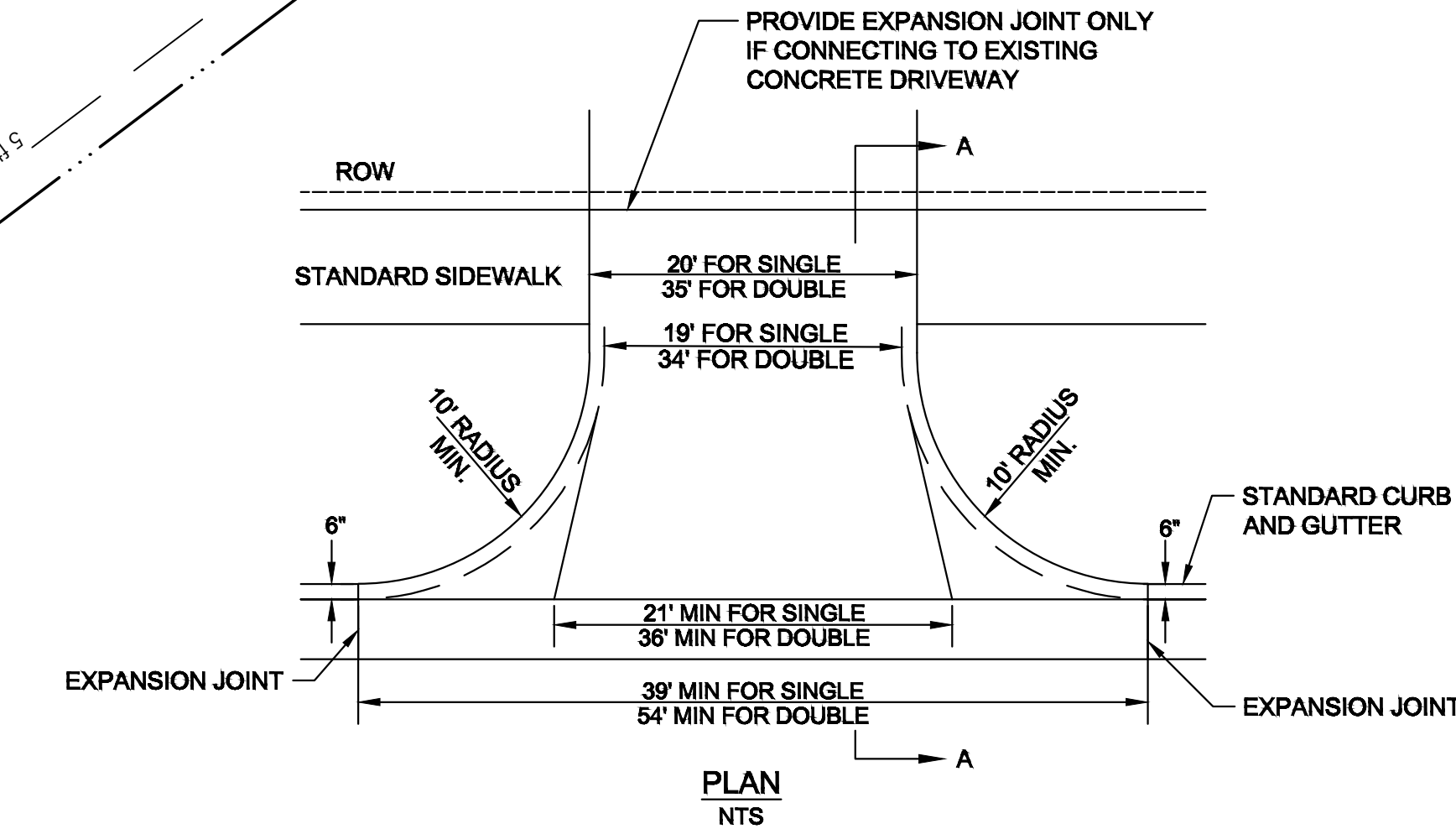
1.	PZ Case 2407 535 W Kennedale Pkwy Site Plan	PZ Case 2407 535 W Kennedale Pkwy Site Plan.pdf
----	---	---

BUILDING CODES
THE CITY OF KENNEDALE OPERATES UNDER THE FOLLOWING
APPROVED BY CITY COUNCIL ON APRIL 21, 2020,
(ORDINANCE 691, EFFECTIVE MAY 15, 2020).

2018 INTERNATIONAL BUILDING CODE (IBC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT A)
2017 NATIONAL ELECTRICAL CODE (NEC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT B)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT C)
2018 INTERNATIONAL PLUMBING CODE (IPC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT D)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT I)



SITE PLAN
SCALE: 1 TO 20

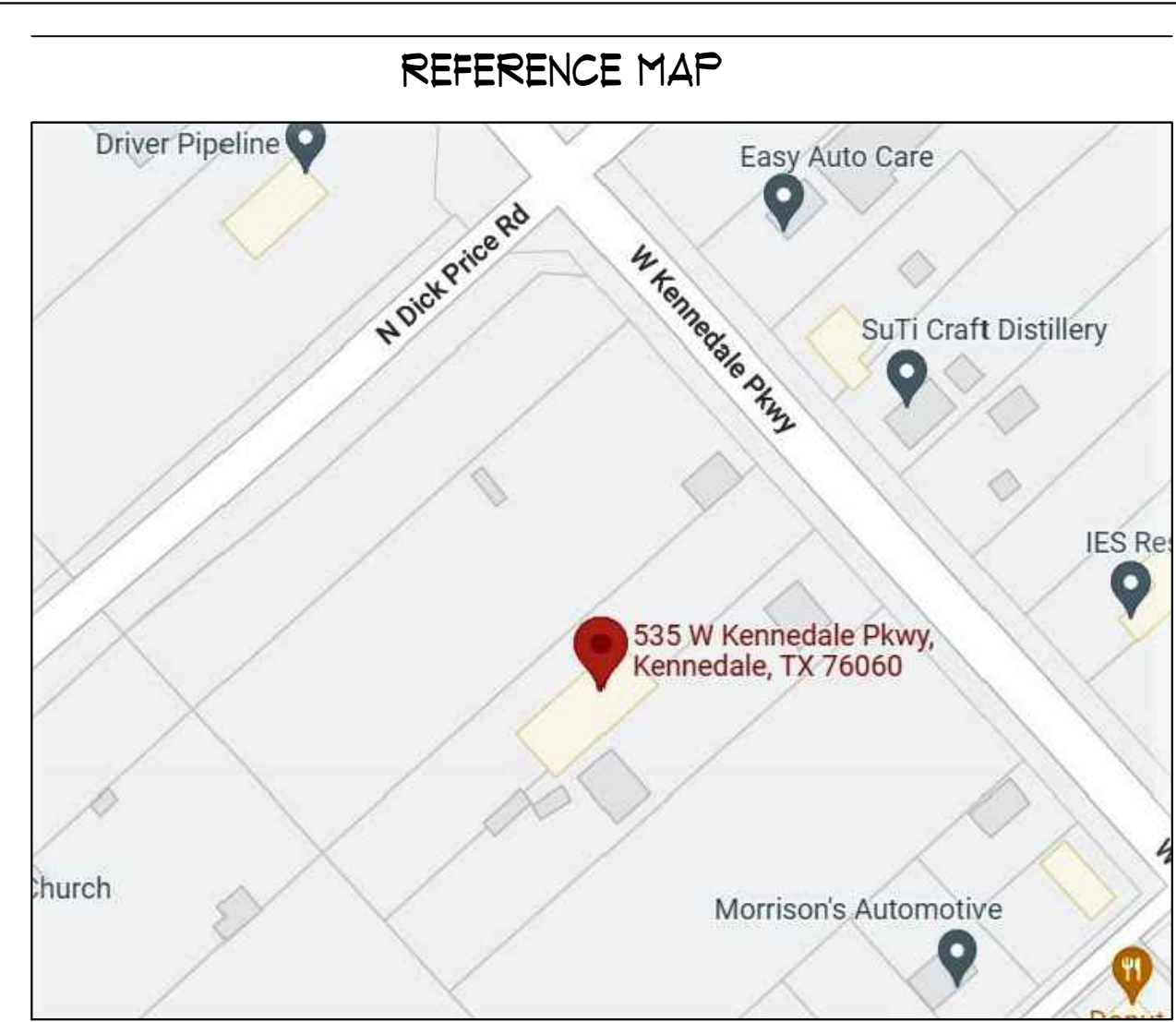


- GENERAL NOTES:
1. SIDEWALK SECTIONS THRU DRIVEWAY TO BE POURED AT THE SAME THICKNESS AS THE DRIVEWAY APPROACH.
 2. ALL DRIVEWAYS SHALL BE REINFORCED WITH # 3 BARS AT 18" OC.
 3. ALL CLASS "C" CONCRETE SHALL BE 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 4. COMMERCIAL DRIVEWAYS SHALL JOIN THE STREET CURB WITH A MINIMUM TEN FOOT (10') RADIUS AND A MAXIMUM THIRTY FOOT (30') RADIUS.
 5. COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF EIGHT INCH (8") TO 10 INCH (10") THICK, PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

CITY OF KENNEDALE, TEXAS
PAVING AND RELATED IMPROVEMENT DETAILS
COMMERCIAL LAYDOWN CURB AND DRIVEWAY



ZONING MAP - REFERENCE



ZONING OT-4

LEGAL DESCRIPTION:
WOODLEA ACRES ADDITION BLOCK 2 LOT 10B NW PT
OF 10 BLK 2

SQUARE FOOTAGE	
PROPOSED CONSTRUCTION	4,000 SQ FT
EXISTING CONSTRUCTION	8,400 SQ FT
TOTAL COVERAGE	12,400 SQ FT
LOT SIZE	59,448.0 SQ FT
PROP. COVERAGE % =	20.1%

PARKING ANALYSIS	
PROPOSED USE - REPAIR SHOP	
PARKING RATIO - 1 PARKING SP / 500 SQ FT	
4000 SQ FT / 500 SQ FT = 8	
REQUIRED PARKING SPACES = 8	
PROVIDED PARKING SPACES = 8	

DESIGN INFORMATION	
PROPOSED OCCUPANCY GROUP	S-1
CONSTRUCTION	TYPE II
RISK CATEGORY	CAT II
SEISMIC CATEGORY	A
WIND DESIGN LOADS	115 MPH
SNOW LOADS	5 PSF

CITY STAMP:

ENGINEER STAMP: 01/10/2024



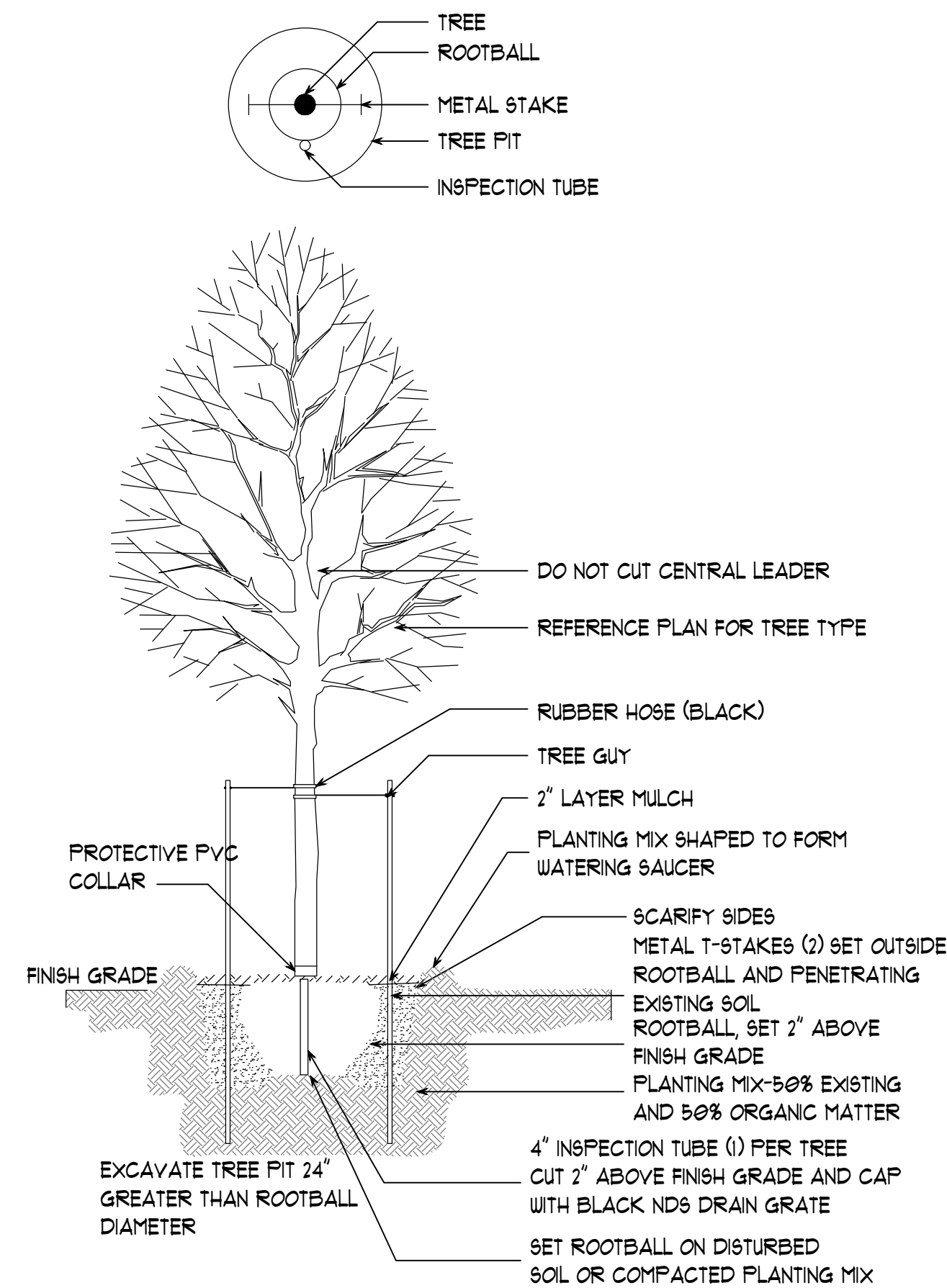
SCALE:	DATE:	SCOPE OF WORK:	SHEET:	REV:	CITY COMMENTS
1 TO 20	01/03/2023	NEW CONSTRUCTION	A-001	1	
PAGE: 1 OF 18					

ADDRESS: 535 W Kennedale Pkwy,
Kennedale Tx 76060

PROPOSED USE: SMALL REPAIR SHOP

THE SET OF PLANS WAS DEVELOPED IN ACCORDANCE WITH CURRENT CODES AND RESTRICTIONS ESTABLISHED IN THE ZONING OF THE CITY WHERE IT IS BEING SUBMITTED FOR REVIEW. THE INFORMATION PROVIDED BY THE OWNER WAS USED TO CREATE THE DRAWINGS, AND ALL DRAWINGS WERE MADE AVAILABLE TO THE OWNER FOR THEIR REVIEW. THE OWNER OR THEIR REFERRED CONTRACTOR HAD THE FREEDOM AND TIME TO IDENTIFY ANY NECESSARY OBSERVATIONS OR DEFICIENCIES IN THE CONSTRUCTION PROCESS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTING MATERIALS, PROCEDURES, AND LABOR DURING THE CONSTRUCTION PROCESS, WHICH DOES NOT INVOLVE THE DESIGNER. THE OWNER OR CONTRACTOR ARE FREE TO MODIFY THE MEP (MECHANICAL, ELECTRICAL, AND PLUMBING) DESIGN IF REQUIRED OR DUE TO ON-SITE CONDITIONS. THE CLIENT IS ENTITLED TO THE SET OF PLANS FOR A ONE-TIME USE, BUT REPRODUCTION AND SERIAL UTILIZATION WITHOUT THE DESIGNER'S CONSENT ARE NOT PERMITTED.

NOTE:
IRRIGATION METER WILL BE REQUIRED FOR LANDSCAPE AREAS



NEW TREES PLANTING DET.

36X24 TEMPLATE

MEETING DATE: FEBRUARY 29, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

PZ CASE #24-05 to conduct a public hearing and consider a proposed zoning change request from "C-1 Commercial District" to "EC-1 Employment Center District" for approximately 0.3265 acres, Block 7, Lot 4a Less Row Blk 7, of the Oak Crest Addition, located at 6704 Lindale RD, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change Request from "C-1 Commercial District" to "EC-1 Employment Center District"
Applicant	Darrell Hull, Kennedale Economic Development Corporation
Location	6704 Lindale Rd, Kennedale, TX 76060
Surrounding Uses	Residential, Commercial
Surrounding Zoning	R-3 to the south, C1 to the east and west
Future Land Use Plan Designation	Employment Center
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject property is approximately 0.32 acres and is owned by the Kennedale Economic Development Corporation. The lot is currently vacant. The EDC has currently signed a lease with a third party who will be installing a billboard sign at this location. The property is currently zoned C-1 which limits pole signs at 32 feet high. The zoning change to EC-1 allows for taller signs which is appropriate given the interstate frontage. The maximum height for signs in the EC-1 District is 75 feet. The third-party has already submitted a building permit to erect the sign, pending approval from both P&Z and City Council for the zoning change.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property sits along the I-20 interstate frontage road. All adjacent properties are currently zoned C-1 and are vacant. There is an existing residential neighborhood to the south and commercial businesses located further east.

STAFF REVIEW

LAND USE COMPATIBILITY

Land use permitted within the EC-1 District is compatible with the existing land uses and future land uses envisioned at this location.

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 hotels, retail, restaurants, 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 "EC-1 Employment District" 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:

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

Staff Recommendation:

Approve

ATTACHMENTS

1.	Site Posting	Site Posting.jpg
2.	Star-Telegram Affidavit	Star-Telegram Affidavit .pdf
3.	GIS 200ft buffer mailing list	GIS 200ft buffer mailing list.pdf
4.	PZ 2405 Mailing Notice for 6704 Lindale	PZ 2405 Mailing Notice for 6704 Lindale.docx



**CITY OF
KENNEDALE
A ZONING
CHANGE IS
REQUESTED
FOR THIS SITE**

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	520831	Print Legal Ad-IPL01598470 - IPL0159847		\$77.02	1	41 L

Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneale.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 29, 2024, AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-05 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "C-1 COMMERCIAL DISTRICT" TO "EC-1 EMPLOYMENT CENTER DISTRICT" FOR APPROXIMATELY 0.3265 ACRES, BLOCK 7, LOT 4A LESS ROW BLK 7, OF THE OAK CREST ADDITION, LOCATED AT 6704 LINDALE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. A SECOND PUBLIC HEARING FOR THESE CASES 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.

IPL0159847
Feb 14 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:

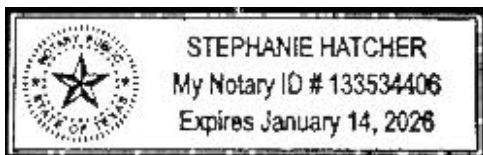
02/14/24

Stefani Beard

Sworn to and subscribed before me this 14th 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!

30390-5-1R
KARMALI HOLDINGS INC
PO BOX 93593
SOUTHLAKE, TX 76092

30390-9-1R
PAYSON JEFF
2906 PANHANDLE DR
ROCKWALL, TX 75087

30390-7-5
Carlos Vasquez
405 MUNICIPAL DR
KENNEDEALE, TX 76060

30390-7-16
OAK CREST FAMILY CHURCH
6741 OAK CREST DR W
FORT WORTH, TX 76140

30390-7-7
SWANN DOROTHY
708 ROSE AVE
CLEBURNE, TX 76033

30390-9-24

30390-7-6
BACON JERRY W
6712 LINDALE RD
FORT WORTH, TX 76140

30390-9-23
PENNY THOMAS L
2520 K AVE SUITE 700-287
PLANO, TX 75074

30390-7-18
KHORRAMI KEVIN
PO BOX 137477
FORT WORTH, TX 76136

30390-7-17
KHORRAMI KEVIN
PO BOX 137477
FORT WORTH, TX 76136

PUBLIC HEARING

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, February 29, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #24-05 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "C-1 COMMERCIAL DISTRICT" TO "EC-1 EMPLOYMENT CENTER DISTRICT" FOR APPROXIMATELY 0.3265 ACRES, BLOCK 7, LOT 4A LESS ROW BLK 7, OF THE OAK CREST ADDITION, LOCATED AT 6704 LINDALE 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.



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



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

Sincerely,

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